



Landscapes

Chester County Comprehensive Plan

Act 247 Review Draft, October 12, 2018

PRESERVE



PROTECT



APPRECIATE



LIVE



PROSPER



CONNECT

resolution letter



Chester County Board of Commissioners

Michelle Kichline

Kathi Cozzone

Terence Farrell



Landscapes

Chester County Comprehensive Plan

Act 247 Review Draft

Published October 12, 2018

Chester County Planning Commission Board

Matthew Hammond, P.E., Chairman

Dr. Douglas Fasick, Vice-chairman

Judy L. DiFilippo

Daniel DiMucci, RLA, ASLA

Michael Heaberg

Kevin C. Kerr

Molly Morrison

E. Martin Shane

Joseph J. Tarantino

Brian N. O'Leary, AICP, Secretary



LANDMARK AMERICANA TAP & GRILL

Unfit? Get e7fit

MITCH'S

Unfit? Get e7fit

MITCH'S

Unfit? Get e7fit

Unfit? Get e7fit

Contents

Planning Process and Context

Explains the legacy of Landscapes, the process of engaging the public and stakeholders to develop Landscapes3, and trends.

Chapter 1	
Building the Foundation	7
Chapter 2	
Forces Shaping our Future.....	15

The Vision, Goals, Objectives, and Recommendations

Presents the county's vision and its growth and rural resource map. Goal chapters 4-9 follow with objectives and recommendations that include maps and illustrations to help direct implementation.

Chapter 3	
Presenting the Vision.....	25
Chapter 4	
How We PRESERVE	47
open space • farmland • nature preserves • parks • forests • scenic views	
Chapter 5	
How We PROTECT	61
woodlands • streams • wetlands • soil health • steep slopes • natural heritage areas	
Chapter 6	
How We APPRECIATE	75
historic buildings • historic viewsheds • cultural landscapes • villages • historic town centers	
Chapter 7	
How We LIVE	87
neighborhoods • housing • community facilities • parks and recreation • community health	
Chapter 8	
How We PROSPER	103
job centers • business parks • retail centers • agriculture • main streets • industrial areas	
Chapter 9	
How We CONNECT	117
roadways • sidewalks • trails • public transportation • airports • freight • communications • utilities • energy • pipelines	

Implementation

Consolidates recommendations and identifies priority, activities, and implementing parties.

Chapter 10	
Implementing the Plan	135

Appendices

A listing of implementing parties, acronyms, terminology, and advisors.

Appendices	155
------------------	-----



Photo contest entry
Mark Eschbacher
Springton Manor

Chapter 1

Building the Foundation

The value of Landscapes is as much in the process of its preparation as in the plan.

George Fasic
Former Director,
Chester County Planning Commission

Landscapes has made it easy to figure out the places to invest in preservation and the places to invest in infrastructure to support growth.

Kathi Cozzone
Chester County Commissioner

A long range plan gives the county, municipalities, residents, and stakeholders the tools necessary to plan for the future.

Matthew Hammond
Executive Vice President,
Traffic Planning and Design, Inc.





Renewing Our Plan

Landscapes3, the county's updated comprehensive plan, renews our commitment to balancing growth and preservation while embracing the unique characteristics that make the county a cherished place to live, work, and play. It builds upon the sound planning foundation created by the original Landscapes plan 20 years ago.

Within Chester County there exists a legacy of planning leadership and collaboration that has created robust and thriving communities. The county, together with our municipalities, residents, businesses, and others, cares deeply about the health and wellness of all community members and the place we call home. While anticipated growth continues to exert pressure, it offers an opportunity to apply planning principles that embrace places, enhance choices, and engages communities to advance a common vision of balancing growth and preservation. Achieving this vision requires us to plan the county's future together.

The Role of the County Comprehensive Plan

This plan serves four primary purposes:

- Establish a preservation and growth vision for the county and its municipalities
- Guide county government decision-making
- Guide local municipal planning and implementation
- Provide a framework for collaboration across municipal boundaries



The Legacy of Landscapes

Landscapes, the county's award winning planning program for the past 20 years, focuses on protecting and enhancing the distinct character of Chester County. Municipalities, the public, and the business community embraced and adopted its strategy for balancing growth and preservation.

Landscapes3 builds on this legacy with a holistic approach to planning that incorporates smart growth principles. The plan recommends sustainable planning practices to meet the needs of today without compromising the needs of future generations. *Landscapes3* promotes programs that build community and environmental resiliency.

Landscapes (1996)

The first comprehensive plan for Chester County established planning policies to guide government decisions. The *Landscapes* vision focused on preserving character and concentrating growth in appropriate areas.

Landscapes2 (2009)

Landscapes2 recommitted the county to the original vision of *Landscapes* and worked to address growth pressure created by the addition of 70,000 new residents.

What Has Been Accomplished

Landscapes has guided significant progress in achieving the original vision. Between 1995 and 2015, implementation of *Landscapes* and *Landscapes2* helped balance growth and preservation in Chester County in the following ways:

Sprawl development was curbed

- 100,000 new residents were accommodated on 10,000 fewer acres than projected
- Municipalities updated their plans and ordinances
- Supporting county program: Vision Partnership Program awarded over \$6.3 million and generated matching funds over \$2.7 million

Protecting open space retained our quality of place

- 92,000 acres of open space were permanently protected, representing a land area larger than Philadelphia
- By 2015, protected open space represented 27% of the total county land area
- Supporting county program: Open Space Preservation Program provided \$205 million and generated matching funds of \$403 million

City and boroughs revitalized

- Improved streetscapes, sidewalks, sewer, water, and communications, which contributed to attracting an additional 10,000 residents to Urban Centers
- Supporting county program: Urban Center Revitalization Program invested \$60 million, helping increase tax assessments by 2.7%

Trail system expanded

- More than 25 miles of new county trails were constructed, resulting in over a half million trips on county trails every year, and many local trails were added
- Supporting county effort: Construction of Schuylkill River Trail and Chester Valley Trail segments

Transportation system accommodated growth

- Significant new road capacity was added by projects such as the Exton ByPass, Route 202 widening, and the new Pennsylvania Turnpike interchange
- Stations along the Paoli-Thorndale rail line were updated
- Supporting programs: \$1.27 billion in federal and state transportation funding

Renewing the Legacy

Balancing preservation and growth remains the central theme of Landscapes. To continue this balance, *Landscapes3* recommits to core principles that will position the county and its municipalities for success:

Resource Preservation

Recommit to protecting the county's open spaces, natural areas, and historic landscapes

Revitalized Centers

Guide compatible growth to the county's urban and suburban centers

Housing Diversity

Provide for diverse and affordable housing meeting the needs of all residents

Transportation Choices

Expand public transit, pedestrian, and bicycle networks

Collaboration

Promote effective multi-municipal and partner cooperation

Resiliency

Respond to changing markets, technology and environmental forces

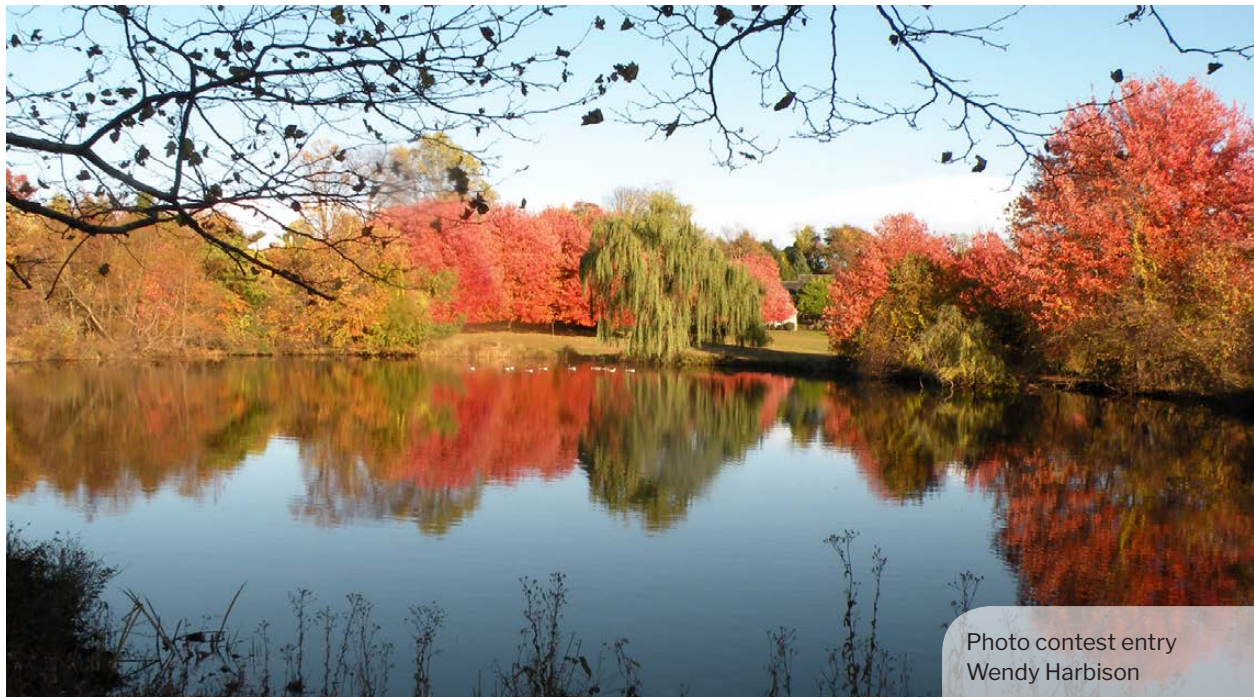


Photo contest entry
Wendy Harbison

Creating the Plan

Development of *Landscapes3* built on the collaborative processes that made *Landscapes* and *Landscapes2* so successful. Opportunities for offering comments, ideas, and concerns were provided throughout the multi-year process in a wide array of options.

Understanding the Issues

Trends and issues facing the county were analyzed using a series of stakeholder groups and public opinion opportunities.

Constructing the Vision

Once trends and issues were compiled, a steering committee was formed to guide development of the plan's vision, goals, and recommendations. Opportunities for public and municipal input continued throughout this phase.

Implementing the Vision

Following adoption, focus will shift to implementing the vision and recommendations through a variety of activities. These efforts will advance achievement of the goals and recommendations and guide municipalities and partners with implementation efforts.



2016

14

Stakeholder Meetings

255

Stakeholders

2017

7

Stakeholder Surveys

1,036

Survey Responses

1

Public Survey

5,978

Survey Responses

28

Community Events

700

Interactions



What We Heard

The plan update was guided by a continuing dialogue between the county, municipalities, stakeholders, and the public. Several themes resonated throughout this process:

Public survey results

High Priority

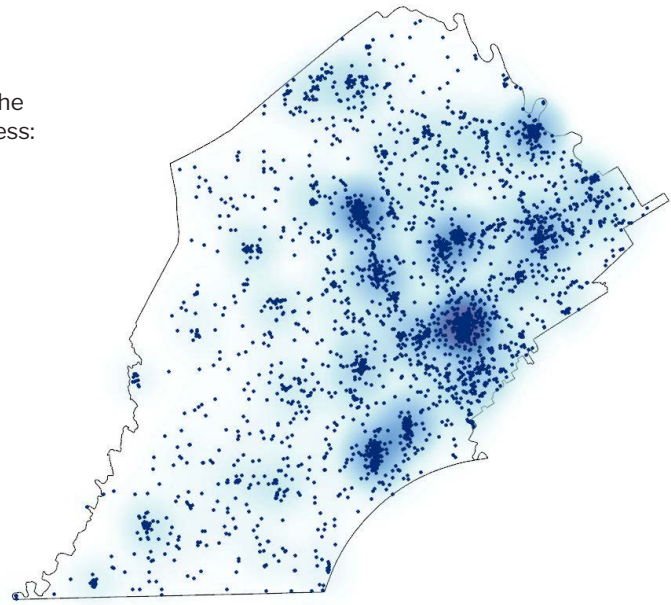
- Healthy Lifestyles
- Guiding Growth
- Sense of Place
- Vibrant Economy

Very High Priority

- Open Space and Environment

Moderate Priority

- Modern Infrastructure
- Transportation Choice
- Housing Options



Public survey participants identified places they cherished, such as towns, farms, and parks, and every municipality was represented.

2018

<p>10 Steering Committee Meetings</p> <p>27 Members</p>	<p>6 Public meetings</p> <p>240 Participants</p>	<p>71 Presentations</p> <p>Audiences: chambers of commerce, municipalities, schools, engineers, regional groups, and more</p>	<p>2 Photo Contests</p> <p>600 Entries</p>
---	--	--	--





Phoenixville

Chapter 2

Forces Shaping our Future

Having a young family, we feel it's incredibly important to look ahead and plan for growth.

Survey respondent

Landscapes is the vehicle for the public and private sectors of our county to create a conversation with an atmosphere of cooperation.

Gary Smith

President, Chester County Economic Development Council

Most of all, I think it's the people we have here that make Chester County a special place.

Terence Farrell

Chester County Commissioner

Overall forces

Chester County's unique location between the I-95 corridor and the rural areas dominant in central Pennsylvania provides the best of both worlds—the county not only has **strong high-tech and financial industries, distinctive cultural institutions, and attractive residential communities** but also has a **robust agricultural industry, beautiful rolling countryside, and vibrant villages and towns**. Both of these worlds provide Chester County with a high quality of place that is worth embracing and protecting as new growth and change inevitably occur. The county's 73 municipalities consist of distinct place types, from dense urban centers and evolving suburbs to rural countryside and farmland.



Regional influences

Population and business growth pressure continue to affect the county, primarily coming from Philadelphia, Wilmington, Delaware County, and the Route 422 Corridor.

Shifting preferences

Retail, office, and housing markets throughout the U.S. have shifted significantly since the Great Recession, with more people expecting experiential retail, a diverse work environment, and housing options in walkable locations.

Population changes

The county's population will grow older and more diverse as the population increases from 516,000 people in 2015* to an anticipated 662,000 in 2045.

Recent population growth in the county is due to an increase in births and international in-migration. International in-migration is expected to continue and will add to the county's racial and ethnic diversity.

Income

Chester County continues to have the highest median household income in the state, at \$90,503 in 2015.

** Data throughout the plan is typically current through 2015, the plan's base year.*



How We PRESERVE

open space • farmland • nature preserves
parks • forests • scenic views

By the end of 2015,
26.7%

of the county, or 129,720 acres, was **permanently protected open space**. This land area is nearly 30% greater than the size of Philadelphia.

Nearly **\$61 million in annual cost savings** is provided by the ability of protected open space to naturally filter pollutants and replenish water supply in southeastern Pennsylvania.

↓ The pace of development has slowed. Between 2005 and 2015, 1,143 acres were developed each year. In the prior ten years, the figure was 2,739 acres per year.

Farmland is a key component of preserved land.

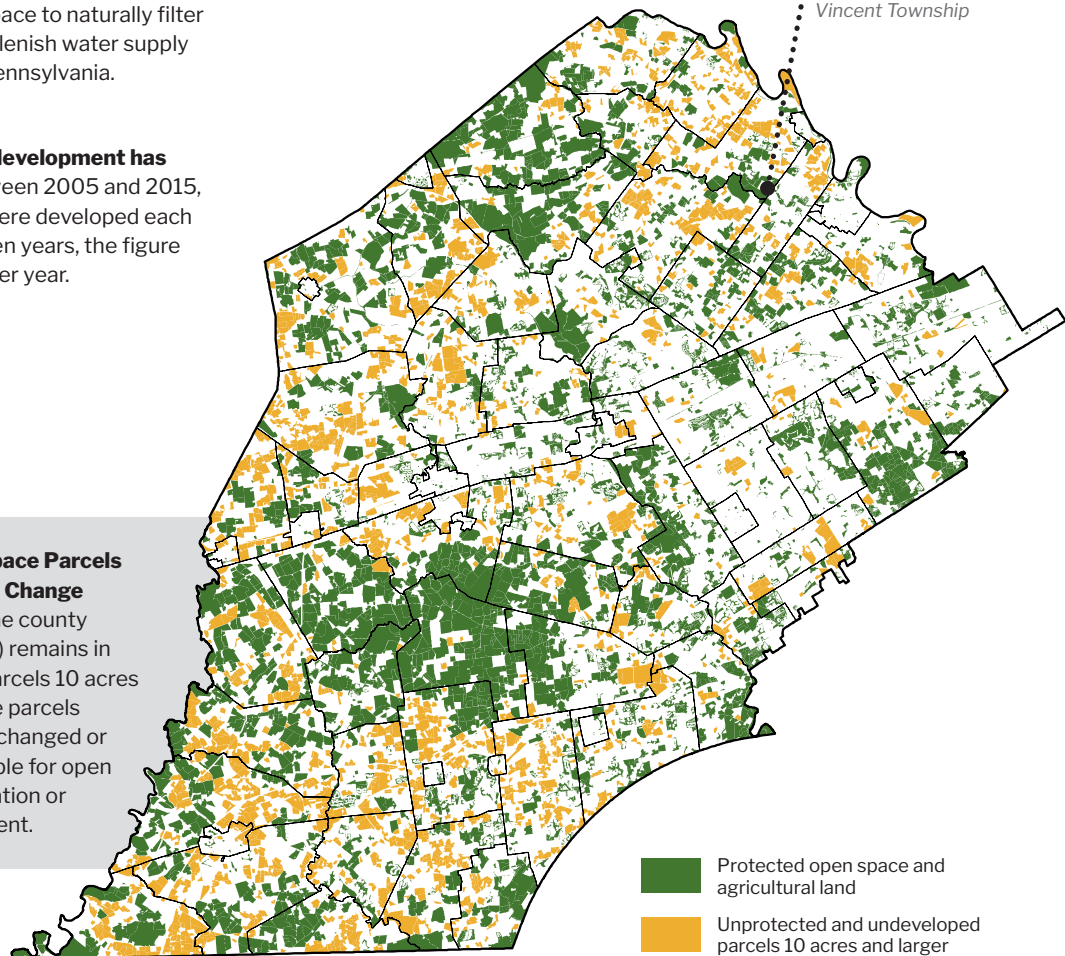
By the end of 2015, approximately 53% (68,418 acres) of the county's preserved land was in active agricultural use. This includes farmland preserved by the Agricultural Land Preservation Board and land trusts and/or conservancies.



A preserved farm in East Vincent Township

Large Open Space Parcels Susceptible to Change

Nearly 1/4 of the county (119,000 acres) remains in unprotected parcels 10 acres or larger. These parcels may remain unchanged or become available for open space preservation or new development.



How We PROTECT

woodlands • streams • wetlands • soil health
steep slopes • natural heritage areas

Of the county's 1,394 miles of streams

69% are impaired, according to Environmental Protection Agency water quality standards. Impairments are due to a variety of causes from both urban and rural sources.

Over **80%** of the county's municipalities have **wetland and woodland protection ordinances**. 60% of the municipalities have riparian corridor regulations.

All floodplains in Chester County are under municipal **floodplain regulation** and almost all municipalities have **steep slope ordinances**.

Hopewell Big Woods



100% of the county's municipalities have adopted the county-wide **Act 167 Stormwater Management Plan Ordinances**.

