INNOVATIVE COUNTY COMPREHENSIVE PLANS

- Lancaster County
- Montgomery County
- Chester County

Planning Context and State-of-the-Art Public Outreach

Lancaster County















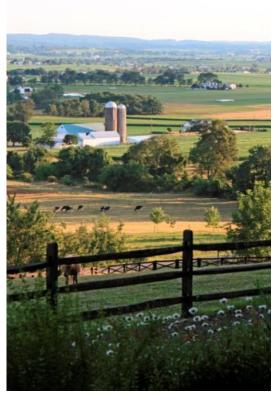


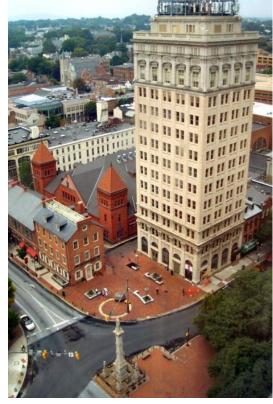




thinking beyond boundaries









sacred resources

treasured places









People & Place

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

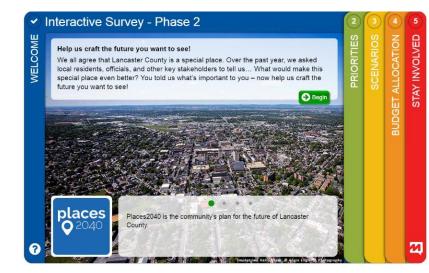
Online Engagement

Metroquest

Phase 1: Priorities



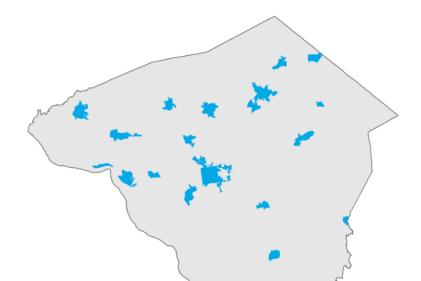
Phase 2: Scenarios



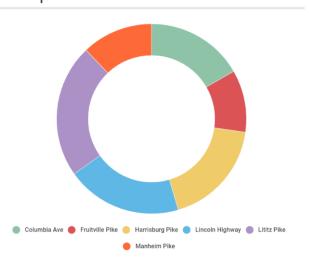
Online Engagement

"Mini" surveys: communities, corridors

HOW WOULD YOU MAKE OUR COUNTY'S URBAN COMMUNITIES BETTER?



1. Which corridor would you most like to improve?



Partners for Place

Awareness, education, and engagement



Publicity & **Promotion**

OVER THE LAST YEAR, WE ASKED YOU ...

WHAT WOULD MAKE EVEN BETTER?

In our words

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 Hawkes reported in last week's Sunday LNP, the plan "calls on leaders to work across municipal 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 inefficient land use in the county's 14 urban growth areas. More than 8,000 county residents offered input on the draft plan, which is available for public review and comment at places 2040.com. The county commissioners are expected to vote on it in the fall.

you want to take a nap, you're not alone. But here are a few facts cited in "Places 2040"

jobs are to reduce the cars on our already trafficchoked roads. And it means heeding the land use recommendations in "Places 2040" - building "more compactly and efficiently," limiting largelot suburban development in rural areas, and increasing building density within the county's urban growth areas, which are already-identified swaths of land surrounding Lancaster city, boroughs and central suburbs where developethnic ment makes the most sense

ancast- 'Land of fiefdoms'

This is a matter of urgency, the draft plan

If the phrase "comprehensive plan" makes

Working Collaboratively & Thinking Beyond Boundaries

OUR COMMUNITIES

Coalition for Sustainable Housing

ancaster County Conservanc

ancaster County Workforce

Lancaster Formland Trust

of Lancaster County Historic Preservation Trus

of Lancaster County

to Create the Future we all want to see.



watch our new video at places2040.com PLANNING COMMISSION

HERE'S WHAT YOU

· Create compact walkable communities · Promote biking, walking, and transit · Expand parks, trails, and natural areas

NOW HELP US CRAF

THE FUTURE YOU WANT TO SEE.

Reinvest in our urban places Preserve farmland

· Think beyond boundaries

Take our new survey and

Ensuring that the county

remains a special place

76 PLACES2040.COM ()

TOLD US.

Continue the conversation Stay engaged

PLANNING COMMISSION

Lancaster General Health, Penn Medicine Lancaster Housing Opportunity Partnership

