INNOVATIVE COUNTY COMPREHENSIVE PLANS

- Lancaster County
- Montgomery County
- Chester County

Monday  October 21, 2019
Planning Context and State-of-the-Art Public Outreach
Lancaster County
sacred resources

treasured places
We prepared this new plan because we want to keep Lancaster County special – to protect the unique identity of our people & place.
Civic Engagement

Over the course of 3 years, we asked residents what they love and what they want to make better.
Over 8,000 participants were involved in the process.
In-Person Engagement

- Over 120 presentations
- Workshops
- Focus groups
- Regional meetings
- Outreach to Plain Sect & Latino communities
- Events – McMahon, Glendening
Online Engagement

Metroquest

Phase 1: Priorities

Phase 2: Scenarios
Online Engagement

“Mini” surveys: communities, corridors
Partners for Place

Awareness, education, and engagement
Our county’s future

THE ISSUE

The Lancaster County Planning Commission has issued a draft of its new comprehensive plan titled “Places 2040,” which seeks to guide the county’s growth beyond the next decade. As staff writer Jeff Haviland reported in last week’s Sunday LNP, the plan calls on leaders to work across traditional lines to save farmland, strengthen downtowns, improve traffic flow and address other regional challenges, including housing choice, transportation and employment. It follows up on a 2015 report that documented efficient land use in the county’s urban, growth areas. More than 6,000 county residents offered input on the draft plan, which is available for public review and comments at places2040.com.

The county commissioners are expected to vote on it in the fall.

If the phrase “comprehensive plan” makes you wish to take a nap, you’re not alone. But here are a few facts cited in “Places 2040” that could keep you awake:

1. Lancaster County will lose nearly half a million people by 2040, leading to a 13 percent decrease in population.

2. Extensive development in rural areas and improving buildout density within the country’s growth areas is needed to maintain the best mix of land and surrounding Lancaster City, boroughs and central counties where development makes the most sense.

In our words

Working Collaboratively & Thinking Beyond Boundaries to Create the Future we all want to see.

Continue the conversation Stay engaged
8 Priorities for the Future

- Managing growth
- Urban places
- Housing choice
- Employment
- Transportation
- Parks, trails, and natural areas
- Agriculture and farmland
- Thinking beyond boundaries
8 Priorities (traditional silos)

5 Big Ideas (integrated)
Chester County
Landscapes and Landscapes2
Public Input

- **2016**
  - 14 Stakeholder Meetings
  - 7 Stakeholder Surveys
  - 1 Public Survey
  - 28 Community Event:
    - 1,036 Survey Responses
    - 5,978 Survey Responses
    - 700 Interactions
    - 10 Steering Committee Meetings
    - 27 Members
  - 6 Public meetings
  - 71 Presentations
  - 2 Photo Contests

- **2018**
  - 255 Stakeholders
  - 1,036 Survey Responses
  - 5,978 Survey Responses
  - 700 Interactions
  - 27 Members
  - 240 Participants
  - Audiences: chambers of commerce, municipalities, schools, engineers, regional groups, and more
  - 600 Entries
Stakeholder Teams

Preservation (39 members)

Agriculture (43 members)

Housing (39 members)

Utilities and Infrastructure (33 members)

Transportation (34 members)

Economic Development (41 members)

Community Health (34 members)
Between May 15 and July 5, 2017, an interactive, online public survey was conducted to help identify priorities for the future of Chester County as part of Landscapes3, the county’s next long-range comprehensive plan.

The information gathered from the survey will serve as an important element in the development of Landscapes3.
5,978 individuals took the survey over the course of 51 days.

The public was encouraged to participate through an aggressive marketing and awareness campaign.

Screen one provided background information.
This is a great survey for residents to give their input rather than just board members. Chester County is so much more than just numbers and data on a planning spreadsheet.

Great survey! Vibrant colors and a simple, intuitive interface!

Worst designed and most difficult to use survey I have EVER seen!
Participants were first asked to prioritize topics of most importance to them.

They were provided eight topics, and could prioritize their top five.
The eight topics for consideration were:

- Healthy Lifestyles
- Sense of Place
- Vibrant Economy
- Transportation Options
- Modern Infrastructure
- Guiding Growth
- Open Space & Environment
- Housing Options

The images and accompanying descriptions for these eight topics are provided on the following slides.
Preserve woodlands and streams, provide parks and trails, and protect farmland.
L3 Public Survey: **SCREEN TWO, PRIORITIES**

The graph below identifies the number of times each topic was not selected as important for ranking, and the number of times each topic was ranked as a one through five value in importance (5 being most important). Participants could prioritize five of the eight topics.