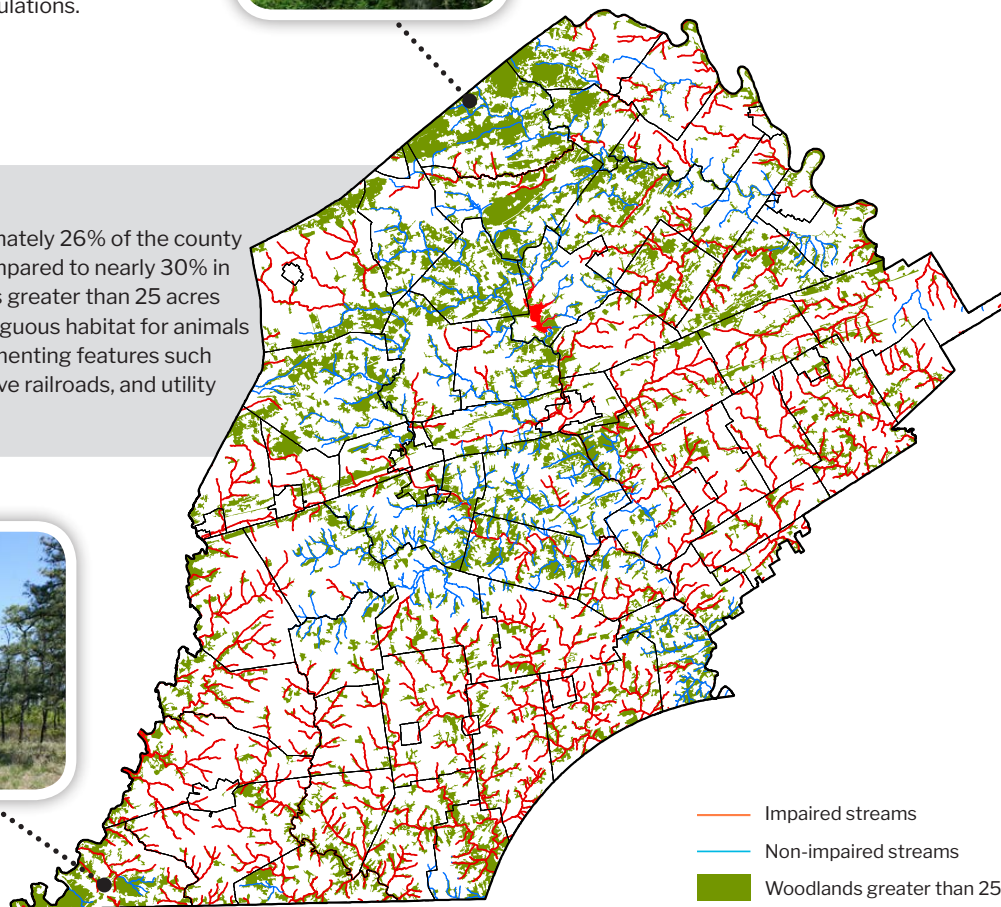
The annual **environmental benefits** provided by the 73,000 acre Hopewell Big Woods area in Chester and Berks counties were **valued at \$46.5 million** in 2011.

The county has **169 Natural Heritage Areas** representing a wide range of species and natural areas of concern.

Woodland Areas

In 2015, approximately 26% of the county was wooded, compared to nearly 30% in 1995. Woodlands greater than 25 acres can provide contiguous habitat for animals sensitive to fragmenting features such as highways, active railroads, and utility rights-of-way.

Serpentine Barrens



- Impaired streams
- Non-impaired streams
- Woodlands greater than 25 acres

How We APPRECIATE

historic buildings • historic viewsheds
 cultural landscapes • villages • historic town centers

Heritage tourism substantially boosts local businesses, with the Schuylkill River National Heritage Area, which includes several county municipalities, contributing \$590 million in economic impact, supporting 6,154 jobs, and generating nearly \$38 million in state and local tax revenue.

Lukens Historic District



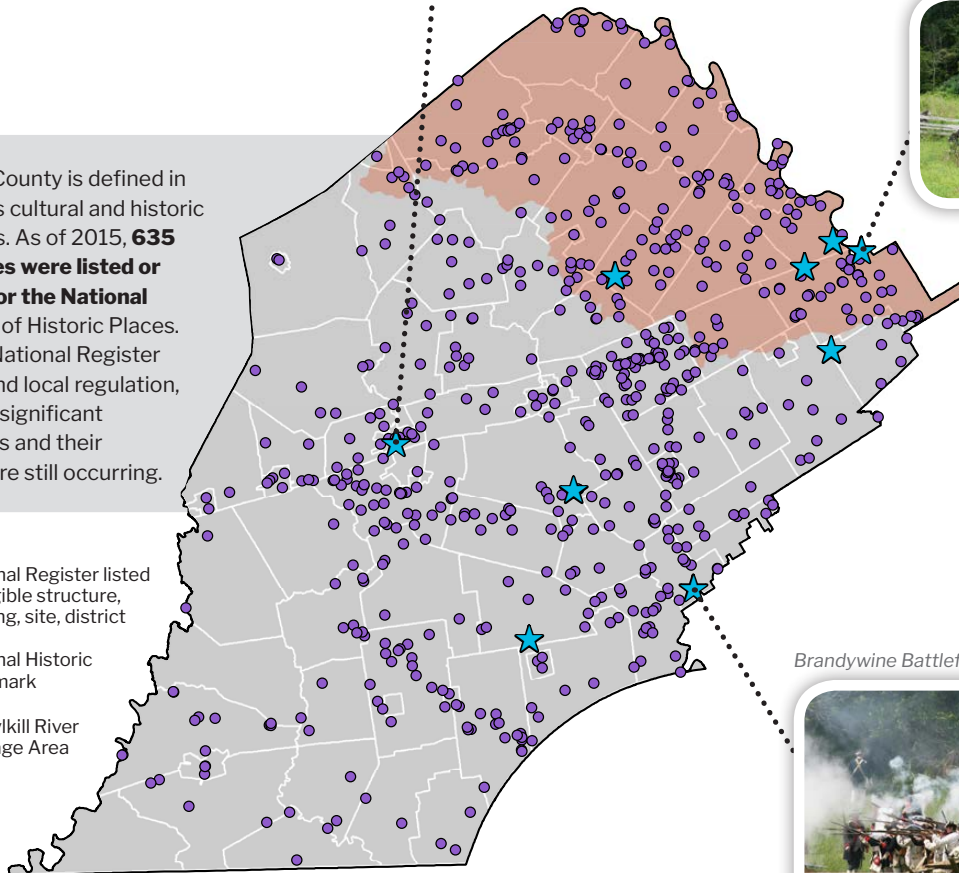
\$ Historic designations can boost individual and neighborhood values. Houses in the 2006 expansion area of the West Chester Downtown Historic District **command an average \$36,000 premium** over houses elsewhere in the borough.

Valley Forge National Historical Park



Chester County is defined in part by its cultural and historic resources. As of 2015, **635 properties were listed or eligible for the National Register** of Historic Places. Despite National Register listings and local regulation, losses of significant properties and their context are still occurring.

-  National Register listed or eligible structure, building, site, district
-  National Historic Landmark
-  Schuylkill River Heritage Area



Brandywine Battlefield



How We LIVE

neighborhoods • housing • community facilities
 parks and recreation • community health

↓ Residential land consumption decreases
 From 1990 to 2000, each person added to the county correlated to 15,000 square feet of new residential land area. By 2015, that ratio was less than 6,000 square feet per additional person, reflecting a shift toward more apartments, townhouses, and smaller lots.

The county's population is aging, with those 65 and older anticipated to nearly double between 2015 and 2045 (65,000 to 129,000 residents). School aged children will increase slightly.

\$ At a median cost of \$310,000 in 2015, homes are expensive in the county. To afford a median priced home, a family needs to earn \$91,450.

↑ 30% population growth
 146,000 new residents are anticipated in Chester County by 2045.

↓ The number of volunteer fire fighters has been declining as the population has been growing.
1992: 1 volunteer per 210 residents
2016: 1 volunteer per 387 residents

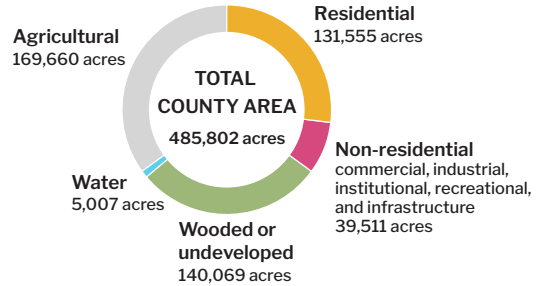
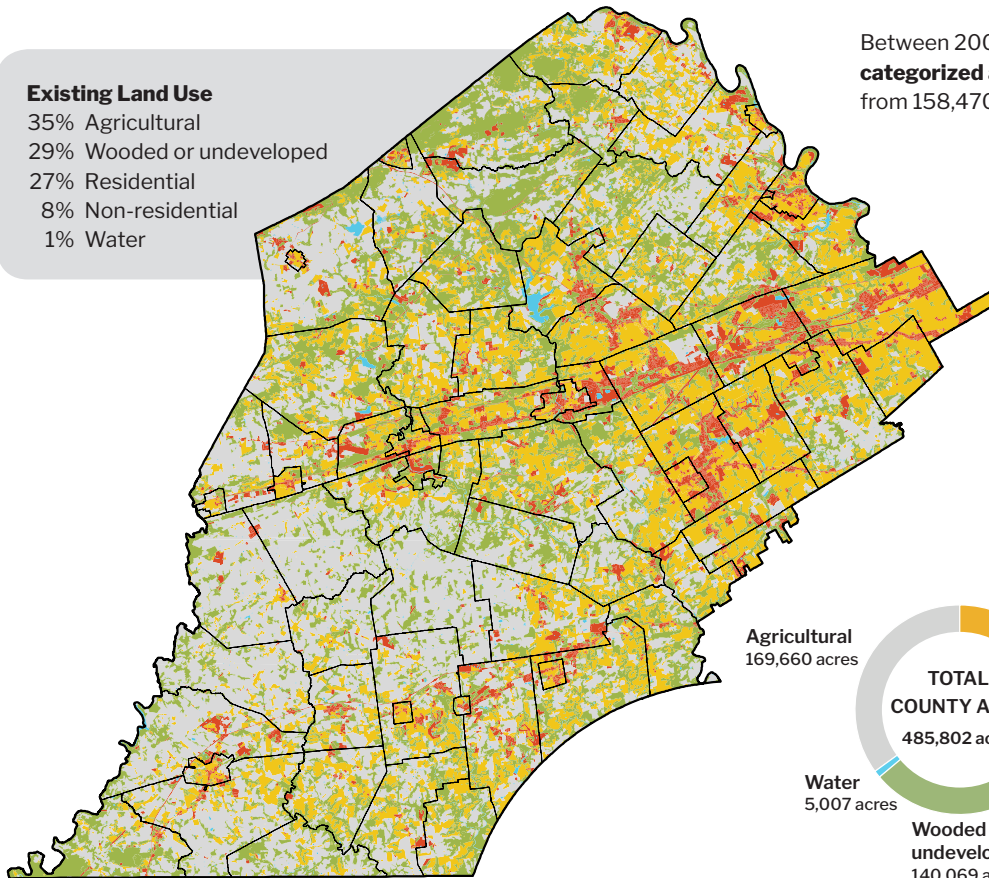
Regionally-significant land uses include non-residential developments with over a million square feet (such as Great Valley Corporate Center and Eagleview), residential developments with over a thousand units (such as Chesterbrook and Marchwood), and attractions with over a million visitors per year (such as Longwood Gardens and Valley Forge National Historical Park).

Although Chester County is the healthiest county in Pennsylvania, **childhood obesity remains a challenge.** In 2015, approximately 23% of all children ages six to 17 were overweight and obese.

Between 2005 and 2015, **land categorized as developed increased** from 158,470 acres to 171,066 acres.

Existing Land Use

- 35% Agricultural
- 29% Wooded or undeveloped
- 27% Residential
- 8% Non-residential
- 1% Water



How We PROSPER

job centers • business parks • retail centers • agriculture
main streets • industrial areas

The county's **commercial areas will need to adapt** to changing market and demographic trends, such as demand for amenity-rich offices and experience-based retail.



Mixed use development is creating jobs near homes.

The county has a high concentration of workers in **diverse industry clusters**, such as agriculture, financial services, health care, manufacturing, and technology.

↑ The county had an estimated 309,000 jobs in 2015, with an additional 88,000 jobs anticipated by 2045.

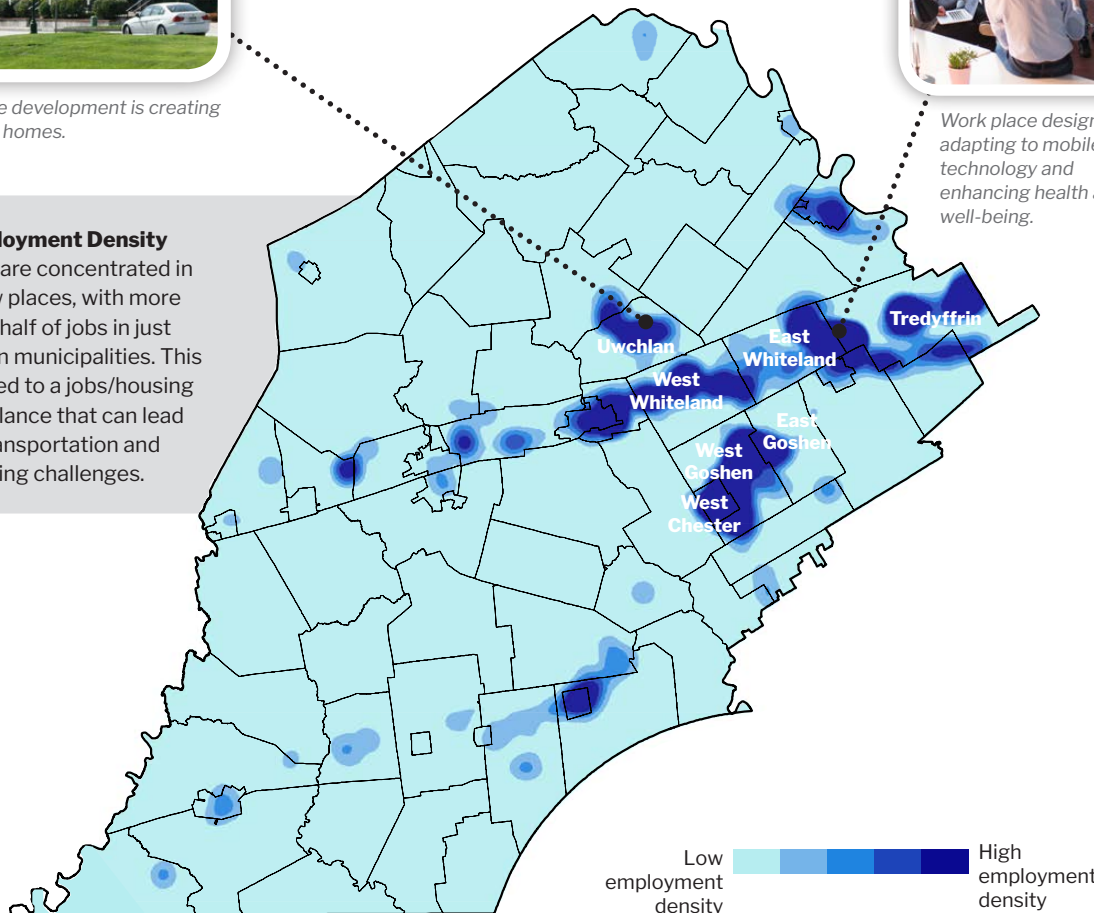
\$ Agriculture remains one of the defining industries for Chester County. With over \$660 million of annual sales in 2012, the county ranked second in the state for the total value of agricultural products sold. Mushrooms, horses, and milk were key elements of these agricultural sales.



Work place design is adapting to mobile technology and enhancing health and well-being.

Employment Density

Jobs are concentrated in a few places, with more than half of jobs in just seven municipalities. This has led to a jobs/housing imbalance that can lead to transportation and housing challenges.



How We CONNECT

roadways • sidewalks • trails • public transportation

airports • freight • communications • utilities • energy • pipelines

80% of commuters drive to work alone. However, working from home, using public transportation, and walking to work have all increased in popularity since 2000.

The impact of changing transportation technology, such as driverless cars or ride hailing services, is unclear but will impact traffic congestion, public transportation use, and parking needs over the long-term.

In 2015, Pennsylvania's gross **natural gas production was second only to Texas in volume**. Increased production, primarily due to Marcellus shale gas extraction, has expanded the demand for transmission pipeline capacity.

Over **1/2** of workplace commuters stay within the county. The remaining commuters who leave the county are slightly outnumbered by those commuting into the county for jobs.

Roadway use anticipated to increase. By 2045, annual vehicle miles driven in the county may increase by 11%, or over 1.3 million miles.

Between 2000 and 2010, land categorized as developed increased by about 22,000 acres, and was accompanied by **21,043 new acres served by public water** and **26,215 new acres served by public sewer**.

Passenger Rail and Bus Ridership

Passenger rail ridership in the Keystone Corridor has doubled since 2000 and carries 1.4 million passengers annually. SEPTA's Paoli/Thorndale Regional Rail line ranks first in ridership among its 13 regional rail routes with a daily average of about 6,000 passengers in Chester County. Bus ridership on the 11 SEPTA bus routes serving the county has a daily estimated average of about 3,000 in the county.

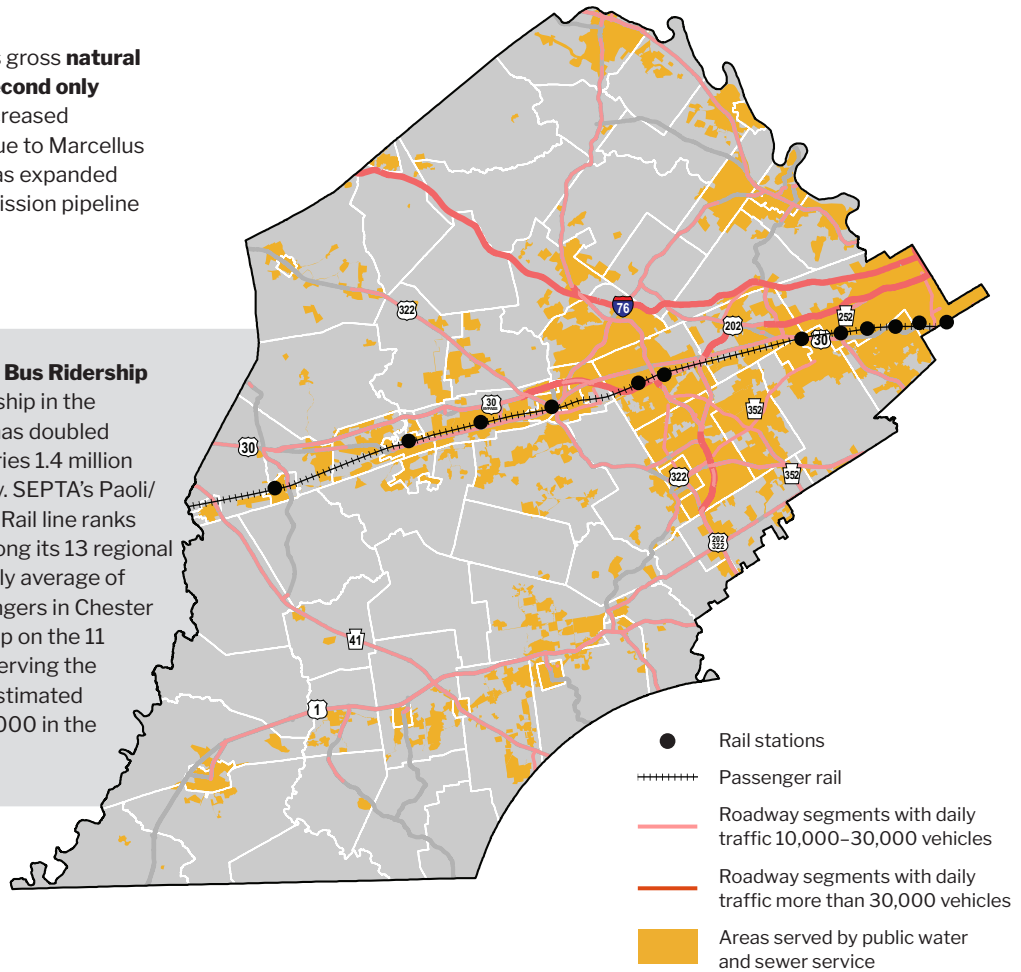




Photo contest entry
Jeremy Davis
Struble Trail



Photo contest entry
Catherine Courreges
Hibernia County Park

Chapter 3

Presenting the Vision

Sustaining a high quality of place is key to our shared well-being—physical and mental, environmental and economic.