8 150 N. QUEEN ST. SUITE 320, LANCASTER 71F.299.8333 LANCASTERCOUNTYPLANNING.ORG PLACES204LCOM



Tom Baldrige

THE LANCASTER CHAMBER OF COMMERCE & INDUSTRY

COMMUNITY BUSINESS & COMMUNITY NITIAT VE

8 Priorities for the Future



Managing growth



Transportation



Urban places



Parks, trails, and natural areas



Housing choice



Agriculture and farmland



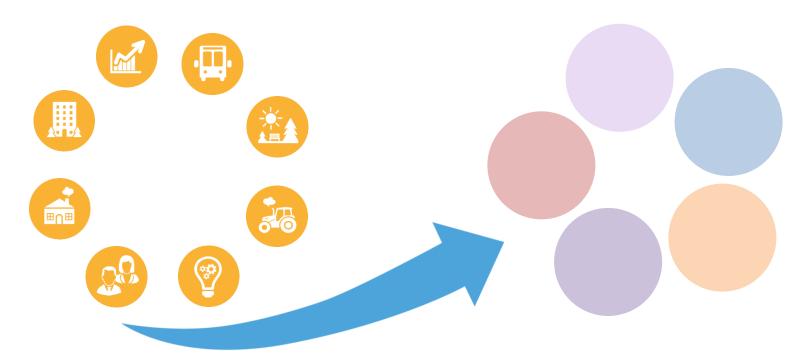
Employment



Thinking beyond boundaries

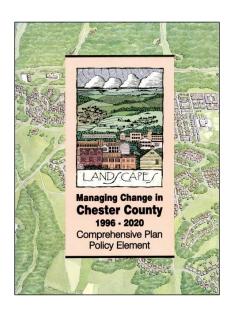
8 Priorities

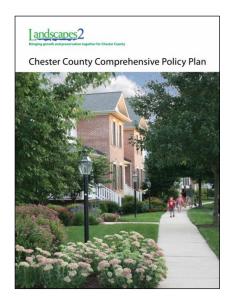
5 Big Ideas (integrated) (traditional silos)



Chester County

Landscapes and Landscapes2







Public Input

2016 2017 14 28 71 10 6 Stakeholder Meetings Stakeholder Surveys Community Events **Public Survey** Steering Committee **Public meetings** Presentations **Photo Contests** Meetings 255 1,036 240 5,978 700 600 Audiences: chambers of 27 Stakeholders Survey Responses Survey Responses Interactions commerce, municipalities. schools, engineers, regional Members groups, and more







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)



L3 Public Survey: INTRODUCTION



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.



L3 Public Survey: INTRODUCTION

- 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.





L3 Public Survey: COMMENTS ON SURVEY FORMAT

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.



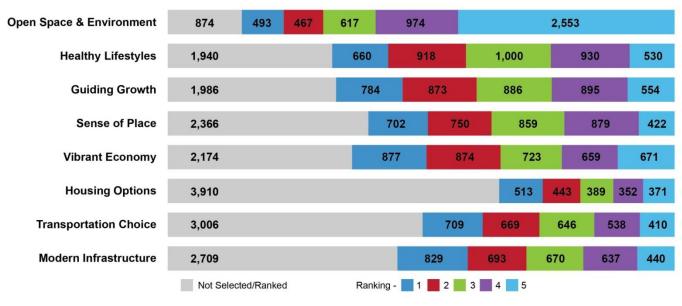
Open Space & Environment



Preserve woodlands and streams, provide parks and trails, and protect farmland.



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.





L3 Public Survey: SCREEN THREE, PREFERENCES

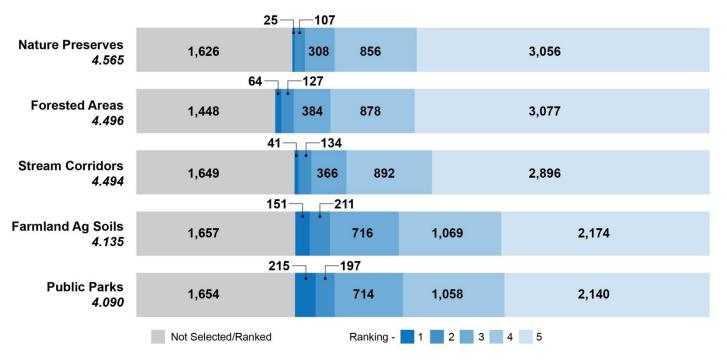


- After prioritizing topics, participants were asked to rank concepts within their top five topics through a visual preference exercise.
- This consisted of a series of images that participants rated one through five with one being the least preferred and five being the most preferred.



L3 Public Survey: SCREEN THREE, PREFERENCES

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.

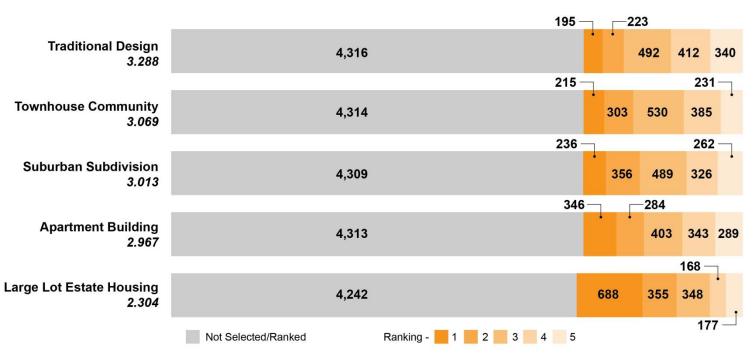






L3 Public Survey: SCREEN THREE, PREFERENCES

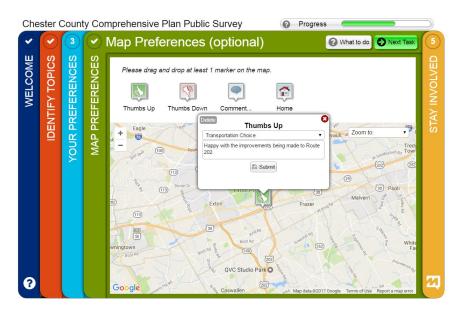
Below are the five *Housing Options* concepts, their average ranking, and the number of times ranked 1 to 5, as well as the number of times not selected/ranked.