<table>
<thead>
<tr>
<th>Topic</th>
<th>Not Selected/Ranked</th>
<th>Ranking -</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
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</thead>
<tbody>
<tr>
<td>Open Space &amp; Environment</td>
<td>874</td>
<td></td>
<td>493</td>
<td>467</td>
<td>617</td>
<td>974</td>
<td>2,553</td>
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<tr>
<td>Healthy Lifestyles</td>
<td>1,940</td>
<td></td>
<td>660</td>
<td>918</td>
<td>1,000</td>
<td>930</td>
<td>530</td>
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<tr>
<td>Guiding Growth</td>
<td>1,986</td>
<td></td>
<td>784</td>
<td>873</td>
<td>886</td>
<td>895</td>
<td>554</td>
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<tr>
<td>Sense of Place</td>
<td>2,366</td>
<td></td>
<td>702</td>
<td>750</td>
<td>859</td>
<td>879</td>
<td>422</td>
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<tr>
<td>Vibrant Economy</td>
<td>2,174</td>
<td></td>
<td>877</td>
<td>874</td>
<td>723</td>
<td>659</td>
<td>671</td>
</tr>
<tr>
<td>Housing Options</td>
<td>3,910</td>
<td></td>
<td>513</td>
<td>443</td>
<td>389</td>
<td>352</td>
<td>371</td>
</tr>
<tr>
<td>Transportation Choice</td>
<td>3,006</td>
<td></td>
<td>709</td>
<td>669</td>
<td>646</td>
<td>538</td>
<td>410</td>
</tr>
<tr>
<td>Modern Infrastructure</td>
<td>2,709</td>
<td></td>
<td>829</td>
<td>693</td>
<td>670</td>
<td>637</td>
<td>440</td>
</tr>
</tbody>
</table>
After prioritizing topics, participants were asked to rank concepts within their top five topics through a visual preference exercise.

This consisted of a series of images that participants rated one through five with one being the least preferred and five being the most preferred.
Below are the five Open Space & Environment concepts, their average ranking, and the number of times ranked 1 to 5, as well as the number of times not selected/ranked.

<table>
<thead>
<tr>
<th>Concept</th>
<th>Average Ranking</th>
<th>Not Selected/Ranked</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nature Preserves</td>
<td>4.565</td>
<td>1,626</td>
<td>25</td>
<td>107</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Forested Areas</td>
<td>4.496</td>
<td>1,448</td>
<td>64</td>
<td>127</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stream Corridors</td>
<td>4.494</td>
<td>1,649</td>
<td>41</td>
<td>134</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Farmland Ag Soils</td>
<td>4.135</td>
<td>1,657</td>
<td>151</td>
<td>211</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Parks</td>
<td>4.090</td>
<td>1,654</td>
<td>215</td>
<td>197</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Below are the five *Housing Options* concepts, their average ranking, and the number of times ranked 1 to 5, as well as the number of times not selected/ranked.

<table>
<thead>
<tr>
<th>Concept</th>
<th>Average Ranking</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>Not Selected/Ranked</th>
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</thead>
<tbody>
<tr>
<td>Traditional Design</td>
<td>3.288</td>
<td>195</td>
<td>492</td>
<td>412</td>
<td>340</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse Community</td>
<td>3.069</td>
<td>215</td>
<td>303</td>
<td>530</td>
<td>385</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suburban Subdivision</td>
<td>3.013</td>
<td>236</td>
<td>356</td>
<td>489</td>
<td>326</td>
<td></td>
<td></td>
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<tr>
<td>Apartment Building</td>
<td>2.967</td>
<td>346</td>
<td>403</td>
<td>343</td>
<td>289</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Large Lot Estate Housing</td>
<td>2.304</td>
<td>688</td>
<td>355</td>
<td>348</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Not Selected/Ranked
Once complete with the visual preference exercise, participants were encouraged to mark on a map to indicate their home, locations that were a “thumbs up”, or locations that were a “thumbs down.”

These pinpoints could further be categorized based on the previous topical areas (such as sense of place or transportation choice).

Additional comments for pinpoints were permitted.
The last screen of the survey asked participants to provide basic demographic and location information. Providing this information was optional.

Additional comments could also be left on this screen.

Demographic and location information included:
- Age range
- Home zip code
- Work/school zip code
A variety of comments were provided throughout the survey. Following is a sampling of comments.