Molly Morrison
President, Natural Lands

The unique approach of Landscapes is the concept that Chester County is composed of many different landscapes, each of which requires a different set of growth policies.

Ronald Bailey
Former Director, Chester County Planning Commission

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.



Our vision for Chester County focuses on place, choice, and community. We are striving to embrace places, enhance choices, and engage communities as we continue to balance preservation and growth in the county.

Achieving our vision will require targeted education efforts, planning, technical assistance, programs and services, regulation, and construction. More broadly, achieving our vision will require leadership, collaboration, and inclusion. As we work to make our vision a reality across the decades to come, we will need to bring together our communities and implement smart planning principles that benefit our social, economic, and environmental health.

By focusing on working across boundaries, considering character and design of new development, and adapting and innovating for a changing world, our vision for Chester County can become reality across all of our landscapes and within all of our communities.

Core Principles:

- Resource Preservation
- Revitalized Centers
- Housing Diversity
- Transportation Choices
- Collaboration
- Resiliency



Goals to Achieve the Vision

Implementing the vision requires the commitment of multiple entities through funding, staff support, and other means. This implementation occurs across diverse but overlapping and interrelated resources. The framework of Landscapes3 takes these various resources into consideration, from our open spaces and natural features

to neighborhoods and their underlying infrastructure. The steps to achieve the vision are outlined in recommendations within the goal areas of Preserve, Protect, Appreciate, Live, Prosper, and Connect. Details on the recommendations are in chapters 4 through 9.


How We
PRESERVE



open space • farmland •
nature preserves • parks • forests •
scenic views

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

How We
PROTECT



woodlands • streams • wetlands •
soil health • steep slopes •
natural heritage areas

GOAL: Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

How We
APPRECIATE



historic buildings • historic viewsheds •
cultural landscapes • villages •
historic town centers

GOAL: Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

How We
LIVE



neighborhoods • housing •
community facilities • parks and
recreation • community health

GOAL: Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

How We
PROSPER



job centers • business parks •
retail centers • agriculture •
main streets • industrial areas

GOAL: Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

How We
CONNECT



roadways • sidewalks • trails •
public transportation • airports • freight •
communications • utilities • energy •
pipelines

GOAL: Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

Growth Areas

The four landscape categories of the Growth Areas can best accommodate future growth, are planned for a full range of infrastructure, and are highly suitable for redevelopment.



Urban Center

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



Suburban Center

Regional economic, population, and transportation centers with varying land uses.



Rural Center

Often an extension of a village at a historic crossroads.



Suburban

Predominantly residential communities with locally-oriented commercial uses and community facilities.



Rural Resource Areas

The two landscape categories of the Rural Resource Areas are not appropriate for significant growth, strongly reflect the agricultural and rural character of the county, and serve as a focus for preservation efforts.



Agricultural

Large concentrations of active and diverse farm operations, along with related support services.



Rural

Open and wooded lands, with scattered villages, farms, and residential uses.

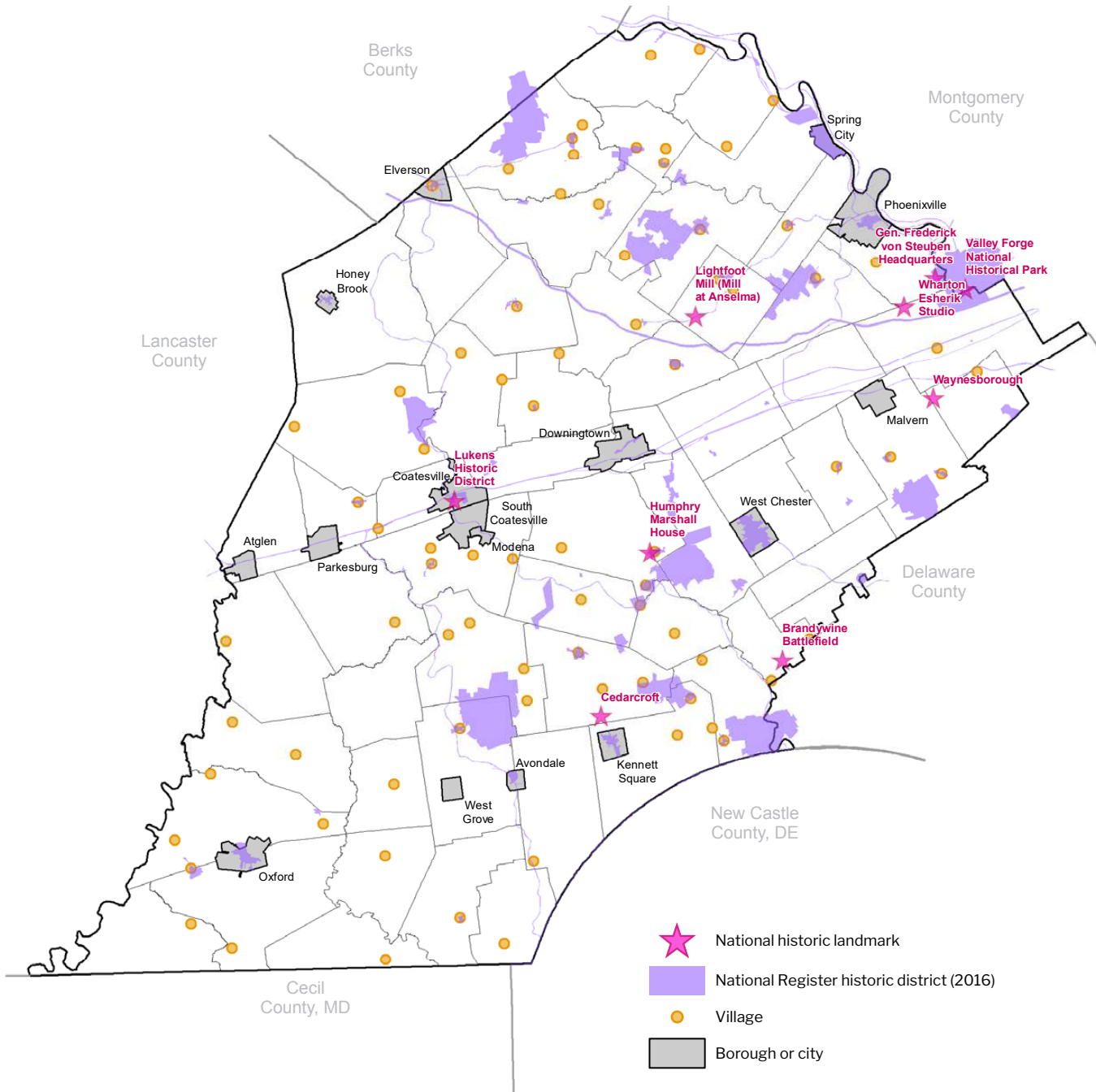


Further detail on each landscape category is provided on the following pages.

Landscapes Map Overlay

Significant Historic Landscapes

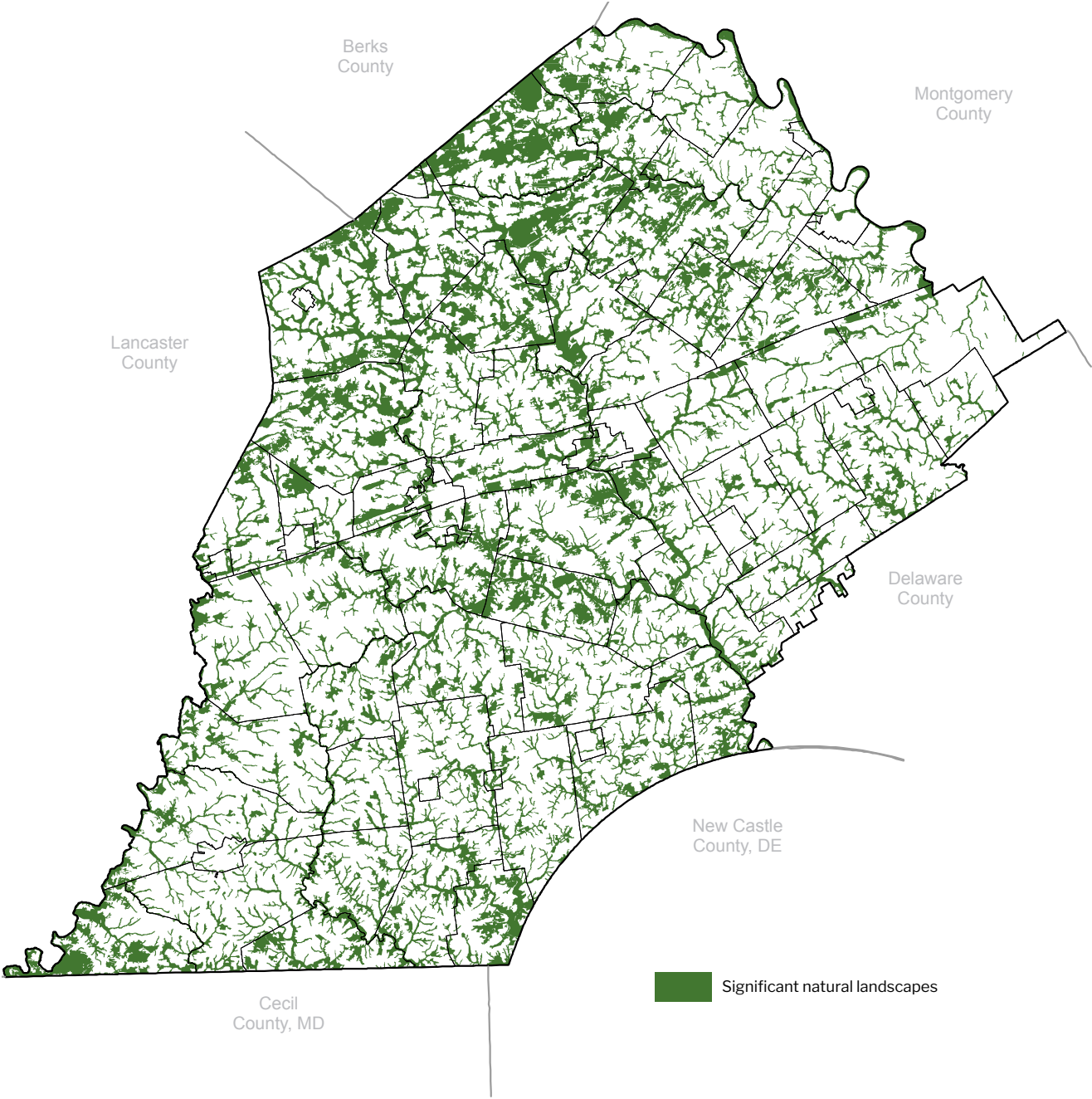
The county's National Historic Landmark Districts and National Register properties, as well as our villages, boroughs and city are important historic landscapes. Continued preservation of these resources is a high priority. Development within or adjacent to historic resources should apply context-sensitive design to integrate with distinctive cultural features.



Landscapes Map Overlay

Significant Natural Landscapes

The county's natural landscapes consist of a network of streams, wetlands, floodplains, and forests. These environmental features overlay all other landscapes and are protected by regulations or should be subject to limited disturbance. Conservation practices protect and restore these natural resources.



Urban Center



Urban Center landscapes include historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems.



Planning Principles

In Urban Centers, planning activities (such as comprehensive planning, infrastructure investment, regulatory updates, community revitalization, and creation of green space) should take into consideration the following principles:

GROWTH OUTLOOK

- Substantial future growth

PRESERVATION FOCUS

- Adaptive reuse of historic buildings to maintain unique community character and walkability
- Development compatibility with traditional building setbacks, heights, and neighborhood character

LAND USE PATTERNS

- Medium to high intensity mixed use redevelopment and infill development
- Revitalization of brownfields and greyfields
- Transit oriented development
- New housing inclusive of a broad range of types and income levels
- New or expanded institutions and community services
- Expanded cultural and arts facilities
- Pedestrian oriented uses in downtowns, with limited drive-through facilities or auto-service elements

INFRASTRUCTURE

- Upgraded utilities to support revitalization
- Streets designed to improve pedestrian and bicyclist safety and mobility
- Upgraded train stations and bus stops
- Small parks, central greens, and active recreational facilities
- Modern communications infrastructure

Design Elements

New development in Urban Centers should fit into the existing character of these historic towns and should include the following design elements:

BUILDING CHARACTER

- Multi-story buildings
- Building heights similar to nearby properties or building setbacks from street and neighboring properties after a few stories
- Building scale, window patterns, rhythm, and form that complement the historic pattern
- Buildings at the sidewalk in downtowns
- Windows at ground-level on shopping streets with views into retail and other publicly-accessible uses
- Front door on primary street

SITE AMENITIES

- Public art
- Central greens and plazas in larger developments
- Dense street tree canopy
- Stormwater management through green infrastructure along streets and within properties
- Decorative lighting that minimizes light trespass
- Streetscaping in downtown areas

TRANSPORTATION

- Grid or modified grid street pattern
- Bus shelters and pull-off areas for drop-offs and pick-ups
- Alleys, when available
- Easy pedestrian access
- Sidewalks along streets
- Parking behind buildings or in garages
- Bicycle facilities, such as bike racks and lockers

Example Scenario: In this Urban Center scenario, two surface parking lots in a downtown are redeveloped with contemporary mixed-use and pedestrian-oriented buildings that fit into the overall community.

Street has wide sidewalks, street trees, and decorative street lights

Existing historic building is preserved

Parking located in garage

New building has ground floor retail with apartments on upper stories

New building has top floor stepped back to fit within the historic context



Suburban Center



Suburban Center landscapes are regional economic, population, and transportation centers with varying land uses. Suburban Centers will accommodate substantial future growth of medium to high intensity with a mix of uses, including commercial, residential, and industrial. As Suburban Centers grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical. Transportation infrastructure and amenities will need to expand with new development to create an integrated multimodal network for a variety of users.



Planning Principles

In Suburban Centers, planning activities (such as comprehensive planning, infrastructure investment, regulatory updates, community revitalization, and creation of green space) should take into consideration the following principles:

GROWTH OUTLOOK

- Substantial future growth

PRESERVATION FOCUS

- Preservation and reuse of historic buildings to maintain integrity
- Preservation and restoration of stream corridors and critical natural features

LAND USE PATTERNS

- Medium to high intensity mixed use development and intensification of existing developed areas
- Revitalization of greyfields, business parks, and brownfield sites
- Transit oriented development
- New housing inclusive of a broad range of types and income levels
- Office, major shopping centers, research and development, and industrial
- New or expanded institutions and community services

INFRASTRUCTURE

- Bicycle and pedestrian facilities and improved connections between uses within the center and surrounding neighborhoods
- New parks, central greens, public community gathering places, streetscaping, artwork, and other placemaking elements
- Upgraded train stations and bus stops
- Expanded public access to natural areas and trails
- Modern communications infrastructure

Design Elements

New development in Suburban Centers should create a balanced transportation system that incorporates effective vehicular, pedestrian, transit, and bicycle access. Developments should also include the following design elements:

BUILDING CHARACTER

- Variations in building facades, rooflines, and shape to reduce the visual impact of large-scale buildings
- Multi-story buildings
- Buildings close to street, often with some landscaping between buildings and street

SITE AMENITIES

- Community focal points in larger developments, such as municipal buildings, libraries, and parks
- Extensive landscaping in parking lots
- Outdoor areas with seating and other amenities for workers, customers, and residents
- Green infrastructure, including innovative stormwater control

TRANSPORTATION

- Interconnected streets and properties
- Buffered sidewalks and clear crosswalks along streets, within parking lots, and between buildings
- Parking in garages, to side of buildings, or behind buildings
- Building, street, and driveway layouts that are designed for both ease of vehicular and pedestrian access
- Bus shelters and stops for public transportation and strong connections to nearby train stations
- Direct trail connections to regional trail network

Example Scenario: In this Suburban Center scenario, parking lots flanking a driveway into a shopping center have been redeveloped with mixed-use buildings, creating an appealing, walkable streetscape that leads to a regional trail.

New mixed use development is more intense than current development

New buildings have a design and scale that do not overwhelm the current community character

Streets are designed for all users- vehicles, pedestrians, buses, and bicyclists



Suburban



Suburban landscapes are predominantly residential communities with locally-oriented commercial uses and community facilities. The Suburban landscapes will accommodate growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Neighborhoods are inter-connected by roads, sidewalks, and paths with convenient access to parks and community facilities.