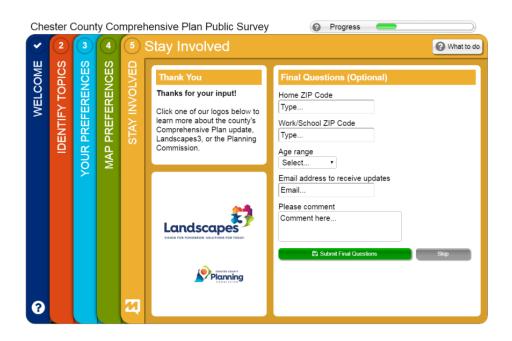
L3 Public Survey: SCREEN FOUR, MAP PREFERENCES



- 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.



L3 Public Survey: SCREEN FIVE, STAY INVOLVED



- 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



Landscapes3 Survey Responses

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





Involvement that informs & implements the Plan



 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





Involvement that informs & implements the Plan

Emerging Themes

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



Involvement
that informs
& implements
the Plan





Questions on context or public outreach?

Addressing Contemporary Planning Issues

Chester County

The Vision

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.



Landscap

Goals





woodlands * streams * wetlands * soil health * steep slopes * nature preserves - parks - forests scenic views natural heritage areas

How We **PROTECT**



How We

historic town centers

How We LIVE



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

How We **PRESERVE**

RECOMMENDATION EXAMPLE

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



How We **LIVE**

RECOMMENDATION EXAMPLE

Identify New
Approaches for
Affordable
Housing



How We **LIVE**

RECOMMENDATION EXAMPLE

Explore
Public/Private
Partnerships
for Workforce
Housing



How We **PROSPER**

RECOMMENDATION EXAMPLE

Support
Agricultural
Economic
Development



How We **PROSPER**

RECOMMENDATION EXAMPLE

Create a
Redevelopment
Program



How We **CONNECT**

RECOMMENDATION EXAMPLE

Expand
Regional Rail
Service



How We **CONNECT**

RECOMMENDATION EXAMPLE

Enhance pipeline safety and communication



Landscapes Map

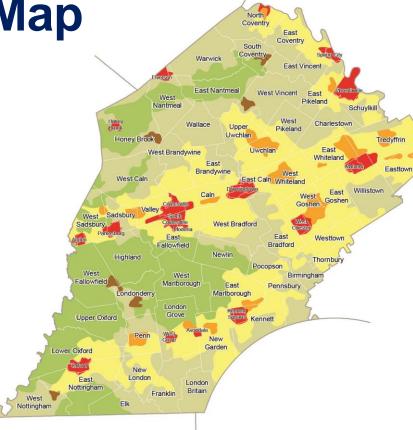


Growth Areas

- Urban Center
- Suburban Center
- Suburban
- Rural Center

Rural Resource Areas

- Rural
- Agricultural



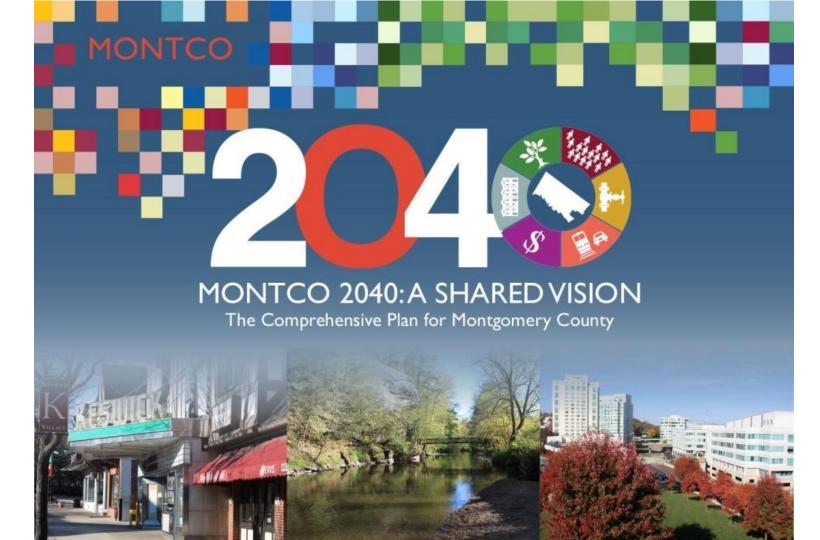


Urban Center Landscapes

Historic downtowns and established neighborhoods that serve as civic, economic, and population centers.



Montgomery County





Connected Communities

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.