"Urban redevelopment is a sustainable (practice) that preserves open space, takes advantage of our existing infrastructure, supports technology, culture and the arts."

"Planning is nice; implementation is even better."

"Chester County is getting too crowded! The very things everyone comes to Chester County for are being destroyed by everyone coming to Chester County!"

"It is important that any development is diverse and that the economy include opportunity for innovation."
Montgomery County
Involvement that informs & implements the Plan

- Two rounds of four public workshops
- Small group presentations – chambers, Community College, other county committees
- Online outreach on our website, Facebook, Twitter
• Online targeted ads – Google and FB, Newspapers

• Survey – both online and on paper, translated into Spanish, distributed in jury pools
  - About 2,500 responses

Webinar for Municipal Officials
Involvement that informs & implements the Plan

- Steering Committee
- MCPC Board
- Commissioners
  - Public Service Announcement
- Department Head Committee
Involvement from county and sister agencies
Emerging Themes

- Transportation
- Jobs and the Economy
- Infrastructure - stormwater
- Open Space
- Taxes

Involvement that informs & implements the Plan
Involvement that informs & implements the Plan
Questions on context or public outreach?
Addressing Contemporary Planning Issues
Chester County
In 2045…

Chester County abounds with healthy natural areas, robust farms, cherished historic sites, diverse housing, thriving businesses, quality education, accessible transportation, and vibrant communities for all.
Goals

How We PRESERVE
- open space
- farmland
- nature preserves
- parks
- forests
- scenic views

How We PROTECT
- woodlands
- streams
- wetlands
- civil health
- traffic safety
- natural heritage at risk

How We APPRECIATE
- historic buildings
- historic views
- cultural landscapes
- villages
- historic towns/cities

How We LIVE
- neighborhoods
- housing
- community facilities
- parks and recreation
- community health

How We PROSPER
- job centers
- business parks
- retail centers
- agriculture
- main streets
- industrial areas

How We CONNECT
- roadways
- sidewalks
- trails
- public transportation
- airports
- freight communications
- utilities
- energy
- pipelines
Expand Network of Protected Open Space
How We **PRESERVE**

RECOMMENDATION
EXAMPLE

Encourage
Restoration and
Stewardship
How We PROTECT

RECOMMENDATION
EXAMPLE

Enhance Stormwater Technical Assistance
How We APPRECIATE

RECOMMENDATION
EXAMPLE

Expand historic interpretation
Identify New Approaches for Affordable Housing
Explore Public/Private Partnerships for Workforce Housing
Support Agricultural Economic Development
Create a Redevelopment Program
How We CONNECT

RECOMMENDATION EXAMPLE

Expand Regional Rail Service
Enhance pipeline safety and communication
Landscapes Map

Growth Areas
- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas
- Rural
- Agricultural
Urban Center Landscapes

Historic downtowns and established neighborhoods that serve as civic, economic, and population centers.
Montgomery County
People want to be connected and part of a broader community. A key role for the county is to help these connections occur beyond local municipal boundaries.
Connected Communities

Encourage collaboration and partnerships among governments, businesses, institutions, and other stakeholders

- **Participate actively in multi-jurisdictional and regional organizations**
- **Expand multi-municipal planning efforts**
- **Prepare guidelines that encourage consistent regulations**

![Map of the region with labels and symbols indicating membership in different organizations. The map shows the areas included in the Multi-Municipal Planning Region.]

- **Pottstown Area**
- **Central Perkiomen**
- **Upper Perkiomen**
- **Indian Valley**
- **Pottstown Perkiomen**

Legend:
- Member/Associate Member of MCATO only
- Member of Consortium only
- Member/Associate Member of MCATO and Consortium
- Multi-Municipal Planning Region
Connected Communities

Expand and connect county trails, local trails, greenways, natural areas, and parks

• **Expand the county trail system**

• **Connect local trails to the county trail system**

• **Preserve greenways**
The county is full of wonderful neighborhoods and critical infrastructure. These places need to be sustained and enhanced in a long-lasting and effective way.
Conserve natural resources, environmentally-sensitive areas, open space, and farmland.
Sustainable Places

Conserve natural resources, environmentally-sensitive areas, open space, and farmland
Support a modern, resilient, green, and energy-efficient infrastructure network

- Improve county-owned roads and bridges
A strong economy is critical for all places. With a vibrant economy, residents can earn and enjoy more, governments can make needed infrastructure improvements, and businesses can grow.
Vibrant Economy