Planning Principles

In Suburban landscapes, planning activities (such as comprehensive planning, infrastructure investment, regulatory updates, community revitalization, and creation of green space) should take into consideration the following principles:

GROWTH OUTLOOK

- Future growth
- Growth occurs as a natural extension of existing development rather than leapfrogging to isolated greenfield sites

PRESERVATION FOCUS

- Preservation and reuse of historic buildings in their historic context
- Villages and hamlets
- Protection and restoration of natural areas, nature preserves, and cultural landscapes

LAND USE PATTERNS

- Low to medium density mixed use development and infill development
- Revitalization of brownfields, greyfields, and business parks
- A variety of housing types, including accessory housing units and small-scale infill multi-family residences, at a variety of price points
- Land available for new industrial and heavy commercial uses in appropriate locations
- Retail and offices that support residential neighborhoods
- Community institutional uses, such as schools and senior housing
- Diverse agricultural activities

INFRASTRUCTURE

- Improved pedestrian and bicyclist safety and mobility via traffic calming, sidewalks, bike lanes, and increased street interconnections
- Appropriately scaled roadways
- Expanded public access to parks and trails
- Planned extension of sewer and water infrastructure for new development that does not leapfrog greenfield sites
- Modern communications infrastructure

Design Elements

New development in Suburban landscapes should complement the character of nearby residential neighborhoods and villages. This new development should include the following design elements:

BUILDING CHARACTER

- Clustering of buildings to preserve unique historic, cultural, and environmental resources
- Residential character for commercial and institutional uses based on existing building scale, rooflines, materials, and window patterns
- Deemphasis of garage doors and visibility of off-street parking

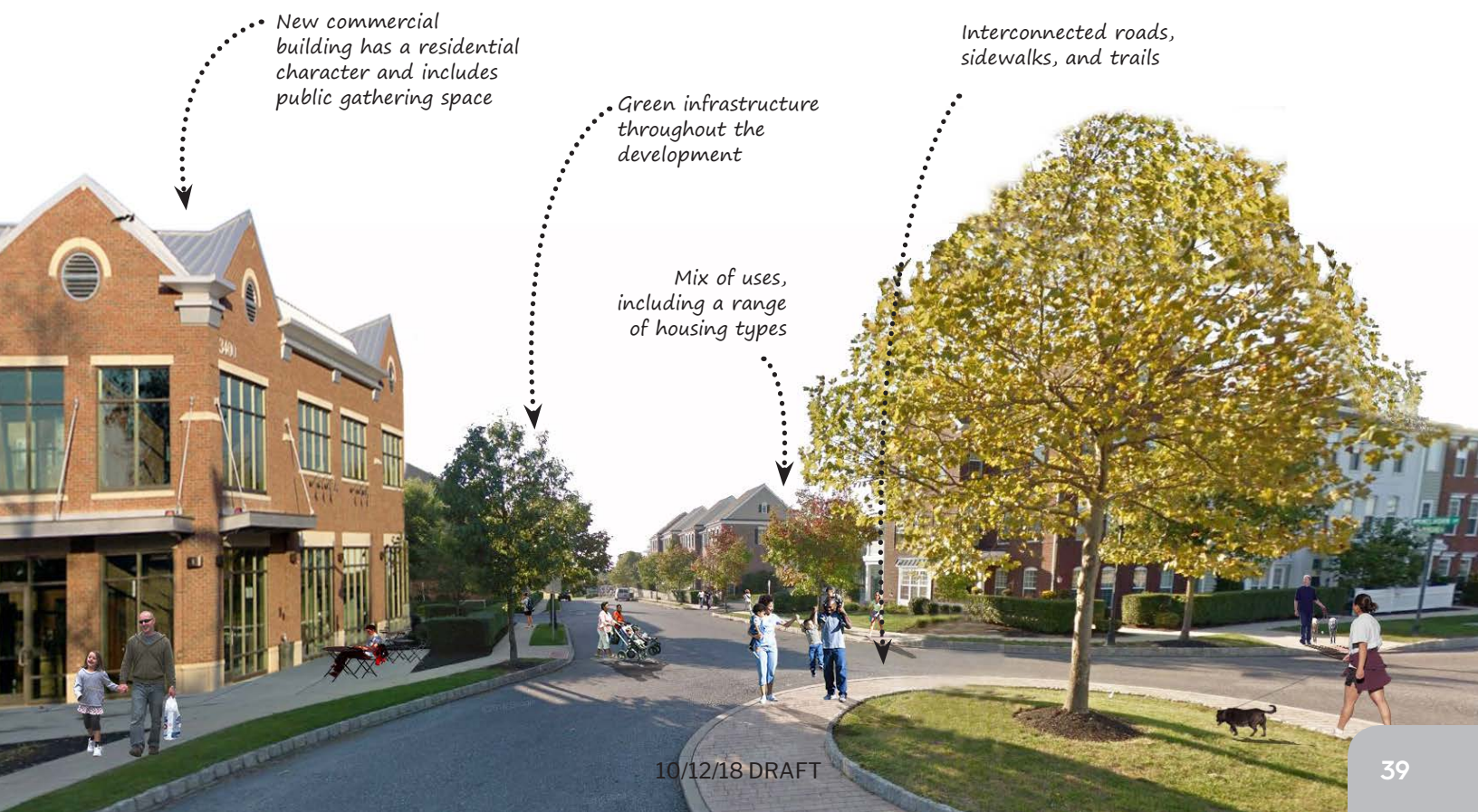
SITE AMENITIES

- Interconnected open space systems
- Active recreation facilities and central greens in residential developments
- Extensive landscaping in parking lots
- Green infrastructure, including innovative stormwater management
- Effective buffering of non-residential uses next to homes

TRANSPORTATION

- Well designed and compatible vehicular and pedestrian access
- Fully interconnected street system that discourages dead end streets
- Extensive sidewalk and trail network
- Interconnected parking lots and common driveways
- Bus shelters with sidewalk access
- Limited parking in front of buildings
- On-street parking
- Appropriate truck access to industrial uses

Example Scenario: In this Suburban scenario, a field next to an existing neighborhood is developed as a walkable, mixed-use community within an integrated green network.



Rural Center



Rural Center landscapes often build from a village at a historic crossroads and expand over time to contain a mix of housing, commercial, and institutional uses that serve the surrounding rural and agricultural areas. Acting as community focal points for the surrounding area, Rural Centers will accommodate limited growth. Transportation infrastructure and amenities are provided at a village scale and character, with a focus on walkability within the core of the Rural Center.



Planning Principles

In Rural Centers, planning activities (such as comprehensive planning, infrastructure investment, regulatory updates, community revitalization, and creation of green space) should take into consideration the following principles:

GROWTH OUTLOOK

- Limited future growth
- Growth maintains economic viability and meets fair share housing requirements
- Growth serves surrounding rural and agricultural landscapes

PRESERVATION FOCUS

- Preservation and reuse of historic buildings in their historic context

LAND USE PATTERNS

- Variety of housing types and commercial buildings
- Mix of uses on properties
- Institutional focal points, such as schools, municipal buildings, and places of worship
- Farmers' markets and other direct to consumer sales

INFRASTRUCTURE

- Small parks or a town square for community gatherings
- Pathways between surrounding residential areas and the core
- Limited public or community sewer and water service
- Appropriately scaled roadways
- Broadband access and modern communications infrastructure

Design Elements

New development in Rural Centers should consist of village style development reflective of Chester County and should include the following design elements:

BUILDING CHARACTER

- Compact traditional village form
- Larger footprint buildings located behind small-scale, village-style buildings
- Buildings that typically stand alone, often with landscaping around them
- One to three story height for buildings
- Residential design characteristics for non-residential buildings
- Small scale, externally illuminated signs

SITE AMENITIES

- Active recreation facilities and central greens
- Extensive landscaping on properties and in parking lots
- Green infrastructure, including innovative stormwater management

TRANSPORTATION

- Parking to side or rear of buildings and limited in front
- Small parking lots and parking areas
- Rectilinear street pattern with lanes and common driveways
- Pathways and sidewalks along streets and between buildings

Example Scenario: In this Rural Center scenario, open land next to a crossroads village is developed with village-style buildings that complement the existing historic character and provide services to local residents.



Rural



Rural landscapes consist of open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Transportation infrastructure and amenities are context sensitive to the rural character and accommodate both residential and farm needs.

Planning Principles

In Rural landscapes, planning activities (such as comprehensive planning, infrastructure investment, regulatory updates, community revitalization, and creation of green space) should take into consideration the following principles:

GROWTH OUTLOOK

- Very limited future growth

PRESERVATION FOCUS

- Preservation of natural areas, including stream corridors, woodlands, steep slopes, and wetlands
- Protected agricultural land
- Significant open space as a key component of residential development that does occur
- Preservation of historic buildings in their historic context
- Protection of scenic viewsheds

LAND USE PATTERNS

- Low-density and clustered residential development
- Agricultural uses
- Low intensity institutional uses
- Significant amounts of preserved open space
- Supplemental farm businesses and farm stands

INFRASTRUCTURE

- Roads are conducive to use by bicyclists but not widened to suburban or urban standards
- Expanded access to natural areas, parks, and trails
- Streambank stabilization, reforested riparian corridors, and other methods to protect stream water quality and soil health
- Very limited public or community sewer and water service to serve cluster development or concentrations of failing on-lot sewage systems; otherwise, on-lot sewage systems and individual wells
- Broadband access and modern communications infrastructure



Design Elements

New development in Rural landscapes should have a limited impact on rural vistas and character and should include the following design elements:

BUILDING CHARACTER

- Clustered residential development screened by open space, woodlands, and natural land form
- Retention and reuse of existing historic buildings, hedgerows, tree lines, stone walls, and fences

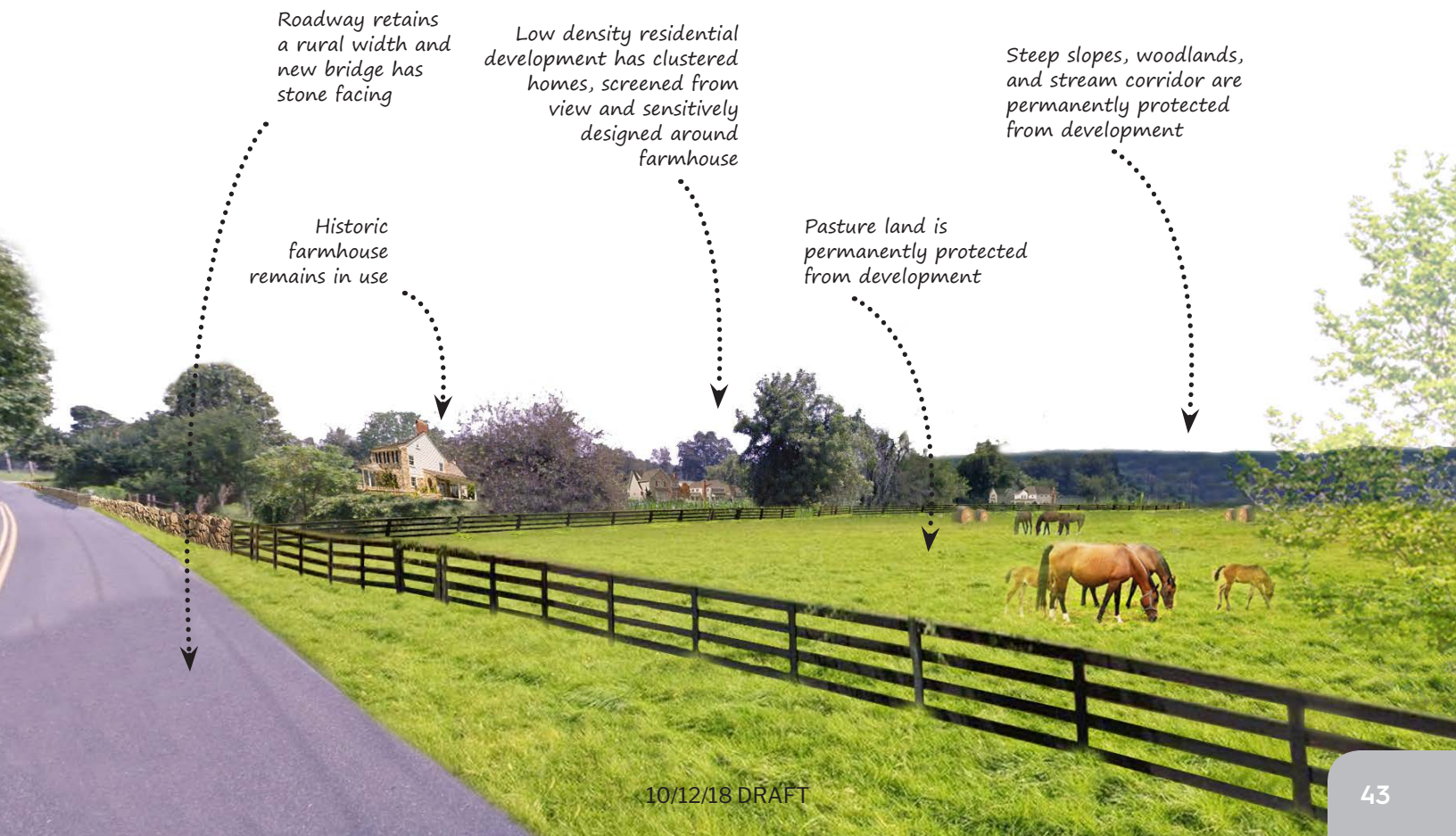
SITE AMENITIES

- Large areas of open space with stream valleys, woodlands, wetlands, steep slopes, viewsheds, historic landscapes, and agriculture
- In larger developments, usable open space with recreational amenities

TRANSPORTATION

- Rural lanes and narrow streets
- Roads, bridges, fences, signs, and walls that fit rural character
- Trails and pathways within developments connecting to local and regional trail networks

Example Scenario: In this Rural scenario, most of a large property is preserved as agricultural fields and environmentally-sensitive land, while new homes are clustered together and screened from view.



Agricultural



Agricultural landscapes consist of large concentrations of active and diverse farm operations, along with related support services. The landscape is dominated by working lands that support land-based livelihoods. Very limited development occurs at very low densities to preserve prime agricultural soils and farm operations. Transportation infrastructure and amenities are context sensitive to the agricultural character and accommodate farm and residential needs.



Planning Principles

In Agricultural landscapes, planning activities (such as comprehensive planning, infrastructure investment, regulatory updates, community revitalization, and creation of green space) should take into consideration the following principles:

GROWTH OUTLOOK

- Very limited future growth
- Growth is primarily related to agricultural uses

PRESERVATION FOCUS

- Protection of agricultural land and prime agricultural soils
- Preservation and restoration of stream corridors
- Preservation of farmsteads and farm buildings

LAND USE PATTERNS

- Diverse agricultural uses
- Supplemental farm businesses and farm stands
- Housing that primarily meets the needs of farm labor and farm family growth
- Very low density residential development
- Low intensity institutional uses

INFRASTRUCTURE

- Roads and bridges conducive to agricultural transportation needs and use by non-motorized modes, such as horse and buggies
- Streambank stabilization and other methods to protect water quality and soil health
- On-lot sewage disposal and individual wells, except where public health requires alternatives
- Broadband access and modern communications infrastructure

Design Elements

New development in Agricultural landscapes should support farming operations and include the following design elements:

BUILDING CHARACTER

- Buildings that fit into agricultural landscapes

SITE AMENITIES

- Preservation and restoration of riparian corridors
- Soil and water conservation practices
- Signs, fences, and walls that fit agricultural character and uses

TRANSPORTATION

- Rural lanes and common driveways
- Roads and bridges that fit agricultural character and uses

Example Scenario: In this Agricultural scenario, a farm owner chose to preserve part of her farmland and diversify operations to expand economic opportunities. On adjacent property, a few homes are built on non-prime land and placed in locations that do not interfere with farming operations.

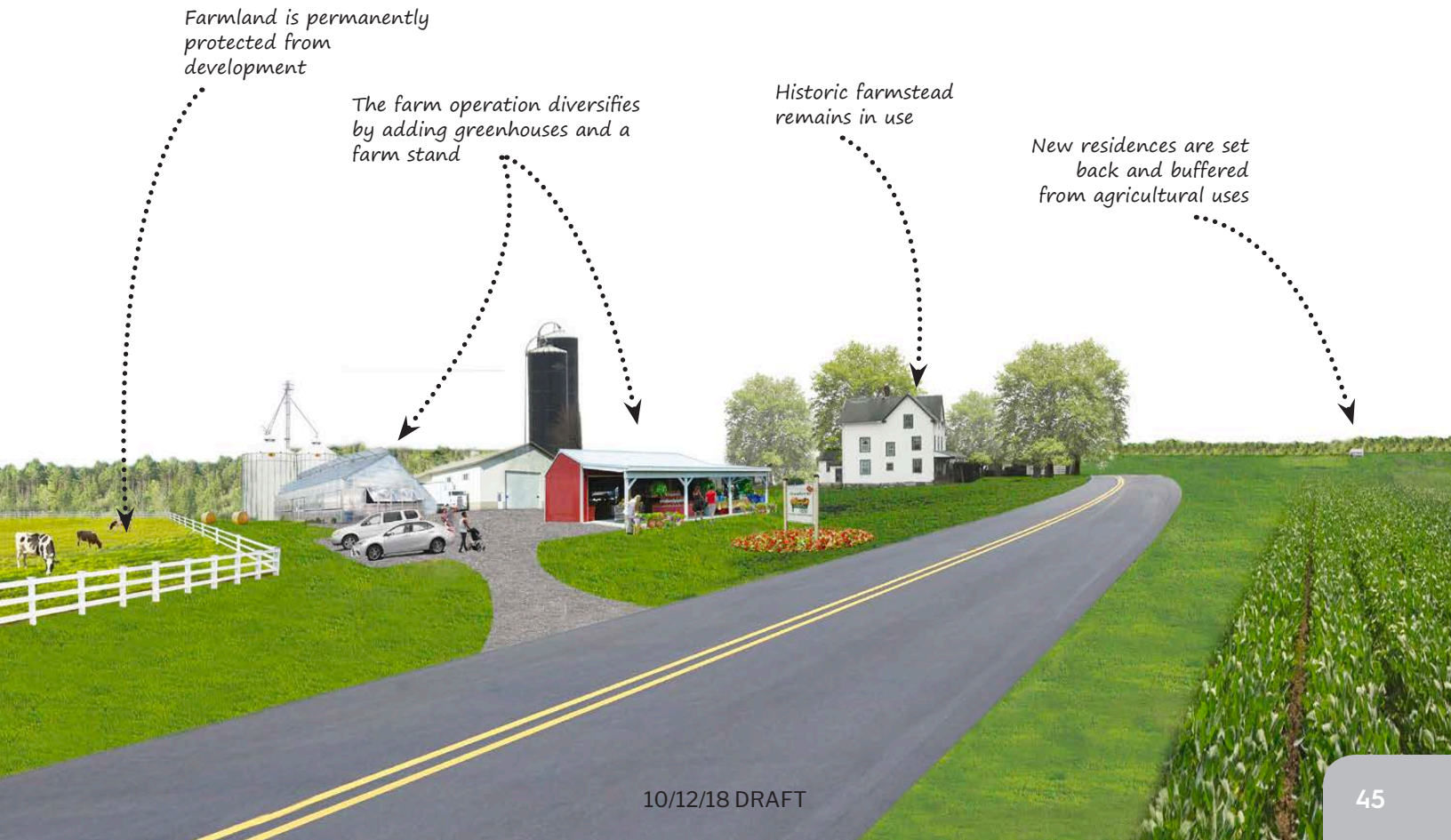




Photo contest entry
Beth Uhler- winner
Stroud Preserve

Chapter 4

How We PRESERVE

open space • farmland •
nature preserves • parks •
forests • scenic views

*Agriculture is very
important to the fabric of
our communities.*

Michelle Kichline
Chester County Commissioner

*If I close my eyes and picture Chester
County, it is green.*

Pam Brown
Director of Conservation, French and Pickering
Creeks Conservation Trust

*We are not the creator of these
wonderful gifts, just caretakers.*

Survey respondent

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.

Why It Matters

Preserving our farmlands, natural areas, and cultural resources is fundamental to protecting the county's quality of life, enhancing its economy, and maintaining the character that residents and visitors so highly value. Permanently protected lands limit development pressure on critical resources and often provide for public access offering people of all ages a place to connect to streams, woodlands, and wildlife.