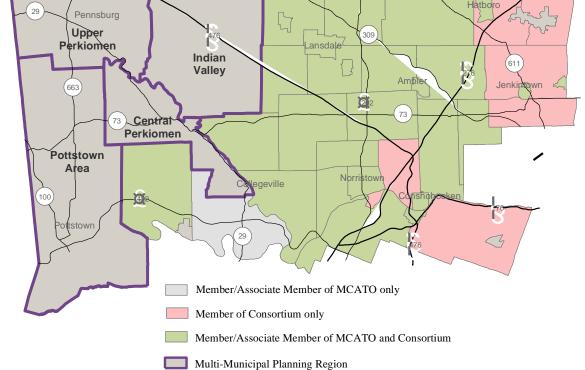
Connected Communities

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



- Participate actively in multi-jurisdictional and regional organizations
- Expand multi-municipal planning efforts

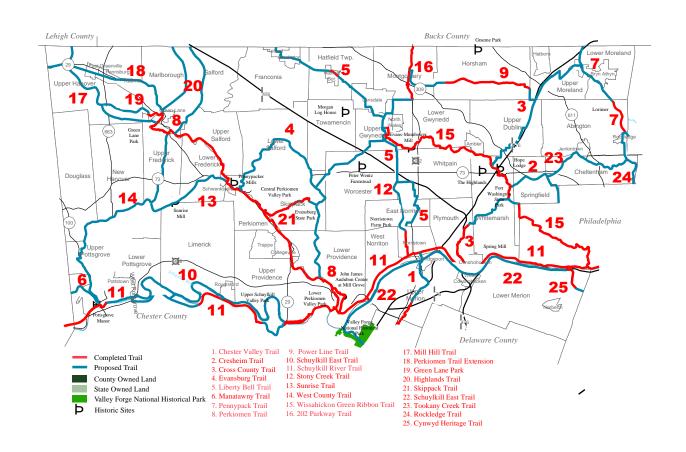
Prepare guidelines that encourage consistent regulations



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



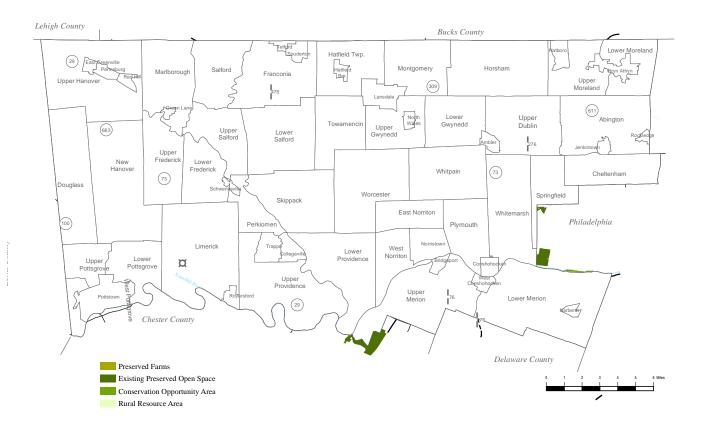


The county is full of wonderful neighborhoods and critical infrastructure. These places need to be sustained and enhanced in a long-lasting and effective way.



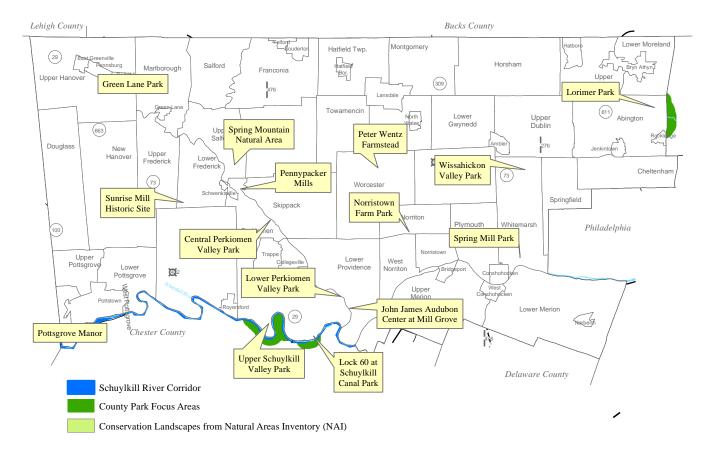
Conserve natural resources, environmentally-sensitive areas, open space, and farmland





Conserve natural resources, environmentally-sensitive areas, open space, and farmland

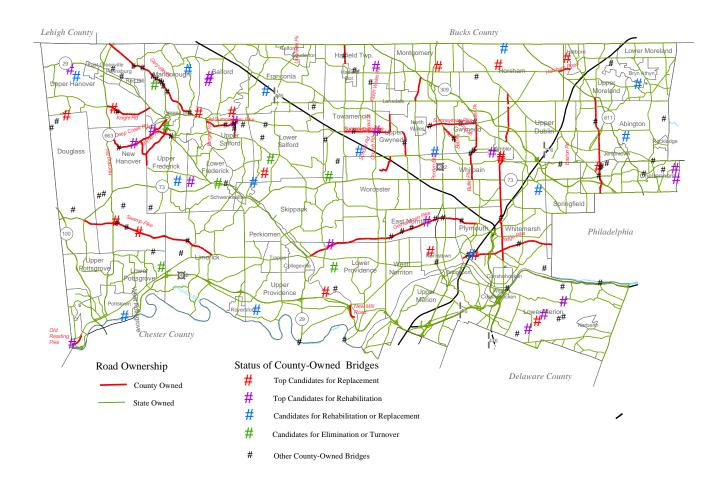




Support a modern, resilient, green, and energy-efficient infrastructure network

 Improve countyowned 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.