Attract and retain businesses and vital community assets

• Assist businesses that want to expand or locate in the county
• Retrain and support a skilled workforce
Vibrant Economy

Flexibly adapt to changing market conditions and demographics

- Encourage walkable, mixed use, and transit-friendly development
- Create an environment that meets the needs of an aging population
- Redevelop older retail properties

40% of Millennials prefer cities, compared to 28% of all adults

62% of Millennials want to be close to a mix of shops, restaurants, and offices, compared to 53% of all adults

55% of Millennials want public transportation options, compared to 51% of all adults

76% of Millennials rate walkability as important, compared to 70% of all adults
Facilitate marketing of the county and its assets

- Attract visitors and increase county-wide tourism
- Emphasize the assets of Montgomery County
- Increase awareness of county economic development resources
2040 Vision

Land Use Vision

- Attractive and accessible residential neighborhoods
- Traditional rural landscapes
- Modern, walkable, and mixed use commercial and community cores
- Vibrant downtowns and village centers
- New development in research centers and business parks
2040 Vision

Land Use Vision

- Attractive and accessible residential neighborhoods
- Traditional rural landscapes
- Modern, walkable, and mixed use commercial and community cores
- Vibrant downtowns and village centers
- New development in research centers and business parks
2040 Vision

Land Use Vision

- Growth and Rural Resource Areas
Lancaster County
What Comprehensive Plans Used to Look Like
Our New Plan

• Less than 100 pages
• Separate background reports
• Focused (5 big ideas)
• Implementable (7 catalytic tools)
• Limited “plannerese,” technical language
The Big Ideas

- Creating Great Places
- Connecting People, Place, & Opportunity
- Taking Care of What We Have
- Growing Responsibly
- Thinking Beyond Boundaries

Our Identity
Great places are places where we’re proud to live, work, learn, play, and visit. They’re safe and attractive environments that improve our quality of life — and ensure the success and sustainability of our economy. When we create great places, we make it easier to achieve many of our other goals.

**Creating Great Places**
- Make our downtowns more vibrant, safe, and attractive
- Design communities that put people first
- Create a mix of uses in our communities and corridors
- Provide a greater supply and diversity of housing types to own and rent
- Find new and innovative ways to reduce congestion

**Connecting People, Place, & Opportunity**
- We need to work harder to connect people with each other and the places around them — students with schools, workers with jobs, and visitors with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more opportunities for interaction.

**Taking Care of What We Have**
- Our world-class farmland, urban places, and natural areas provide a strong foundation for our quality of life, and distinguish this place from any other. Stewardship of our heritage should be a priority, not just because we like the view, but because it makes the county more attractive to investment — particularly from retirees and prospective employers.

**Growing Responsibly**
- We need to consider where development happens, when it happens, and what form it takes. By 2040, the data tells us we can expect about 100,000 new people to live here. To accommodate them, we need to improve the pattern of growth and ensure that we develop in a more compact, efficient, and fiscally responsible way.

**Thinking Beyond Boundaries**
- We need to think and act differently. We need to see places as they are, rather than dividing them up in traditional ways. Many of the issues we face aren’t limited to municipal and school district boundaries. We need to approach challenges more collaboratively, cultivate leadership, and take our partnerships to the next level.

**What We Need to Do Differently**
- Make our downtowns into regional hubs
- Create more places to hike, bike, play, and enjoy nature
- Make it easier for residents and visitors to get around without a car
- Connect housing, jobs, schools, transportation, and other destinations
- Intentionally cultivate, retain, and expand industry
- Maintain, attract, and retain a skilled workforce that earns a competitive wage
- Facilitate business partnerships

**What We Need to Do Differently**
- Preserve large, contiguous areas of agricultural and natural land
- Preserve the farms as well as the farm
- Improve water quality and work together on stormwater management
- Use existing buildings and maintain public infrastructure
- Promote entrepreneurship and help local businesses grow

**What We Need to Do Differently**
- Grow where we’re already growing
- Prioritize redevelopment and infill in urban growth areas
- Manage the use of large tracts of vacant land in urban growth areas
- Limit large lot suburban development in rural areas
- Build more compactly and efficiently

**What We Need to Do Differently**
- Integrate place-based thinking into all future planning initiatives
- Break down the traditional silos that limit our effectiveness
- Make planning and regulation more efficient, consistent, and regional
- Keep ourselves accountable for the goals we’ve set
Creating Great Places

Create places where we’re proud to live, work, learn, play, and visit. By creating these places, we’ll make it easier to achieve our other goals.
Creating Great Places