Preservation of land often overlaps with preservation of cultural resources. Perhaps a centuries old industrial complex, a field that Revolutionary War soldiers fought upon, or a home that provided refuge as part of the Underground Railroad remains to reflect our shared history and engage residents and visitors.

A key component of expanding the network of protected open space is creating links between larger expanses of protected lands. Often in the form of stream or trail corridors, these links improve the ability of the overall network to withstand stresses, such as significant storm events or upstream development.

Across the coming decades, ensuring that protected open space and working lands are appropriately managed is critical. Restoration of degraded areas and practice of appropriate land stewardship is needed to ensure essential environmental functions such as flood mitigation, water recharge, and clean air, along with the continued health and well-being of our communities

Metrics to measure success



Protected Open Space

Permanently protected open space within the county, including farmland, nature preserves, and parks



Open Space Connectivity

Inter-connected protected open space within the county



Protected Farmland

Farmland protected from development

Objectives



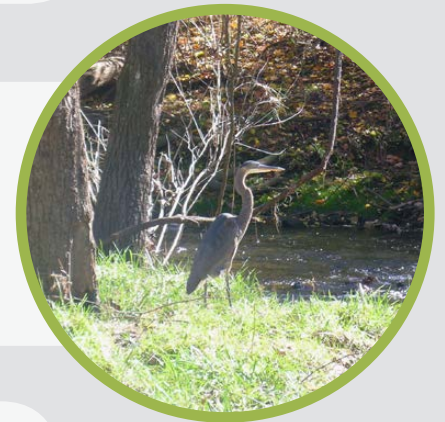
A

Protect a significant portion of Chester County as preserved farms, open space, forests, public parks or nature preserves.



B

Prioritize preservation efforts to reflect the critical resources of agricultural soils, wildlife habitat, water resources, and public recreation opportunities.



C

Support a regional approach to preservation that enhances the resiliency of ecosystems and provides the greatest return on investment.



D

Promote stewardship of water resources, natural habitats, woodlands, historic landscapes, scenic vistas, recreational resources, and farms.



E

Promote the benefits of protecting and appropriately managing open space by pursuing initiatives that inform and educate.

open space • farmland
nature preserves • parks
forests • scenic views

PRESERVE Recommendation Overview

- 1 Expand open space education
- 2 Increase protected farmlands
- 3 Expand protection of natural habitats
- 4 Create additional recreation properties
- 5 Enhance protection of historic resources
- 6 Expand the network of protected open space
- 7 Encourage restoration and stewardship
- 8 Support open space policies and ordinances
- 9 Convene open space summits

A variety of recommendations are necessary to meet the Preserve goal and objectives. Details are presented through text and supporting images. Additional details are in Chapter 10, Implementing the Plan.

1 Expand open space education

Expand educational programming to better inform the public and municipal officials about the economic, environmental, and quality-of-life benefits of properly managed and protected open spaces.

Why:

As the focus of open space protection has expanded, so must education efforts to ensure that the public and municipal officials are aware of the different types of protected open space (farms, parks, preserves) and their many benefits. Engaging municipal officials on economic benefits, advances in green technology and land stewardship, and new opportunities related to legislative changes is critical to improving water quality, soil health, and other ecosystem functions.

How:

Education initiatives could include involving the public as volunteers, the installation of demonstration projects, and other methods of increasing direct connections with open space. This effort should be conducted by the land trusts and government agencies. Support for this effort would come from the county, land trusts, and when possible state and federal sources.



Photo contest entry
Catherine Courreges

Education of the public and municipal officials can range from signage in public areas to efforts to encourage hands-on involvement with parks and other open space areas.

2 Increase protected farmlands

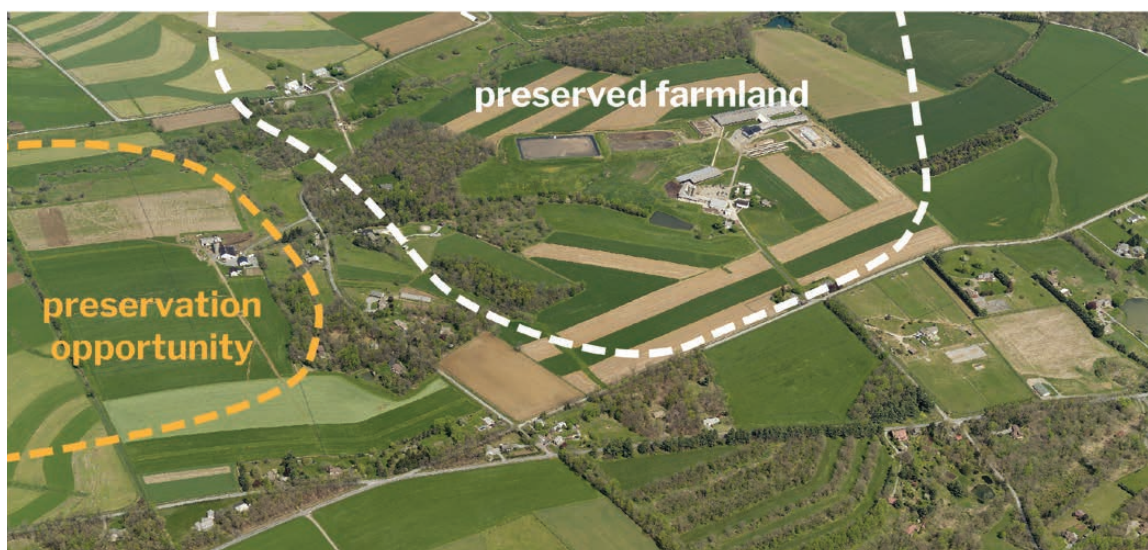
Increase the acreage and clustering of protected economically viable and active farmland.

Why:

The protection of farmlands—a critical component of the county's working lands—through agricultural conservation easements serves to preserve Chester County's productive non-irrigated prime farmlands soils. These soils are a nationally significant natural resource that is the foundation of the county's flourishing agricultural economy.

How:

As the Farmland Preservation Opportunities Map illustrates, there is ample opportunity to expand existing protected farmland clusters and create links between existing protected farmlands. This effort should be conducted by the County Department of Open Space Preservation, in partnership with municipalities and non-profit land trusts. Educational outreach would also be needed to keep municipal officials, the general public, and farm owners including Plain Sect farmers current on opportunities for protecting farmland through agricultural conservation easements. In addition to agricultural conservation easements, regulatory tools are also effective in protecting farmland and are addressed separately. (See PRESERVE Recommendation 8).



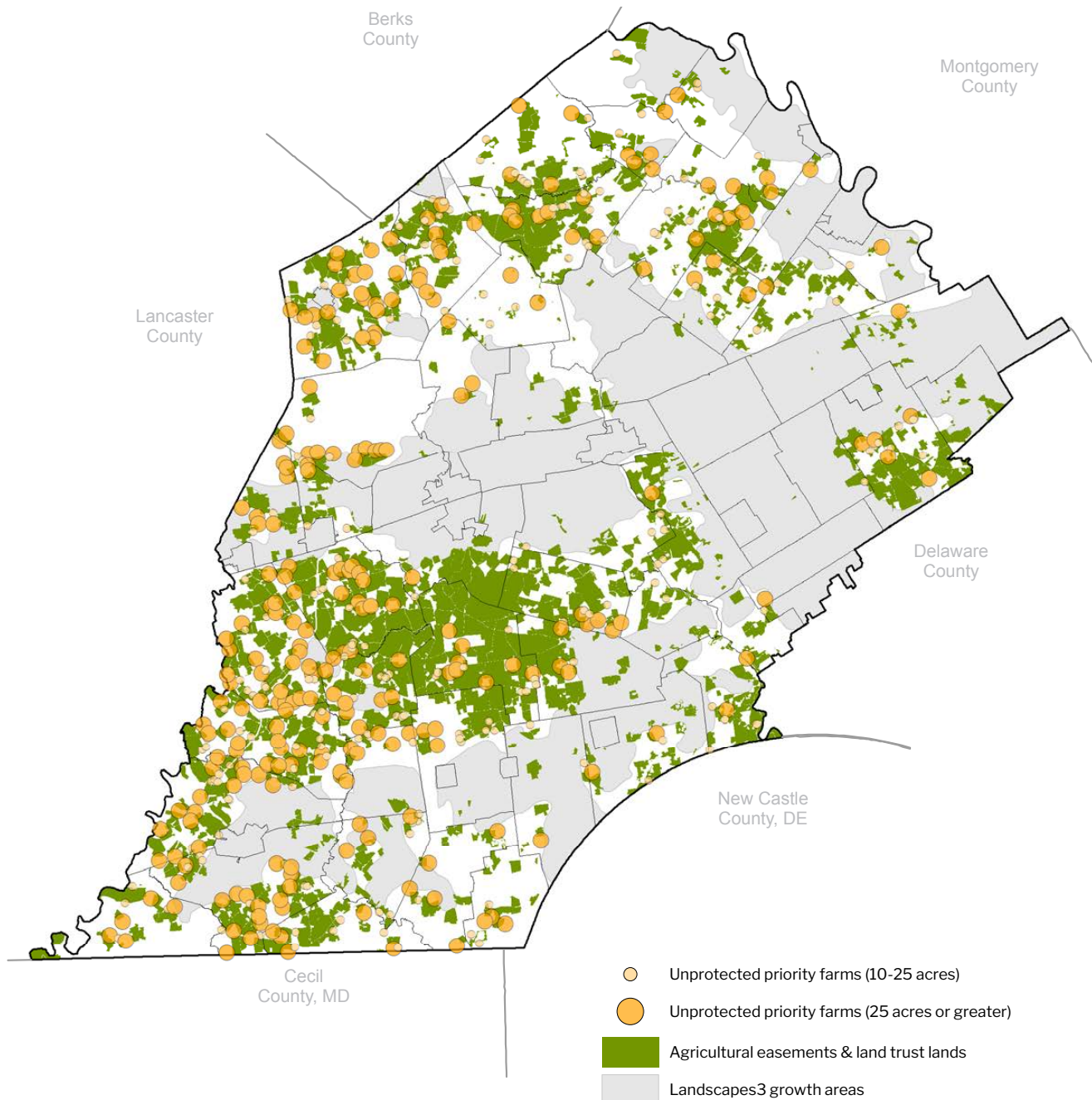
aerial image source: Pictometry, 2017

Continued collaboration between farmers, municipalities, land trusts, and government agencies can expand farmland preserved through agricultural conservation easements.

Farmland preservation opportunities

The continued success of farms and farmland preservation is reliant upon collaborative partnerships among landowners, municipalities, the county and other allies. Farmland preservation helps ensure that current and future generations benefit from the economic, health, environmental, and aesthetic benefits that farms bring to our communities.

This map illustrates agricultural conservation easements already in place, as well as future potential opportunities. Potential opportunities were identified by existing land use, prime farmland soils, parcel size, and proximity to existing easements. This map is not meant to depict every potential future agricultural conservation easement, but rather the general extent of remaining opportunities.



3 Expand protection of natural habitats

Expand protected natural habitats, with a priority of creating a network of riparian corridors, special protection waters, wetlands, forests, and unique habitats such as serpentine barrens and interior forests.

Why:

Protecting natural areas helps ensure that the critical functions these areas provide, such as wildlife habitat and flood conveyance and attenuation, will not diminish due to development. While opportunities to protect significantly large natural areas are more limited than twenty years ago, large natural areas of value remain to protect and there is great potential to expand existing natural areas or link them by protecting stream corridors or other linear open space corridors.

How:

Protection through easement or fee-simple purchase should be a priority in areas such as Hopewell Big Woods, White Clay Creek National Wild and Scenic River area, and the Great Marsh. Other priority considerations include interior forests, exceptional value waters, wetland complexes, and wild trout waters. The **Natural Resource Priority Protection Areas Map** (see Protect recommendation 2) depicts critical natural resource areas within the county. This effort should be conducted in a partnership of non-profit land trusts, the County Department of Open Space Preservation, and municipalities. Educational outreach would also be needed to keep municipal officials and the public aware of the need to avoid fragmenting natural areas and isolating wildlife.



In addition to regulatory protection of natural resources, fee-simple purchase or easements can be used to provide permanent protection for priority natural resource areas, such as the serpentine barrens in southern Chester County.

4 Create additional recreation properties

Create additional recreational properties such as parks, playgrounds, sports fields, trails, and water trails.

Why:

Given the anticipated population growth in Chester County (especially among children and the elderly) and increasing health issues associated with a lack of physical activity, as well as the economic benefits of recreation activities, there is a need to expand recreational opportunities in the county.

How:

Parks, playgrounds, and sports fields can be located in proximity to more densely populated areas, ideally accessible from sidewalks or trails, and provide current amenities. Parks, trails, and water trails should be sited and designed to maximize health benefits, including those associated with nature-based play. These facilities should also be designed to accommodate a range of physical abilities wherever possible. Recreational park systems could be expanded using public private partnerships involving municipal governments, sports leagues, and other land owners. This effort should be driven by municipalities, with county support. Educational outreach should be conducted to provide municipal officials with information on new developments in recreational technology and programming.



photo credit: Mae Axelrod

Nature-based play areas encourage creativity while building confidence and forging a connection to the environment, and can be incorporated into parks in a variety of ways, as was done with the Ollie Owl's play area at Natural Lands' ChesLen Preserve.

5 Enhance protection of cultural resources

Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.

Why:

Chester County's sense of place is derived in large part from its historic structures, cultural resources and scenic views, and is framed by nationally significant landscape-based resources relating to the Revolutionary War Campaign of 1777, the birth of the Industrial Revolution, and the Underground Railroad.

How:

Open space preservation efforts should value these features, many of which are depicted on the Historic Themes Map (See APPRECIATE Recommendation 2). There are opportunities to protect historic, cultural, and scenic features through easements and fee-simple purchases on both small and large parcels of land in communities throughout the county. This effort should be conducted by the municipalities and the land trusts with support from municipal, county, state, and federal governments.



Preservation of the Dilworth Farm through federal, county, and local resources enhanced opportunities for heritage interpretation on lands where troops fought during the Battle of Brandywine.

6 Expand the network of protected open space

Expand the countywide network of protected open space through conservation corridors that connect communities to recreational parks, historic resources, trails, and natural areas, while protecting stream and wildlife corridors.

Why:

Linking protected open space areas (parks, trails, natural areas, and farms) serves both public health and ecological health, and increases the overall value of the network.

How:

There are many opportunities to establish links in a countywide network, at times on smaller parcels of land. These links could be in the form of recreation trails, protected stream corridors, or areas of protected wildlife habitat, along corridors as depicted on the Conservation Clusters and Corridors Map. This effort should be conducted by the land trusts in coordination with municipalities and the county. Support for this effort would come from municipal, county, state, and federal sources.



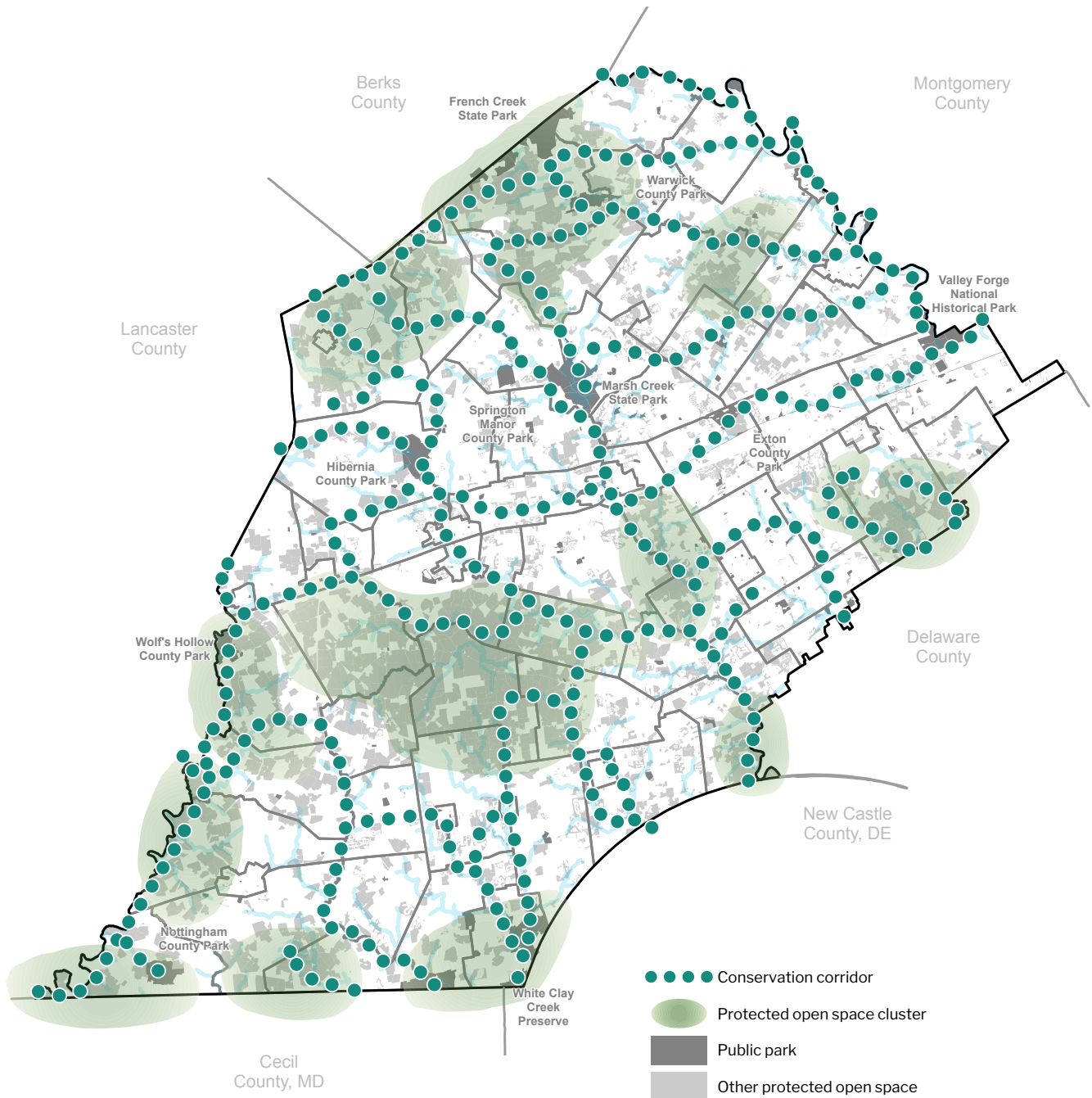
Photo contest entry
Kate Mims- winner

A network of protected open space includes links such as preserved stream corridors and trails that protect water quality, provide recreation, and serve as wildlife corridors.

Conservation clusters and corridors

Linking protected open space can increase recreational, ecological, scenic, and economic value. This map illustrates generalized clusters of existing protected open space and potential corridors that would provide linkages.

The corridors shown on the map are conceptual and are intended to guide further land conservation efforts at the municipal, county, and regional levels.



7 Encourage restoration and stewardship

Encourage the restoration and stewardship of land and resources.

Why:

Open space land, if not properly managed and improved, may cause water quality problems and other issues. Realizing the highest value function of open space lands is best achieved through stewardship and, where needed, restoration.