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













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





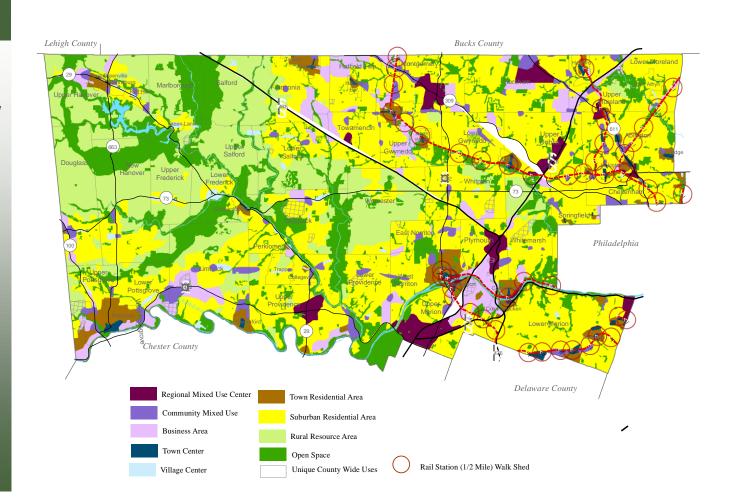




2040 Vision

Land Use Vision

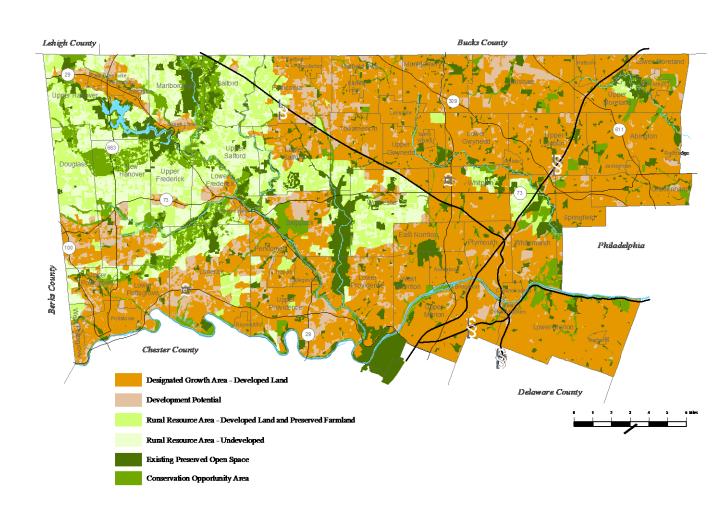
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2040 Vision

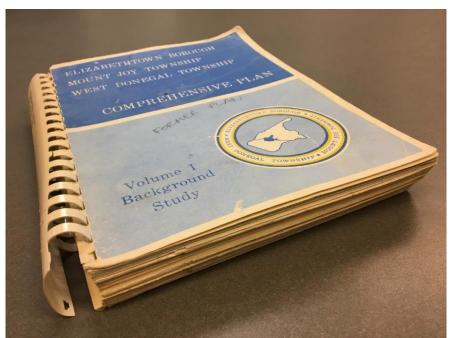
Land Use Vision

 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

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.



- Make our downtowns more vibrant_safe. and attractive
- · Design communities that put people first
- · Create a mix of uses in our communities and comidors
- · Provide a greater supply and diversity of housing types to own and rent
- · Find new and innovative ways to reduce congestion



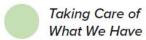


We need to work harder to connect people with each other and the places around them - students with schools, workers with jobs, and jobs with housing. Simply put, it should be easier for residents and visitors to get around. By maximizing connections, we make everything more efficient, and create more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

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





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 visitors and prospective employers.

What We Need to Do Differently

- · Preserve large, contiguous areas of agricultural and natural land
- · Preserve the farmer 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



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.

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



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

- · Integrate place-based thinking into all future plan-
- · 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.

Connecting
People,
Place,
& Opportunity

Connect people with each other and with schools, jobs, and housing – because it helps us leverage our community's assets to their fullest potential.







Connecting
People,
Place,
& Opportunity

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.

Growing Responsibly Manage the location, pattern, and timing of growth – where development happens, what it looks like, and when it happens.







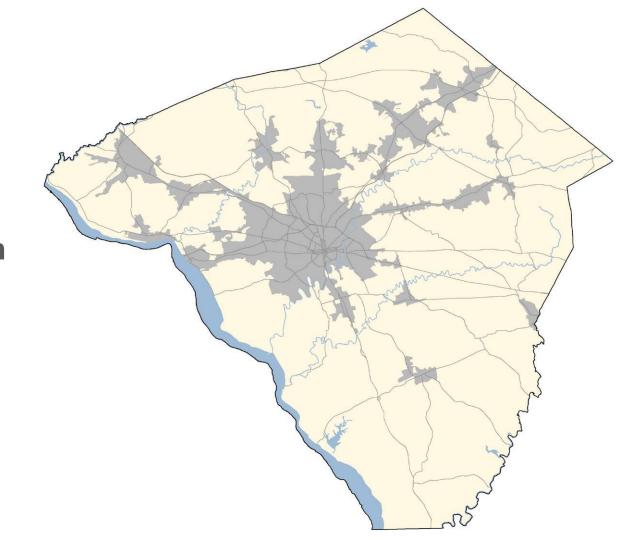


Policies

- 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.