Policies

• Make downtowns more vibrant & attractive.
• Design communities that put people first.
• Create a mix of uses in communities & corridors.
• Provide a greater diversity of housing types.
• Find new ways to reduce congestion.
Connect people with each other and with schools, jobs, and housing – because it helps us leverage our community’s assets to their fullest potential.
Policies

- Make downtowns into regional hubs.
- Create more places to hike, bike, enjoy nature.
- Make it easier to get around.
- Connect housing, jobs, schools, transportation.
- Cultivate, retain, and expand industry.
- Train a skilled workforce that can earn a competitive wage.
- Facilitate business partnerships.
Taking Care of What We Have

Make stewardship a priority, because our sense of place makes Lancaster County different from other places – and more attractive to investment.
Policies

- Preserve large, contiguous areas of ag & natural land.
- Preserve the farmer as well as the farm.
- Improve water quality & work together on stormwater.
- Use existing buildings and public infrastructure.
- Encourage entrepreneurs and help businesses grow.
Manage the location, pattern, and timing of growth – where development happens, what it looks like, and when it happens.
Growing Responsibly

Policies

• Grow where we’re already growing.
• Redevelop & fill in gaps before using vacant land.
• Manage the use of large tracts of vacant land.
• Limit large-lot development in rural areas.
• Build more compactly and efficiently.
Location

Growth areas have been successful in guiding the **location** of growth, but . . .
Pattern

... We’ve been less successful with the **pattern** of growth. We need to increase residential density.
Target Densities for Urban Growth Areas

**Goal:**
Average density of 7.5 Dwellings/Acre inside all UGAs as a whole

Each UGA falls into 1 of 3 tiers:
- 5.5 Dwellings/Acre
- 6.5 Dwellings/Acre
- 9.0+ Dwellings/Acre
Thinking Beyond Boundaries

Think and act differently. See places as they are, rather than dividing them up in traditional ways. Approach things more collaboratively.
Our Challenge

We have:

60 municipalities . . .
Our Challenge

We have:

60 municipalities . . .

17 school districts . . .
Our Challenge

We have:

**60** municipalities . . .

**17** school districts . . .

and over **500** zoning districts.
Place-Based Planning

Two new ways of looking at the county as a whole:

- Character zones
- Communities, corridors, and landscapes
Character Zones
Character Zones

Natural
- Preservation
- Conservation

Agriculture
- Preservation
- Conservation

Rural Community
- Core
- Other Developed

Urban
- Borough
- City

Suburban

Special District
<table>
<thead>
<tr>
<th>Communities</th>
<th>Corridors</th>
<th>Landscapes</th>
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</thead>
<tbody>
<tr>
<td>As small as a neighborhood, as</td>
<td>Linear places: trails, roads, railroads,</td>
<td>Large places with natural, historic, cultural</td>
</tr>
<tr>
<td>big as a UGA</td>
<td>streams</td>
<td>character</td>
</tr>
</tbody>
</table>

![Communities Image](image1.png) ![Corridors Image](image2.png) ![Landscapes Image](image3.png)
Future Land Use and Transportation Map
Questions on contemporary planning issues?
Implementing the Plan
Montgomery County
Be the change

- Montco 2040 Implementation Grant Program
  - $1.5 Million per year in construction funds for municipalities
  - Focus Categories

From Vision to Reality

SUPPORT DOWNTOWNS AND COMMUNITY DESTINATIONS
From Vision to Reality

Be the change

• County trail vision map & open space
  • $15 Million over 5 Years for Open Space
  • $1 Million per year for Farm Land Preservation
  • 92 trail miles complete... 150 miles to go...
    • 4.5 miles in construction
    • 11 miles in design

From Vision to Reality
Be the change

- County Transportation Grant Program
  - $1 Million to Municipalities for Transportation Projects
Yes, annual reports

- Montco 2040 Implementation Reports
  - Collect projects and program updates from county departments, municipalities, agencies, etc.
2040 Transportation Plan Programmed Roadway Projects

18 projects - Design
8 projects - construction
2040 Transportation Plan  Vision Roadway Projects

11 projects - Design
2 projects - construction
2040 Land Use Residential Construction since plan adoption

95% of new housing built in designated growth areas
2040 Land Use Other Construction since plan adoption

99% of new commercial/office/industrial built in designated growth areas
Expand on recommendations with County guidebooks and resources for municipalities

- Bike Montco
- Walk Montco
- Business Park Master Plans/ Turnpike Reinvestment Study
- Green and Sustainable Parking Guidebook
- Adaptive Reuse: Rethinking our Institutional Properties
- County Complete Streets Policy
- Model Ordinances
Lancaster County
Implementation Teams

One for each of the **7 catalytic tools & strategies**. Some are led by LCPC alone; others are co-led by LCPC and one of our Partners for Place.