How:

The management and maintenance of open space should be directed by conservation plans, which could identify strategies to limit or even reverse environmental degradation, such as from erosion or invasive species infestation. Stewardship is beneficial on all open space, whether permanently protected or not. Protected open space should be prioritized for significant restoration projects given the assurance that the land is protected in perpetuity. Significant planning and restoration on unprotected open space should ideally be accompanied by a permanent protection mechanism. Support for this effort would come from municipal, county, state, federal, land trust, and private sources.



Active stewardship through removal of invasive species, restoration of stream banks, or planting of native species is a critical part of ensuring open space is providing functions such as flood mitigation.

8 Support open space policies and ordinances

Support municipalities in the implementation of effective land preservation policies and regulations.

Why:

Ordinance regulations provide another tool for municipalities to preserve open space and the farmland, natural habitat, and scenic and historic features on that land. These local regulatory efforts serve as a complementary means to preservation easements or outright purchase for ensuring important resources are protected for future generations.

How:

Municipalities currently provide varying levels of land and resource preservation through their local programs, policies, and ordinances. This effort would consider steps for municipalities interested in advancing their preservation programs to the next level. A starting point would include analysis of existing policies and ordinance standards and how they could be improved or expanded. Types of regulations to be considered include agricultural zoning, transfer of development rights, conservation zoning, and cluster/open space development provisions. Comprehensive plan review would also be an important element of this work to ensure that local policies support regulatory preservation efforts. Land trusts with experience in municipal land use planning assistance could take the lead on promoting this effort with participation from the county planning commission.

9 Convene open space summits

Convene an open space summit on a regular basis with public and private open space protectors to coordinate activities beyond municipal boundaries.

Why:

Multiple entities such as farmers, non-profit land trusts, municipalities, government agencies, watershed associations, grant awarding organizations, and other entities are involved with the acquisition, maintenance, management, or restoration of protected open spaces in Chester County. These stakeholders should convene on a biennial basis to coordinate efforts to achieve goals.

How:

The primary purpose for the summits would be information sharing to facilitate regional efforts, since county and state grant initiatives commonly focus on watershed-wide or multi-municipal resource areas, including stream corridors. Issues of common concern could be discussed allowing the different entities in land preservation to have a greater understanding of different perspectives. This effort should be coordinated by the county in collaboration with land trusts.



Through the dedication of many individuals and organizations, an area nearly half the size of all Pennsylvania state parks combined has been protected in the county, an accomplishment that can continue to grow in impact through collaboration.



Photo contest entry
Carol Slocum- winner
Hibernia County Park

Chapter 5

How We PROTECT

woodlands • streams • wetlands •
soil health • steep slopes •
natural heritage areas

More riparian buffers.

Survey respondent

*Woodlands are
extremely important.*

Survey respondent

*Local efforts can protect the environment
and educate community members on ways
to enhance and protect natural resources.*

Lisa Moore
Manager, Kennett Township

*Protect wildlife and prevent
introduction of invasive species.*

Survey respondent

PROTECT Goal

Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

Why It Matters

The county's natural environment is integral to the high quality of life enjoyed by residents and visitors and serves as a foundation for our vibrant economy. Protecting woodlands, streams, wetlands, riparian buffers, groundwater, floodplains, soils, and wildlife habitat provides significant and wide-ranging benefits.

Natural resources are essential to our health and well-being. Appropriate stewardship practices provide clean air, potable water, and a safe food supply for communities. Trees and woodlands provide shade, capture stormwater runoff, filter pollutants, mitigate urban heat islands, remove carbon from the atmosphere, and provide wildlife habitat. Nature preserves, state forest lands, parks, and trails provide opportunities to enhance our physical and mental health.

A healthy environment and unimpaired natural resources are crucial elements of the county's economic well-being. Raw materials from nature are necessary for the production of many goods. Businesses require a reliable supply of water. Food production, a major component of the county's economy, depends on healthy soils. Businesses and their employees greatly value the natural and scenic beauty of the county, as well as our many parks and recreation areas.

Natural resource based planning considers the location of resources first and then plans around them. Comprehensive and coordinated planning and implementation for protection of natural resources can guide development away from critical natural areas, minimize impacts on environmentally sensitive resources, and mitigate impacts that do occur, helping to ensure overall environmental and community health.

Metrics to measure success



Natural Resources Protection

Adopted comprehensive natural resource ordinance regulations



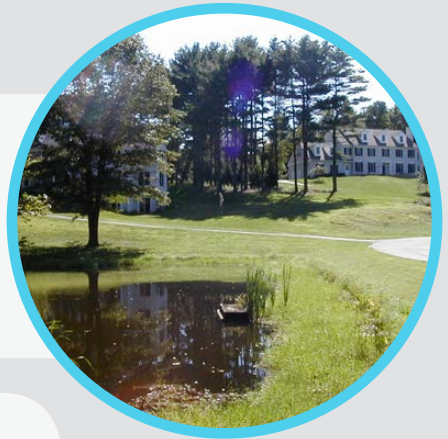
Improving Stream Health

Aquatic life diversity

Objectives

A

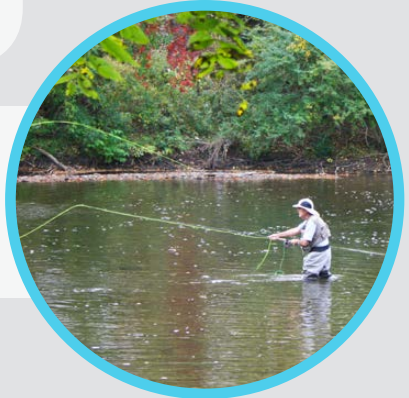
Guide development away from sensitive natural resources and toward areas appropriate for accommodating growth.



Support comprehensive protection and restoration of the county's ecosystems including woodlands, wetlands, surface waters, riparian corridors, groundwater, floodplains, soil health, steep slopes, aquatic and wildlife habitats, and natural heritage areas.

B

Support municipal and regional natural resource protection efforts, and promote a resource-based planning approach.



C

Promote the environmental, aesthetic, and economic value of protecting and restoring natural resources to residents and municipalities.



D

E

Promote groundwater recharge, stormwater runoff and pollution reduction, flood mitigation and resiliency, and water quality improvement and protection to **support safe and healthy communities.**



Ensure a safe, clean, long-term supply of water to meet the current and future needs of residents and businesses.

F

woodlands • streams • wetlands
soil health • steep slopes
natural heritage areas

PROTECT Recommendation Overview

- 1 Promote benefits of natural resource protection**
- 2 Provide natural resource policy and ordinance assistance**
- 3 Enhance countywide water resources planning**
- 4 Monitor impacts of change on water resources**
- 5 Enhance stormwater technical assistance and collaboration**
- 6 Promote innovative practices for improved water quality**
- 7 Enhance flood resiliency**
- 8 Support municipal on-lot sewage management programs**

A variety of recommendations are necessary to meet the Protect goal and objectives. Details are presented through text and supporting images. Additional details are in Chapter 10, Implementing the Plan.

1 Promote benefits of natural resource protection

Promote the many benefits of protecting natural resources to the public and municipalities through a variety of platforms.

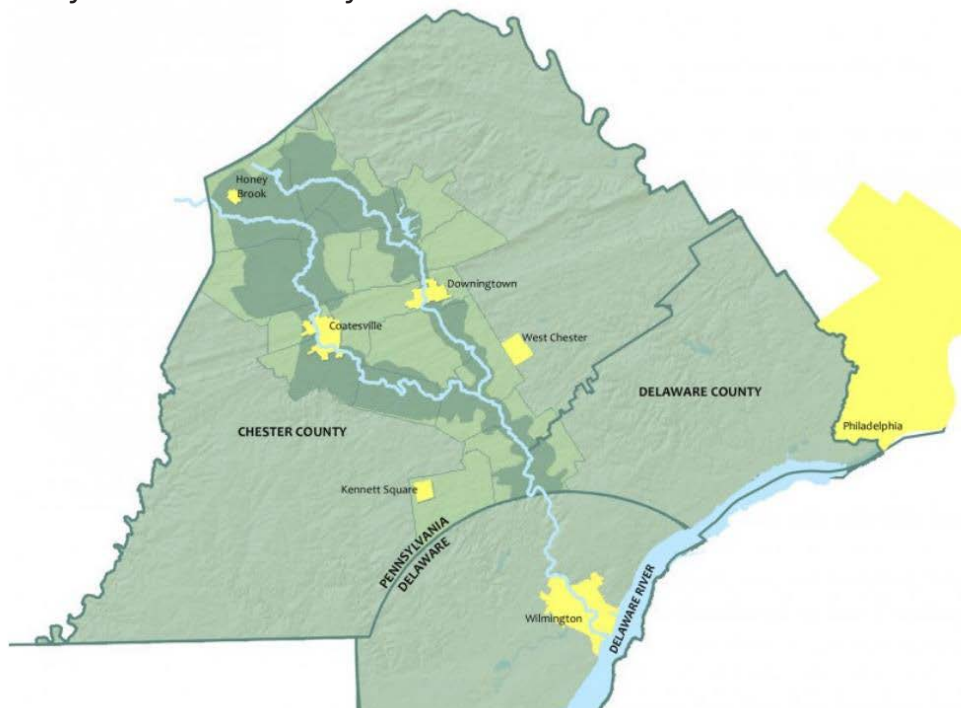
Why:

Municipal and public understanding of the importance of natural resources is key to effectively protecting them. Increased awareness of their importance, including their contribution to quality of place, can help build support for their protection.

How:

A wide variety of resources can be addressed by this effort including wetlands, woodlands, streams, riparian buffers, source waters, groundwater, steep slopes, prime agricultural soils, and floodplains. Education efforts can also emphasize controlling invasive species, promoting native plants, reducing erosion and stormwater runoff, preserving dark skies, and protecting wildlife corridors. This effort could be undertaken through developing and promoting tools, guides, and a public awareness program to emphasize the benefits of natural resources and implementing strong protection and management standards. Information could be provided on county websites, partner websites, and through educational sessions. Outreach efforts could include social media, direct contact with municipalities, and assistance from the county, conservation organizations, and other planning partners.

Brandywine Creek Greenway



Collaboration and cooperation between multiple partners can lead to successful resource protection through outreach and education efforts. The Brandywine Creek Greenway is an example of a highly effective regional initiative led by the [Brandywine Conservancy](#), that includes extensive public outreach. Map source: Brandywine Conservancy.

2 Provide natural resource policy and ordinance assistance

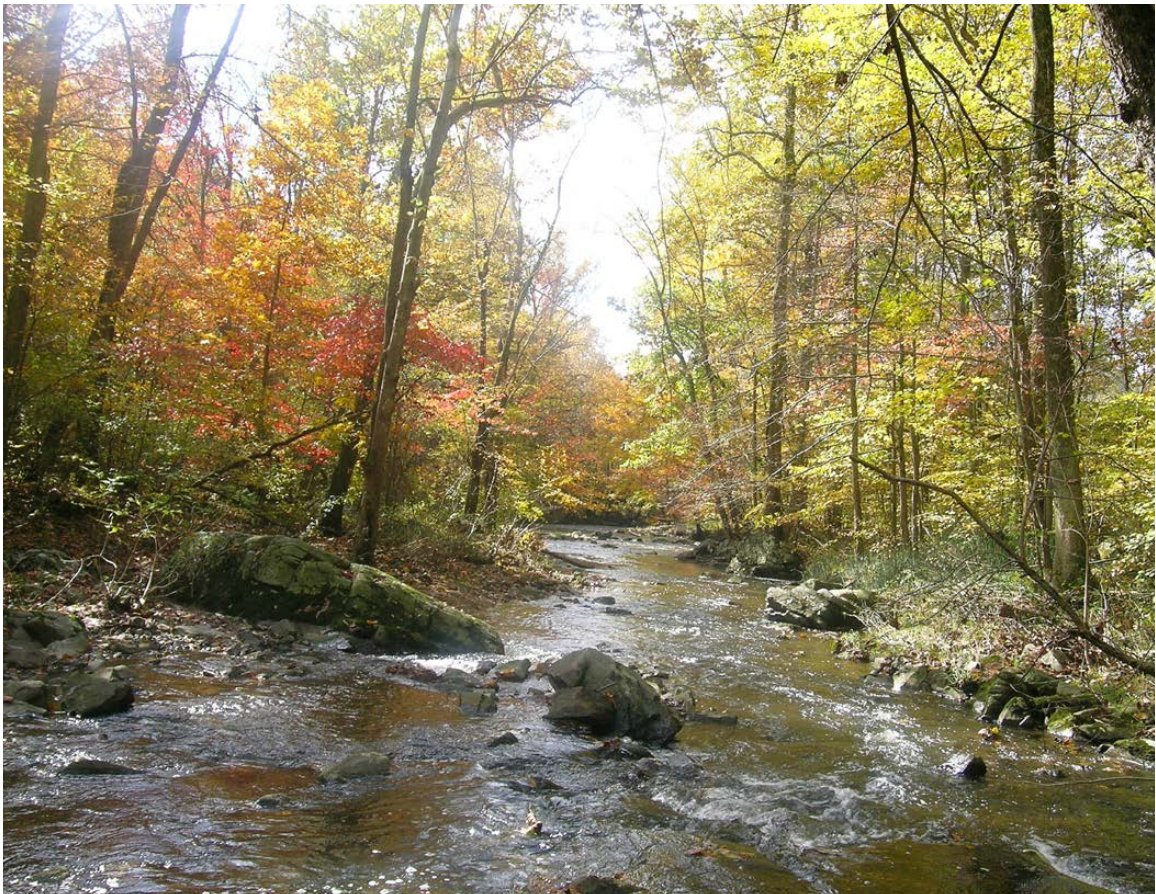
Encourage and assist municipalities to update and enhance natural resource protection policies and regulations.

Why:

Providing direct municipal planning assistance is a highly effective means of implementing policies and regulations that meet local and county resource protection goals and for guiding growth away from environmentally sensitive areas.

How:

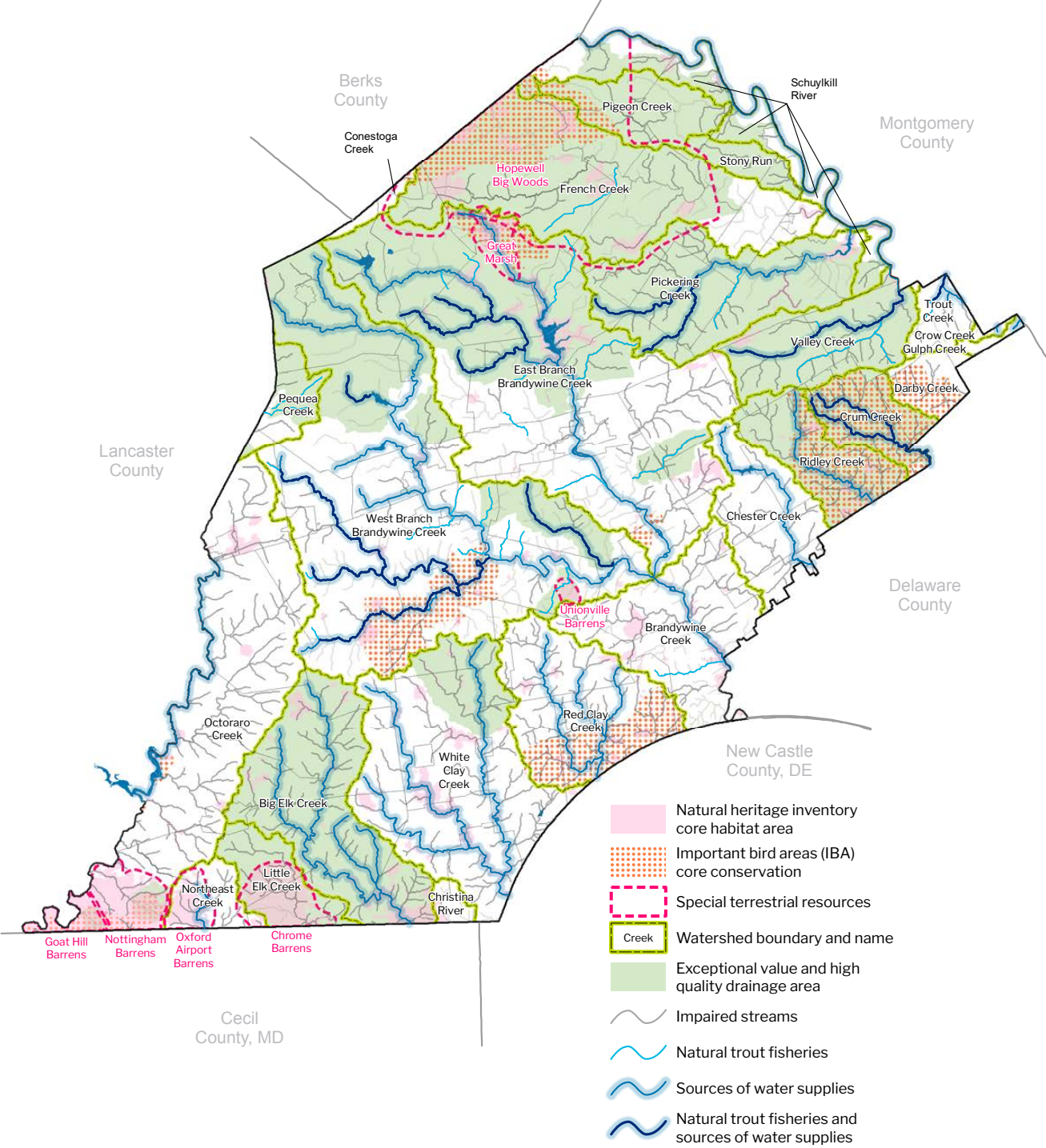
This effort should be kicked off with a countywide inventory of municipal resource protection policies and standards that presents findings in both map and text format. Such an analysis should identify standards and regulations in need of improvement and those that could serve as high quality examples for other municipalities. Implementation should be undertaken with a priority on critical resources depicted on the Natural Resource Priority Protection Areas Map, as well as consideration of regional or watershed-based efforts. The county would lead this effort; however, it could be advanced more quickly with assistance from conservation organizations and other planning partners.



Comprehensive natural resource protection standards preserve woodlands and riparian buffers, enhancing water quality and protecting important wildlife habitat.

Natural resource priority protection areas

The identification of environmentally sensitive areas is one step in effectively protecting them. Natural resources are best protected through a comprehensive effort undertaken on a regional or watershed basis. A wide range of resources, including the priority resource areas shown here, would benefit from protection efforts.



3 Enhance countywide water resources planning

Revise Chester County's water resources plan *Watersheds* to update the science-based integrated water resources planning and countywide stormwater plan to address future growth.

Why:

Originally adopted in 2002, *Watersheds* serves as both the county's integrated water resources plan and as the countywide Act 167 Stormwater Plan (amended and re-adopted in 2013 as such), providing policy support to municipal stormwater ordinances.

How:

Strategically updating *Watersheds* will facilitate the on-going implementation of vital water protection policies at the local and county level and support the implementation of Landscapes3 growth policies. The Chester County Water Resources Authority would lead this effort with input from multiple stakeholders.



Photo contest entry
Catherine Marie Charlton

Enhanced water resources planning through the strategic update of Watersheds will continue to protect our exceptional water resources for future generations.