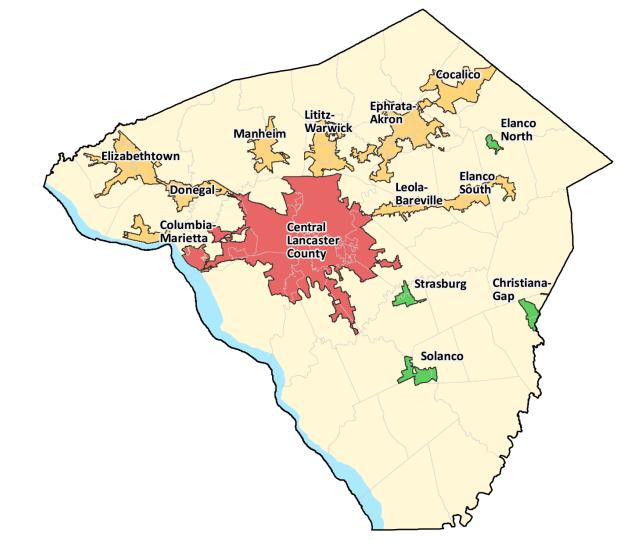
Location

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.



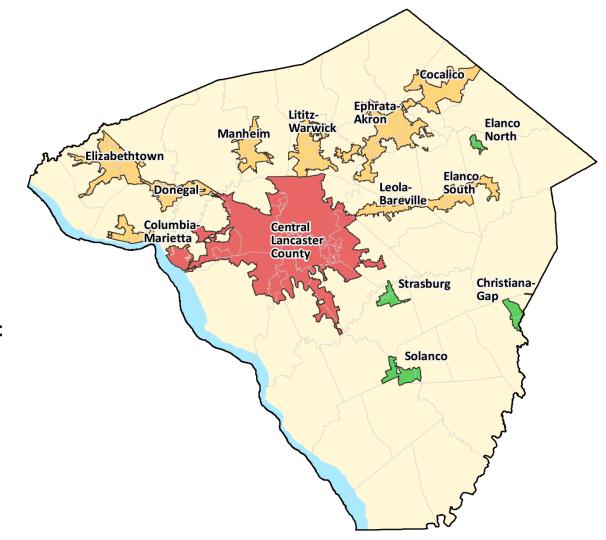
Target Densities for Urban Growth Areas

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.



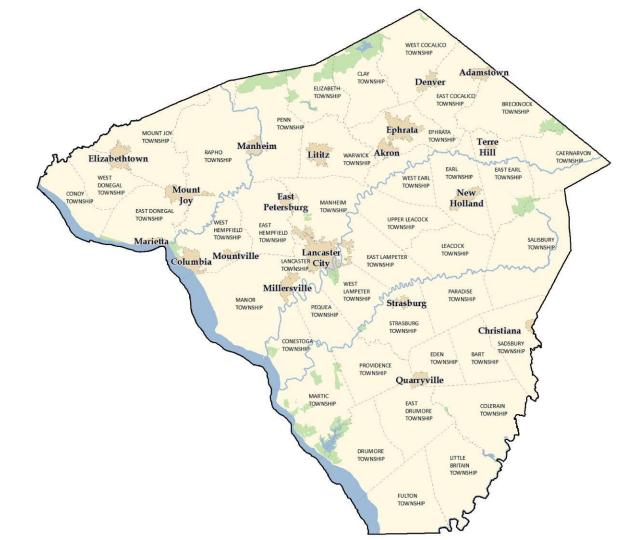




Our Challenge

We have:

60 municipalities . . .

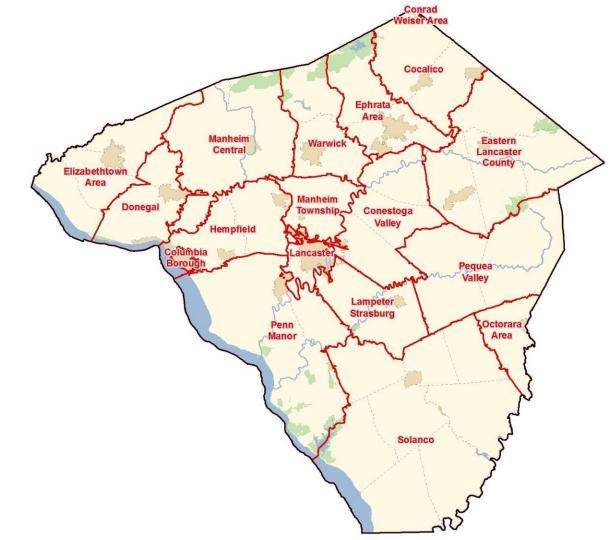


Our Challenge

We have:

60 municipalities . . .

17 school districts . . .



Our Challenge

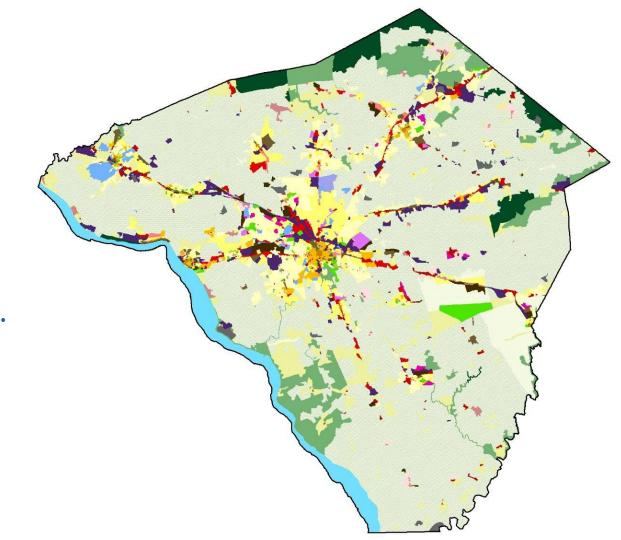
We have:

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

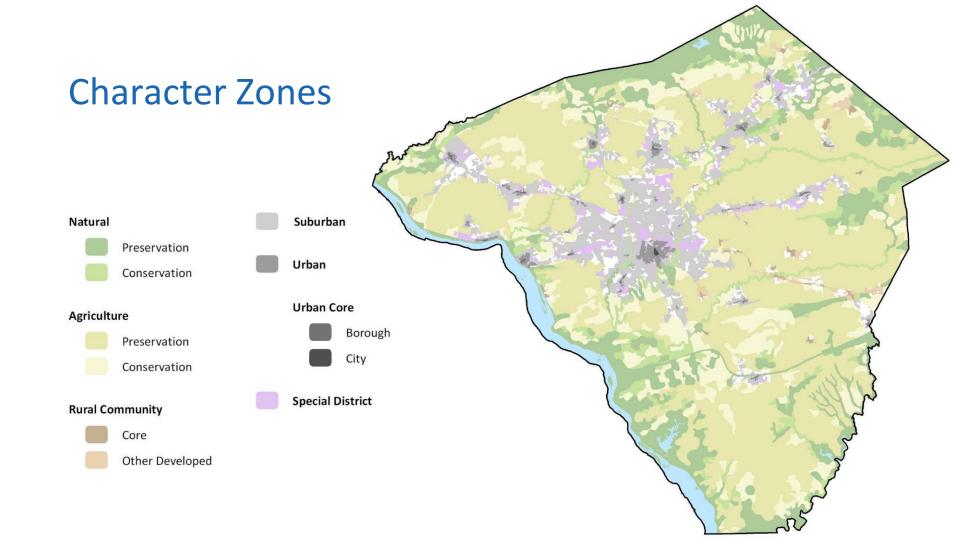






Character Zones





Communities

As small as a neighborhood, as big as a UGA



Corridors

Linear places: trails, roads, railroads, streams



Landscapes

Large places with natural, historic, cultural character



Future Land Use and Transportation Map

Suburban

Urban Core

Special District

Borough

Priority Places

Growth Area

Proposed Trail

Existing Trail

Landscapes

Communities

Corridors

Character Zones

Preservation

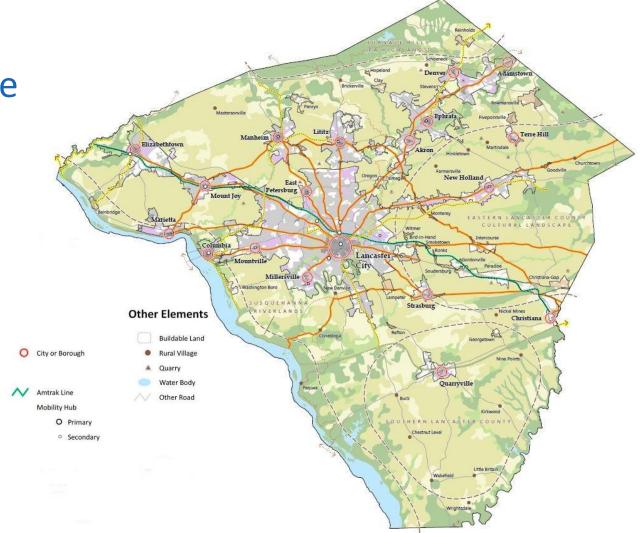
Conservation

Conservation

Other Developed

Natural

Agriculture



Questions on contemporary planning issues?

Implementing the Plan

Montgomery County

From Vision to Reality



Be the change

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

Focus Categories 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
 TransportationGrant Program
 - \$1 Million toMunicipalitiesforTransportationProjects





2018 COUNTY TRANSPORTATION PROGRAM (CTP)

Montgomery County is establishing a new grant program using revenues from the \$\$ County Vehicle Registration Fee to expand the reach of transportation investment and achieve the goals of the county's comprehensive plan, Montco 2040:A Shared Vision. Approximately \$1 million will be available each year to fund transportation projects throughout the county. The 2018 round of grants will assist municipalities with matching PennDOTs Green Light—Go Program funding.

WHAT IS THE \$5 COUNTY VEHICLE REGISTRATION FEE?

Pennsylvania's 2013 transportation funding law (Act 89) contains a provision that authorizes counties to add \$5 to each annual vehicle registration to fund critical county infrastructure. The money can only be used for the maintenance and improvements of roads, bridges, and traffic signals. Montgomery County enacted this resolution in September 2016 and collects nearly \$3 million each year to support the repair of county-owned roads and bridges and fund the County Transportation Program.