- Place-based planning
- Simplify zoning
- Official maps
- Complete streets
- Infrastructure
- Collaborate
- Align resources
LCPC Work Groups

• Character zone guide (online and print)
• Growth tracking and performance measures

• Leadership awards
• Places Institute
• Plan review checklist
places2040 Part 2

Purpose

Take the plan to the next level by:

• Providing more detailed data and analysis for different areas of the county; and
• Producing a places2040 plan element (a chapter, essentially) for each of these areas.
goal

Meet MPC requirement for consistency between county and local comp plans by:

• Encouraging regional and local comp plans to more closely reflect places2040; and
• Outlining a simple and cost-effective planning process and framework for regional and local comp plans.
Place-Based Planning Areas

1. Metro
2. Northwest
3. Northeast
4. East
5. South
6. West
### A More Integrated Approach

<table>
<thead>
<tr>
<th>Countywide</th>
<th>Planning Area</th>
<th>Regional</th>
<th>Local</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Countywide" /></td>
<td><img src="image2.png" alt="Planning Area" /></td>
<td><img src="image3.png" alt="Regional" /></td>
<td><img src="image4.png" alt="Local" /></td>
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places 2040
a plan for lancaster county pa
thinking beyond boundaries
DOWNTOWN
ELIZABETHTOWN
STRATEGIC PLAN

Elizabethtown Borough

Municipality
Coordination with Other Planning Efforts
Implementation Strategy: Summary

- **Place-based approach**
- **Implementation teams** – External; focused on 7 catalytic tools & strategies
- **LCPC work groups** – Internal; focused on LCPC work program
- **Partners for Place** – Raise awareness, educate, and engage; align resources
Place shapes us.
Place defines us.
Place forms our identities, attitudes, and relationships.

Place matters.

places2040
thinking beyond boundaries
Chester County
Implementation

How We PRESERVE

Goal: Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.

1. Expand open space education
   - Expand educational programming to better inform the public and elected officials about the economic, environmental, and quality-of-life benefits of properly managed and protected open spaces.
   - Priority: Moderate
   - Initial County Action: Participation in education programs and support for collection of the value of open space study.

2. Increase protected farmlands
   - Increase the acreage and clustering of protected economically viable and active farmlands.
   - Priority: High
   - Initial County Action: Continued preservation of prime farmland through purchase of agricultural conservation easements.

3. Expand natural habitats
   - Expand protected natural habitats, with a priority of creating a network of barrier corridors, special protection waters, wetlands, forests, and unique habitats such as serpentine barrens and interior forests.
   - Priority: High
   - Initial County Action: Continued preservation of prime farmland through purchase of agricultural conservation easements.

4. Create additional recreation properties
   - Create additional recreational properties such as parks, playgrounds, sports fields, trails, and water trails.
   - Priority: High
   - Initial County Action: Continued opportunities for park land acquisition and construction of recreational facilities.

5. Expand the network of protected open space
   - Expand the countywide network of protected open spaces through conservation corridors that connect communities to recreational parks, historic resources, trails, and natural areas, while protecting streams and wildlife corridors.
   - Priority: Very High
   - Initial County Action: Continued support for purchase and preservation of lands that create a network of protected open space.

6. Encourage restoration and stewardship
   - Encourage the restoration and stewardship of land and resources.
   - Priority: High
   - Initial County Action: Support for restoration of historic resources.

7. Support open space policies and regulations
   - Support open space policies and regulations.
   - Priority: High
   - Initial County Action: Continued support for open space policies and regulations.
How We **PRESERVE**

**IMPLEMENTATION**

**EXAMPLE**

Continued preservation of open space
Pilot program for restoration projects
Study on economic value of open space
Potential update of County Watersheds Plan
Outreach to municipalities on natural resource protection ordinances
Creation of adaptive reuse zoning and design guide
Expansion of Town Tours and Village Walks Program
Creation of zoning guide on affordable housing
Convening of a housing summit
Fine-tuning of Community Revitalization Program
Kick-off of Agricultural economic development study
Inventory of redevelopment sites
How We CONNECT
IMPLEMENTATION EXAMPLE

New county trail construction
Municipal assistance on active transportation ordinances
Questions on implementation?
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