4

Monitor impacts of change on water resources

Utilize the countywide water resources monitoring network to assess and respond to changing resource conditions resulting from growth and land use change.

Why:

Water resources monitoring to assess progress in the protection of streams and ground water is vital to ensuring the health and economic well-being of county residents and businesses. Additionally, capturing real-time and accurate flood and drought levels and making them readily accessible provides critical information for emergency responders as they work to ensure public safety.

How:

While a network and program of monitoring is currently in place, the impacts of population growth and land use change may require modifications over time to accurately understand water quality and quantity conditions and trends. This effort will manage the county-led monitoring network, collect information from other monitoring systems, evaluate trends and impacts, and enhance communication of results to the general public. Primary partners responsible for this effort are the Chester County Water Resources Authority in coordination with the U.S. Geological Survey, the County Department of Emergency Services, the County Health Department, and conservation partners.



Monitoring the diversity of aquatic insects in French Creek helps to evaluate changes in stream quality.

5 Enhance stormwater technical assistance and collaboration

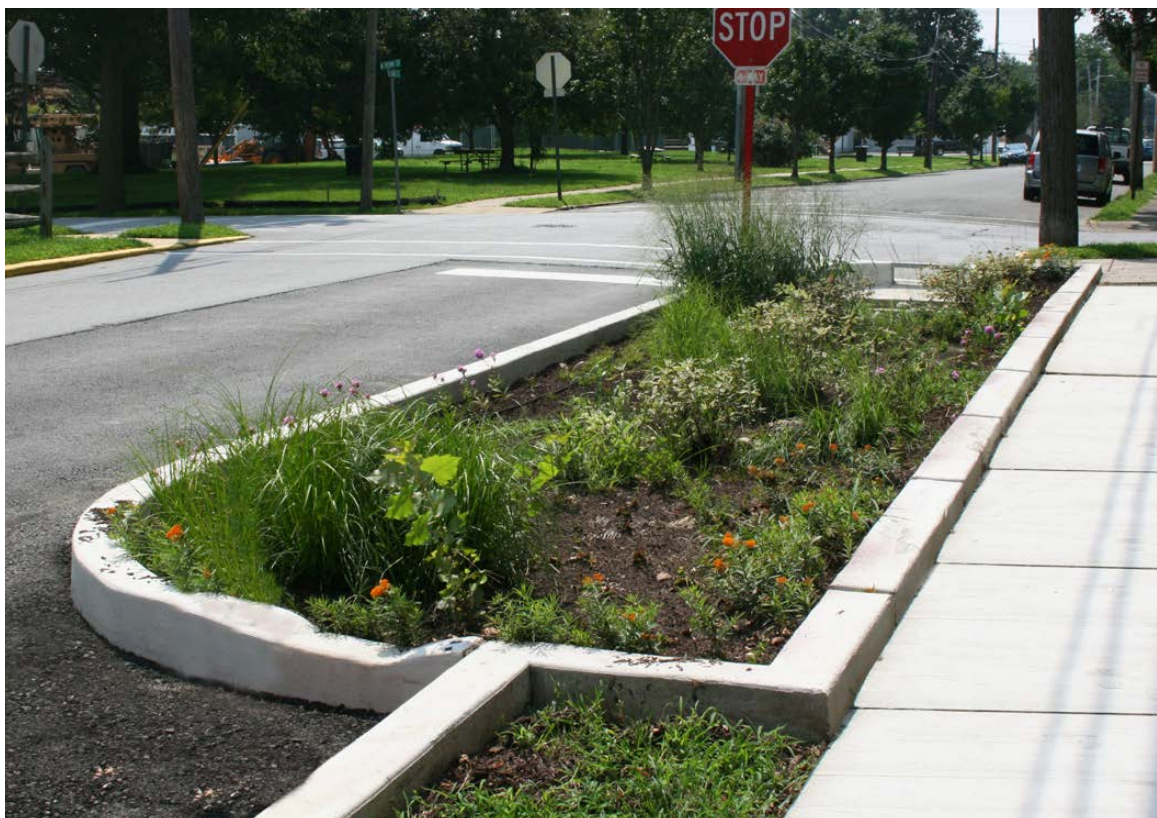
Enhance technical assistance to municipalities and partners to address stormwater and polluted runoff issues.

Why:

Restoring impaired streams and protecting unimpaired streams from stormwater pollutants and erosion is an essential element of water resources protection as well as the maintenance of healthy aquatic and wildlife habitats.

How:

With the Chester County Water Resources Authority serving as the lead County agency, enhanced coordination and technical assistance can be provided to municipalities for addressing stormwater, Municipal Separate Storm Sewer System (MS4) requirements, and pollution runoff and Total Maximum Daily Load (TMDL) issues. Support can be provided for collaborative partnerships involving municipalities, landowners, water suppliers, conservation organizations, and agricultural operators to develop and implement water quality restoration projects. As part of this technical assistance, the county could share information on local or regional examples of progressive stormwater management designs and water quality riparian restorations. Assistance could also come in the form of serving as a liaison between municipalities and regulatory agencies and providing analytical and mapping technical support. Additional partners supporting this effort are the Chester County Conservation District, the U.S. Natural Resources Conservation Service, and the County Planning Commission.



Progressive stormwater management facilities, such as this vegetated curb bump-out in West Chester, can serve as models for reducing stormwater and polluted runoff and enhancing groundwater recharge.

6 Promote innovative practices for improved water quality

Promote innovative initiatives, practices, and technologies that protect and improve water quality as model projects.

Why:

Working examples of recommended approaches to improving and protecting water quality can serve as a model for good resource management.

How:

Programs such as on-lot wastewater system maintenance programs, environmentally safe de-icing methods, private well owner education, source water protection efforts, and innovative stormwater management practices should be encouraged and promoted. Land application systems for community systems, such as spray and drip irrigation, can be promoted to reduce effluent and pollution loads to streams and to recharge groundwater. Municipalities, utility operators, and conservation organizations can provide examples of practices, technologies, and projects that they have implemented. These examples can be showcased on websites and featured in social media. Online guidance for these examples could also be created. County departments that could partner in this effort include the Water Resources Authority, Health Department, Facilities and Parks, and the Conservation District.



The innovative use of native vegetation and planting techniques provide working examples for protecting and improving water quality.

7 Enhance flood resiliency

Enhance flood resiliency through flood control infrastructure improvements and by encouraging local actions for floodplain management and protection.

Why:

To protect public safety, natural resources, and public infrastructure, improving flood protection and resiliency is critically important, particularly in light of projected population growth.

How:

Enhancing flood resiliency can be accomplished by a variety of methods, including local efforts to protect and restore floodplains, participation in the federal flood insurance program, increased community awareness and preparedness, and flood mitigation and hardening of at-risk structures. As growth and land use changes impact water runoff patterns and volumes, physical upgrades to flood control infrastructure will be required. Resources for assessment, design, and construction will be necessary to continue flood control for long-term protection. The Chester County Water Resources Authority will serve as the lead agency in this effort, in conjunction with the County Department of Emergency Services and Planning Commission.



Maintaining and improving flood control infrastructure and minimizing disturbance of floodplains are essential measures for protecting public safety and natural habitats.

8 Support municipal on-lot sewage management programs

Expand technical assistance to municipalities for implementing on-lot sewage management programs.

Why:

Properly permitted and maintained on-lot sewage disposal systems are a cost-effective and long-term solution for filtering household wastewater that minimizes the need to extend public wastewater treatment systems and protects water quality. A municipal on-lot sewage management program can help extend the life of on-lot systems and minimize system failures.

How:

With the County Health Department serving as the lead agency, expanded coordination and technical assistance can be provided to municipalities, particularly those with a large number of on-lot systems. As part of this technical assistance, the county could expand its database for pump-outs to ensure it provides municipalities with the necessary data to monitor system maintenance, facilitate information sharing among municipalities for implementing cost-effective sewage management programs, provide analytical and mapping technical assistance, and provide technical assistance for proper system operation and maintenance. Identifying potential funding sources to provide assistance to homeowners for replacing failing on-lot systems should also be explored as part of this effort.



Chapter 6

How We APPRECIATE

Historic preservation and interpretation enhances our community by offering activities to residents of all ages through partnerships, programs, and special events.

James Zeigler
Executive Director, National Iron & Steel Heritage Museum

historic buildings •
historic viewsheds •
cultural landscapes • villages •
historic town centers

Preserving historical structures can go hand-in-hand with development to create economic benefit.

Survey respondent

Our history and historic buildings give us a sense of place. They must be protected.

Survey respondent

APPRECIATE Goal

Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

Why It Matters

As one of the founding counties in the nation, Chester County benefits from an abundance of historic homes, barns, mills, bridges, and other notable features and events that have retained original settlement patterns and connections to the stories of our history. These historic features and their surroundings provide a unique sense of place and positively impact our economy and environment through reuse of infrastructure, heritage tourism, and improved property values.

Stories of our history provide a connection between county residents and visitors of today and tomorrow with those who came before— those who plowed the first farms, settled our first towns, grew our industries, worked for freedom for all, and raised their families. The imprint of these stories is across all of our landscapes, with new stories added every day.

Our cultural heritage is best appreciated by carrying our legacy forward while augmenting it with new structures and stories. Chester County is a collection of diverse and living cultural landscapes, where historic resources and their surroundings embody a connection to our past and can be integrated into the fabric of our future.

Historic resources are irreplaceable but renewable in the sense that new uses can be found, new meaning can be sought, and interpretation can evolve. A focus on retaining existing settlement patterns, pursuing adaptive reuse in a context sensitive manner, and expanding exploration of our rich history will enable Chester County to build from our shared heritage and strengthen connections between our past and future.

Metrics to measure success



Historic Inventory and Standards

Adopted comprehensive historic resource protection measures



Heritage Tourism

Historical and cultural tourism within the county

Objectives

A

Preserve historic resources in their context while supporting appropriate reuse as a vital part of our community infrastructure and character.



Protect historic town centers and villages for continued prominence in our future growth and sense of place.

B

C

Identify and foster historic and natural resource connections to advance their protection and maintain quality of life.



Preserve the stories of our cultural heritage and connect them to our residents and our future.

D

E

Protect historic viewsheds as a critical component of our sense of place and character.



historic buildings • historic viewsheds

cultural landscapes • villages

historic town centers

APPRECIATE Recommendation Overview

- 1 Expand heritage tourism programs
- 2 Expand historic interpretation and education
- 3 Update historic resource inventories
- 4 Expand preservation training
- 5 Foster creation of historic funding programs
- 6 Enhance the historical record of the county
- 7 Promote adaptive reuse and compatible development

A variety of recommendations are necessary to meet the Appreciate goal and objectives. Details are presented through text and supporting images. Additional details are in Chapter 10, Implementing the Plan.

1 Expand heritage tourism programs

Grow heritage tourism programs to strengthen cultural awareness and the beneficial economic impacts of historic and cultural resource preservation.

Why:

Building from existing programs such as Town Tours and Village Walks, Kennett Underground Railroad site tours, and battlefield reenactments, new programs would connect more people to our history and grow the economic benefits of heritage tourism.

How:

Expansion of heritage tourism could take multiple forms, dependent on the historic resources or history being highlighted, as well as the financial and staff resources available to implement the expansion. Expansion of programming could occur through adding new sites, extending programs into different times of the year, or developing content for new formats. Adaptive and graphic interpretative signs at public locations should be part of this effort. Partnerships are critical to the success of many existing programs and collaboration for growth will be imperative.



Photo contest entry
Xiawei Zhang

From interactive interpretive signage to attending or participating in Battle of Brandywine reenactments, there are multiple opportunities to further share the county's rich history with residents and visitors.

2 Expand historic interpretation and education

Expand historic preservation interpretation and educational opportunities that promote core themes of the county’s history and sense of place, with an emphasis on linking past, present, and future.

Why:

Education and interpretation are vital to the long-term success of historic preservation and engaging county residents and visitors on themes central to the history and development of Chester County.

How:

The Chester County Planning Commission will create an online toolkit for partners to access as a starting point for historic preservation interpretation and education. Adaptive and graphic interpretative signage at public locations, including county and municipal parks, should be part of this effort to expand educational opportunities. This work is a partnership of multiple entities, each of which can work to incorporate these themes and information on historic resources within existing public education materials or interpretative programs, or within new materials or programs.



AGRICULTURE

A moderate climate, rich soils, and strong work ethic have made agriculture a strong and diverse industry since the county’s founding. The agricultural industry remains an economic force that continues to adapt, while farms enrich our scenic viewsheds and sense of place.



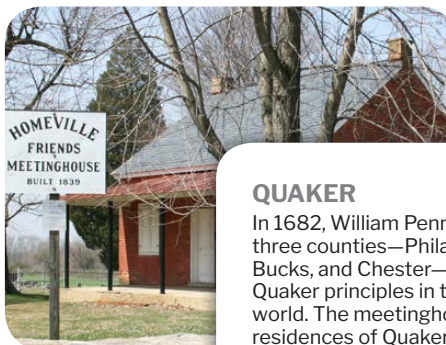
AMERICAN REVOLUTION

The Philadelphia Campaign of 1777 involved multiple conflicts and troop movements across a broad area impacting local residents and the nation’s founding. Preservation and interpretation efforts retain stories, features, and landscapes that draw visitors and are valued by residents.



IRON & STEEL

The northern section of the county boasts a longer history with and connection to the iron and steel industry than anywhere else in the United States. Historic sites, parks, and trails continue to interpret this history, while the steel industry remains as part of the county’s diverse industrial base.

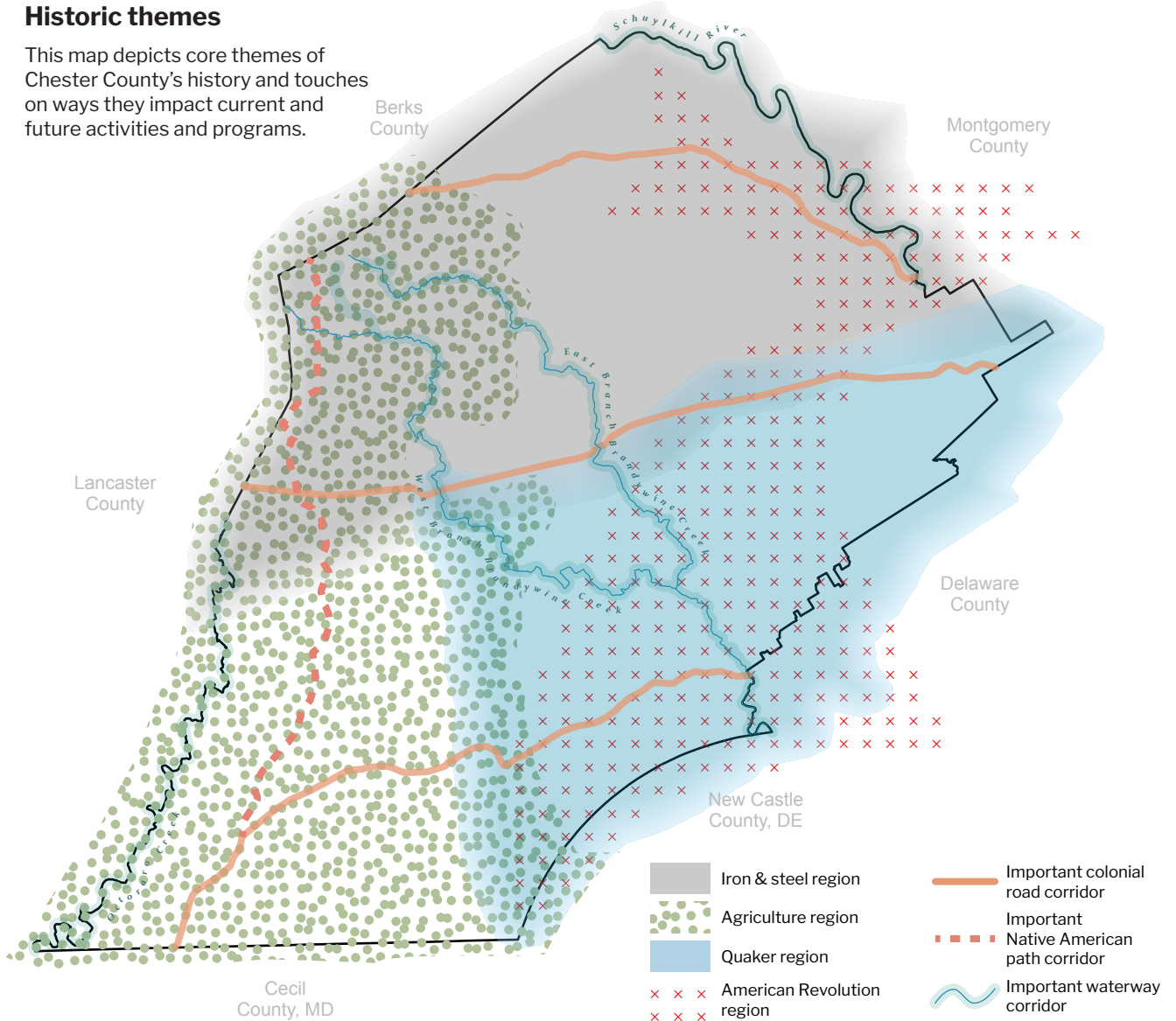


QUAKER

In 1682, William Penn established three counties—Philadelphia, Bucks, and Chester—to foster Quaker principles in the new world. The meetinghouses and residences of Quaker settlers remain in use today, representing a legacy that includes the Underground Railroad and women’s rights. Preservation and interpretation efforts inspire advocacy and support tourism.

Historic themes

This map depicts core themes of Chester County's history and touches on ways they impact current and future activities and programs.



TRANSPORTATION
The county's rich transportation history includes Native American paths, routes used by colonial travelers and drivers, and railroad lines that continue to spur development. Our transportation network continues to play a significant role in the patterns and extent of development.



WATERWAYS
Many waterways provided raw materials and powered mills that created diverse products such as flour, fabrics, and munitions. Preservation of historic mills and dams provides a scenic reminder of these once powerful industrial sites, while waterways provide an abundant water supply and recreation opportunities.

3 Update historic resource inventories

Update and maintain municipal and countywide inventories of designated historic resources.

Why:

Comprehensive and updated inventories at the municipal and county levels would create a central source for information on significant local, regional, and nationally identified resources, helping maintain those resources as an integral part of communities.

How:

The Chester County Historic Resource Atlas project is the baseline for this effort; however a longer-term goal would be to advance to detailed surveys of significant historic resources. A county maintained online interactive map would provide an opportunity to integrate local data with the Pennsylvania Historical and Museum Commission's cultural resources database (CRGIS). The Chester County Planning Commission would lead this effort in partnership with municipalities and historic preservation organizations.

4 Expand preservation training

Expand high quality historic and heritage preservation training for municipal officials, volunteers, staff, and historic preservation partners.

Why:

Training for the entities that advance historic preservation (such as local historic commissions or committees) is needed to maintain an adequate knowledge base of resources, regulations, and opportunities.

How:

Training would be conducted in partnership and would meet the standards of the Certified Local Government (CLG) program, a key federal and state tool to support and implement historic preservation at the local level. Training would build upon existing training offered by Chester County Historic Preservation Network and Pennsylvania Historical and Museum Commission, with the support of the Chester County Planning Commission.