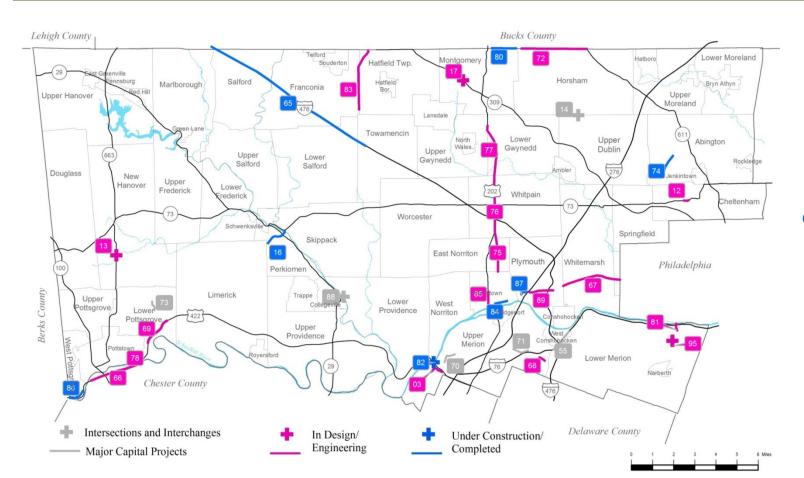
From Vision to Reality

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

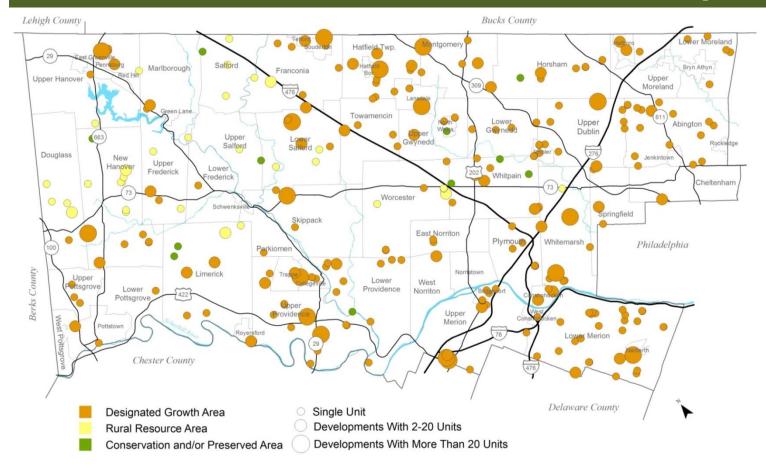
2040 Transportation Plan Vision Roadway Projects



11 projects - Design

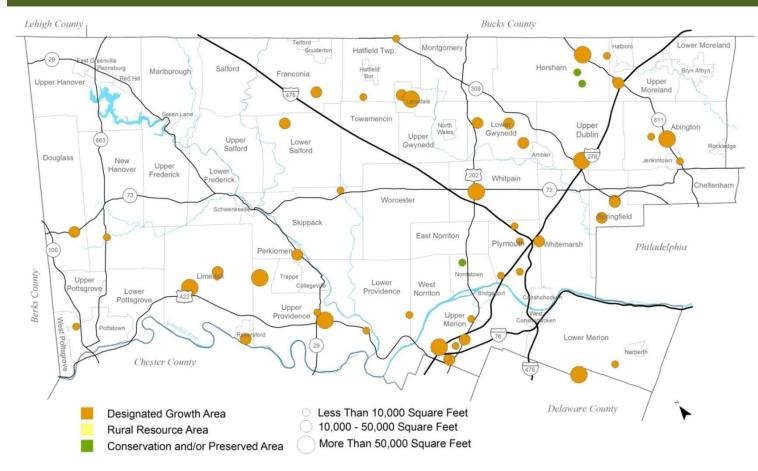
2 projects - construction

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

From Vision to Reality



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



- Providing more detailed data and analysis for different areas of the county; and
- Producing a places 2040 plan element (a chapter, essentially) for each of these areas.



places2040 Part 2

Goal



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

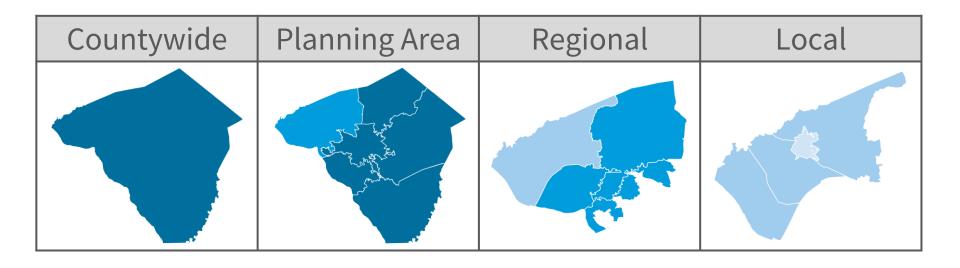
- Encouraging regional and local comp plans to more closely reflect places 2040; and
- Outlining a simple and cost-effective planning process and framework for regional and local comp plans.

Place-Based Planning Areas

- 1. Metro
- 2. Northwest
- 3. Northeast
- 4. East
- 5. South
- 6. West



A More Integrated Approach







thinking beyond boundaries















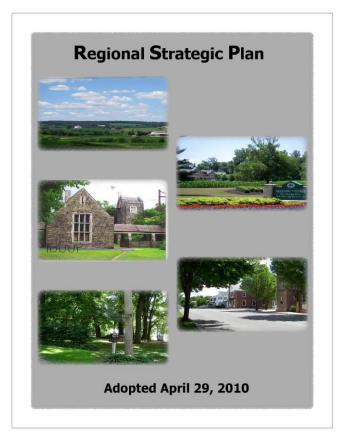


Northwest





thinking beyond boundaries



Northwest Region



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.



thinking beyond boundaries



Chester County

Implementation































Questions on implementation?

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