5 Foster creation of historic funding programs

Foster the creation of funding programs for protection of designated historic resources.

Why:

Providing funding support for physical historic restoration and rehabilitation projects would significantly encourage preservation of historic resources.

How:

Funding should be directed to resources that are designated as nationally or regionally significant. Funds could be designated, in part, for technical assistance (such as for an architect or restoration carpenter) or as matching funds in bricks and mortar projects. Creating such a funding program would require the collaboration of multiple partners. A committee of diverse stakeholders would be useful in investigating the potential mechanisms for creation of a funding program.

6 Enhance the historical record of the county

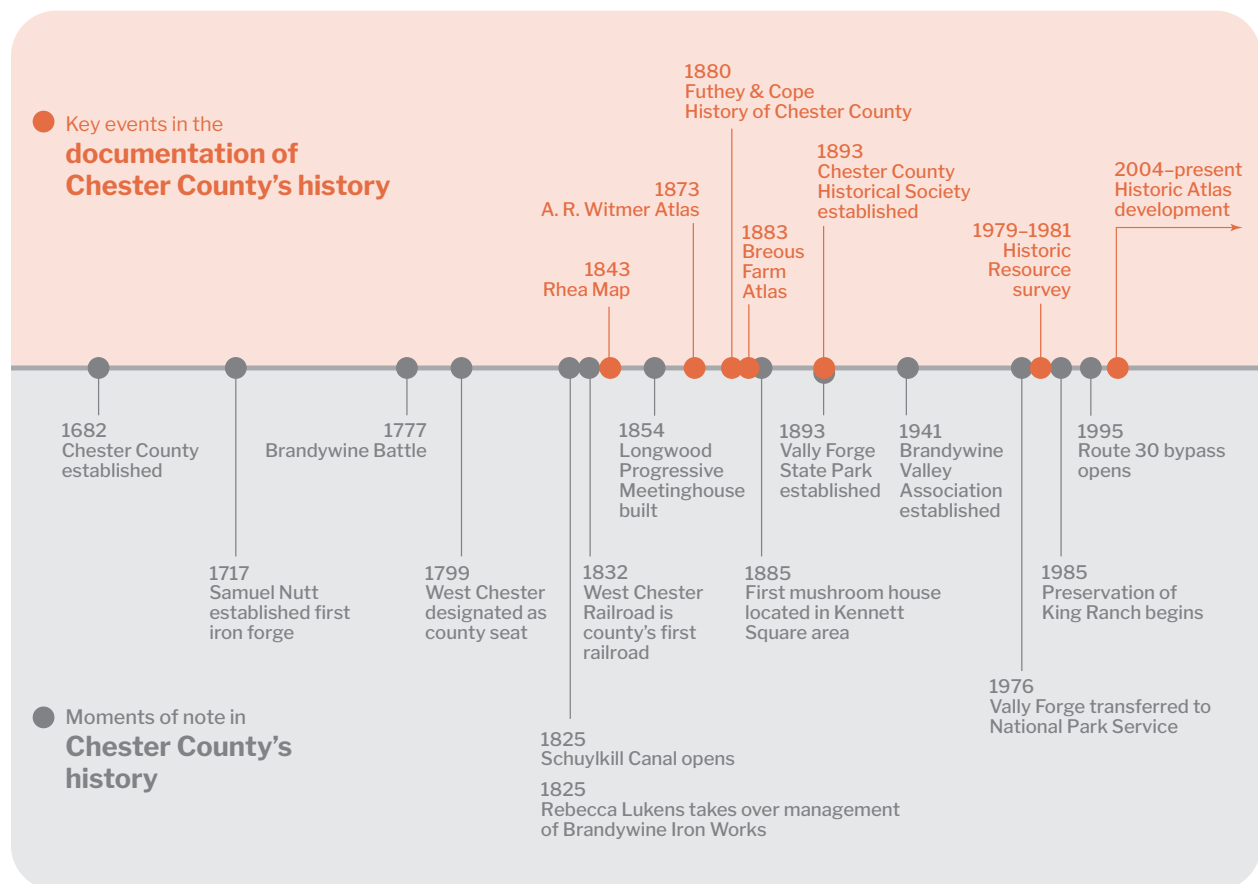
Enhance the historic record of the county by incorporating new information and making it more accessible to the public.

Why:

Sharing the narratives of our historic resources will better connect the public to our shared heritage and allow us to better plan for our future.

How:

The effort will build upon existing documentation and include an updated, full account of land use, development, and personal narratives into the 20th century. Due to the level of technical expertise required to complete a comprehensive history, elements of this work will need to be performed by qualified historians and research experts. This effort should be conducted as a partnership involving the Chester County Historical Society and Chester County Archives and funding should be sought to advance this effort. The effort should include gathering information for the historical record, as well as providing platforms to allow our shared history to connect more easily and in greater depth to the public.



Key events in the documentation of the county's history are noted, as are various moments of note in county history. An interactive timeline of the county's history could become a fun mechanism for the public to explore stories of our rich history.

7 Promote adaptive reuse and compatible development

Promote adaptive reuse and compatible development in historic areas to preserve their vitality and diversity while respecting their historic sense of place.

Why:

Adaptive reuse and compatible development or redevelopment in the county's historic open space, villages, towns, hamlets, and city is critical to preserving Chester County's unique features and maintaining economic vitality.

How:

Developing historic resource design standards for the distinctive landscapes in the county, developing historic resource zoning provisions, and providing case studies to reference best practices are separate but related activities that would advance this recommendation. National Register listing can also advance adaptive reuse, as listed properties are eligible for federal and state tax incentives for historic rehabilitation. Together these activities provide overall guidance that can be modified to suit specific communities and their resources. The Chester County Planning Commission would lead this effort in coordination with municipalities and other partners.

Examples of Adaptive Reuse

Adaptive reuse in a context sensitive manner positively impacts the economy and community.



Adaptive reuse of this barn in Pennsbury Township created an economic development opportunity that is in keeping with the context of the landscape.



This industrial building complex in West Chester offered a unique setting for new residential units that are close to jobs, community facilities, and amenities.



Repurposing a historic resource in the village of Unionville created an opportunity for a new business as well as a community gathering space.



Adaptive reuse of this barn in West Whiteland Township preserved a local landmark and provides a sense of place within new development.



Chapter 7 How We LIVE

A thriving community has great amenities like parks, farmers' markets, housing options, and trails, as well as great education and job opportunities.

Chris Alonzo
President, Pietro Industries

neighborhoods • housing •
community facilities •
parks and recreation •
community health

Have affordable and fun places kids can go play and be safe.

Survey respondent

The need for more affordable housing in Chester County is the top priority in my opinion.

Survey respondent

LIVE Goal

Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

Why It Matters

Our neighborhoods, including homes, schools, libraries, community services, and parks, provide the foundation for public and individual health and significantly influence economic opportunity and social resiliency. Strong neighborhoods with a diversity of housing options that are affordable across all incomes are a cornerstone for community well-being. Other cornerstones are adequate emergency services, accessible community facilities, and supportive services that evolve to address the needs of all community members.

A variety of housing options promotes strong and diverse communities and encourages interaction across all stages of life—from young families to seniors. Housing options that accommodate new residents and changes in household composition are essential to a healthy community. Housing options complemented with convenient access to employment centers and transit improve quality of life in multiple ways—less time spent commuting, less pollution from long commutes, and more time for other activities.

Providing parks and recreation areas, community resources such as libraries, and local food supports healthy lifestyles and enhances sense of place and community. Multi-generational interactions, which can arise naturally in libraries and parks, promote greater social resiliency within communities. Providing homes and public facilities that are accessible to all ages and abilities is critical, particularly as our senior population grows.

Emergency services, human services, and education opportunities strongly impact public safety and community well-being. These services require modern facilities, evolving programs, and adequate staff and volunteers to address community needs. Strong and diverse neighborhoods, robust community facilities, and services that evolve to meet the changing needs of communities will enable Chester County to continue to be a highly desirable place to live, work, and play.

Metrics to measure success



Affordable Housing Built

Affordable units subsidized by the county



Housing Diversity Opportunities

Types of housing constructed in the county



Access to Parks and Recreation

Residents living near public park and recreation facilities



Solid Waste Reduction

Amount of recycled materials per capita

Objectives

A

Provide opportunities for a diverse housing mix that complements community character and contributes to vibrant, safe, and inclusive neighborhoods.



B

Accommodate housing at costs accessible to all residents in locations close to job opportunities.

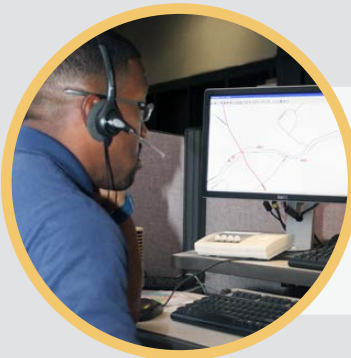
C

Support safe and accessible places for people of all ages and abilities, from children to seniors, through development of appropriate housing, community facilities, and amenities.



D

Maintain and support coordinated systems and organizations for emergency services, human services, and public health to protect and enhance individual and community well-being.



E

Foster healthy living by supporting walkability and access to quality recreation options, and healthy and affordable food.



F

Support access to quality educational opportunities and community facilities through development, maintenance, and promotion of appropriate facilities and programs.



photo source: GVFTMA

neighborhoods • housing
community facilities • parks and recreation
community health

LIVE Recommendation Overview

- 1 Provide housing policy and ordinance assistance
- 2 Identify new approaches for affordable housing
- 3 Explore public/private partnerships for workforce housing
- 4 Promote universal design in housing and public spaces
- 5 Promote impactful public health policy and services
- 6 Promote healthy lifestyle choices
- 7 Promote increased access to fresh, healthy, and local food
- 8 Provide exemplary emergency services
- 9 Support emergency service responders
- 10 Enhance and expand recreational opportunities
- 11 Support human and social services to serve evolving community needs
- 12 Integrate education facilities with communities
- 13 Implement county solid waste plan

A variety of recommendations are necessary to meet the Live goal and objectives. Details are presented through text and supporting images. Additional details are in Chapter 10, Implementing the Plan.

1 Provide housing policy and ordinance assistance

Provide technical assistance to municipalities for updates to housing policies and regulations.

Why:

Providing direct municipal planning assistance is a highly effective means of implementing policies and regulations that meet local and county housing goals to increase housing options.

How:

This effort could be kicked off with a countywide inventory of municipal ordinances as they relate to both fair housing and encouragement of diverse housing types at a range of price points. Such an analysis should identify standards and regulations in need of improvement and those that could serve as high quality examples for other municipalities. Guidance documents will also be provided to municipalities, building code officials, and housing partners. These efforts will be led by the County Planning Commission and Department of Community Development.



New residential development in Phoenixville has borough officials considering policy and ordinance changes to ensure that housing options remain diverse and affordably priced.

2 Identify new approaches for affordable housing

Identify new funding, regulatory, and organizational ways to facilitate construction of affordable housing.

Why:

With a growing disconnect between housing costs and incomes within the county, and with employers in need of more workers, it is imperative to increase affordable housing options for all ages and abilities.

How:

As a first step, it is important to identify potential solutions not currently being pursued in Chester County. This effort could examine the potential creation of a funding and/or loan program to support development of affordable housing in proximity to employment opportunities and with access to community facilities. Consideration should be given to the establishment of methods to facilitate construction of affordable housing through the reduction in the purchase price of developable land. The overall effort could analyze regulatory barriers to affordable housing and identify appropriate properties for potential acquisition. In addition, this effort could examine the potential establishment of a nonprofit based in and focused on Chester County, which could improve the ability of all partners to understand the conditions and needs within the county and could seek to fill existing gaps in the provision of housing. County, municipal, community, educational, business, economic development, and housing partners would need to coordinate on this effort.

3 Explore public/private partnerships for workforce housing

Explore methods of encouraging public/private partnerships to develop workforce housing.

Why:

With limited governmental financial resources in place to address workforce housing needs, efforts should be made to encourage public/private partnerships for its development.

How:

This effort should encompass all areas of employment inclusive of the public, private, and agricultural sectors. Consideration should be given to use of vacant or underutilized properties in government ownership. Advocacy and collaboration on the part of the Chester County Planning Commission, Chester County Department of Community Development, Chester County Economic Development Council, homebuilder associations, developers, and housing advocates is essential to advance development of workforce housing, and could include sharing of housing cost information and cooperation on housing development opportunities and employer assisted housing. These partners could also work together to implement new funding, regulatory, and organizational ways to advance construction of workforce housing.

Examples of affordably priced housing

There are many residents in the county who struggle to afford housing. Development of a wider range of housing types on smaller lot sizes, with a limited range of add-on features, would offer options affordable to seniors, young workers, and those with limited incomes.

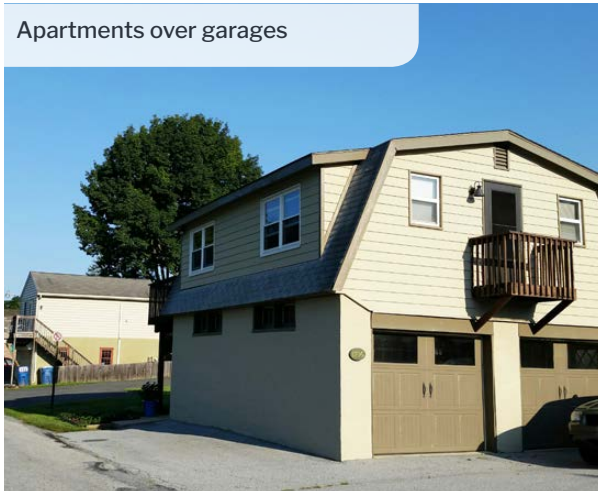
Small lot single family housing



Townhouses



Apartments over garages



Cluster design single family housing



Townhouses



Multifamily housing



4 Promote universal design in housing and public spaces

Promote universal design and multi-generational use of housing and public spaces.

Why:

Universal design is a cost-effective way for citizens of all ages and abilities to safely remain in their homes and be active in their community through all stages of life. Incorporating universal design in homes and public spaces promotes social resiliency and serves all community members.

How:

Expansion of in-home aging services offered through the County Health Department and Department of Aging Services could support this practice. Development of multi-generational spaces to maximize public use of community facilities and facilitate positive multi-generational social interactions should be encouraged. Technical assistance will be provided by the Planning Commission, focused on encouraging municipalities to incorporate universal design and aging in place considerations into zoning and subdivision regulations as well as in public spaces such as sidewalks, parks, transportation centers, and community facilities. Further resources could be provided on county and partner websites, and through direct contact with municipalities.



source: Hankin Group



source: Hankin Group

Universal design serves all ages and abilities by standardizing features such as wider sidewalks that are clear of obstructions, benches, no-step entryways, ramps, wider doorways and hallways, varied counter heights, lever-style handles, and rocker panel switches, as well as by providing specialized features such as ADA pool access equipment. Such features can be incorporated into both exterior and interior public spaces, as well as private homes.

5 Promote impactful public health policy and services

Promote impactful public health policy and services through regular evaluation of existing public health policies and services and update to address evolving needs.

Why:

Public health needs are a dynamic issue, and programs that address them should be evaluated on a regular basis to best respond to changing needs.

How:

Coordination between the county, municipalities, service providers, and federal and state partners is essential to address public health issues both proactively and as they arise. The county will continue to seek federal and state funding and provide programs targeting priority public health issues such as the obesity epidemic, West Nile virus, the opioid crisis, an aging population, and properties with lead paint and/or asbestos.

6 Promote healthy lifestyle choices

Promote healthy lifestyle choices to the public and municipalities through a variety of platforms and technical assistance.

Why:

Increased awareness of the benefits of healthy lifestyle choices plays an important role in creating healthy communities.

How:

Building from existing programs, this effort could include public awareness programs to emphasize the benefits of active recreation as well as to promote an expanded trail, sidewalk, and recreation network that is accessible to people with a range of abilities. Information could be provided on county websites, partner websites, social media, and direct contact with municipalities. Technical assistance to municipalities to build the system for increased pedestrian mobility, as well as collaborative projects that encourage residents to get daily physical activity should be undertaken. Technical assistance could be provided by the Planning Commission for pedestrian studies or to amend municipal ordinances to promote greater walkability.



WalkWorks Chesco involved multiple partners in encouraging walking as an easy way to improve health, addressing multiple public health issues.

7 Promote increased access to fresh, healthy, and local food

Promote increased access to fresh, healthy, and local food throughout the county.

Why:

Convenient access to fresh and healthy food sources is critical in supporting healthy lifestyle choices and maintaining a high quality of life.

How:

The Planning Commission will provide technical assistance to municipalities regarding regulatory provisions to allow for urban agriculture, farmers' markets, and farm stands, and to address evolving agricultural practices through land use regulations. The county and municipalities should also work with local partners to eliminate or minimize impacts resulting from food deserts, as well as to increase access to farmers' markets to citizens participating in the Women, Infants, and Children (WIC) program. The Agricultural Development Council will continue to produce the annual Local Farm Products Guide as a resource to connect the public with locally produced agricultural products. Information could also be provided on county websites, partner websites, and through educational sessions. Outreach efforts could be undertaken through social media and direct contact with municipalities, and with assistance from planning partners such as the Penn State Extension.



Farmers' markets provide access to fresh food on a routine basis in locations convenient to many and should be supported by local efforts and regulations.

8 Provide exemplary emergency services

Continue to provide exemplary emergency services through regular assessment and updates to address evolving community needs.

Why:

The provision of a robust emergency services system is essential to ensure that the daily and long-term health and safety needs of county residents are met.

How:

Coordination between the Department of Emergency Services, municipalities, and service providers will continue, and evolve to address contemporary issues as they relate to emergency services. The county will continue to update services (such as operating the 911 system and providing countywide hazardous material spill response) and plans (including the Emergency Operations Plan and Hazard Mitigation Plan) as needed. Support of training across all emergency service disciplines will continue. Municipal partners should implement local plans and programs that are both consistent with and complement countywide plans.

9 Support emergency service responders

Support effective fire and ambulance services through investigation of mechanisms to better recruit, retain, and train fire and ambulance volunteers in addition to exploring ways to more equitably and effectively fund fire and ambulance organizations.

Why:

Across the Commonwealth, fire and ambulance volunteerism has been in decline as costs to provide these services have increased.

How:

The county will continue to support recruitment efforts for volunteers as well as training opportunities, and seek mechanisms to increase public awareness of the value of these services. The county will increase coordination with municipalities and local providers regarding the most effective and equitable mechanisms to meet the financial needs of local providers. Mechanisms to achieve these goals could include increased regionalization of service providers and information sharing on successful funding formulas in place within the county.



The county's Public Safety Training Campus provides a world-class facility with staff support and diverse training opportunities.

10 Enhance and expand recreational opportunities

Enhance existing recreational options and explore new recreational opportunities in underserved areas of the county.

Why:

Public parks and recreational amenities afford opportunities for outdoor recreation that contribute to healthy lifestyles and the overall quality of life. In addition to federal, state, and county facilities and those provided by non-profit organizations, local municipalities provide significant recreational opportunities through their parks, which may require expansion and upgrades to address population growth and the needs of a diverse range of ages and abilities.

How:

The Recreation Access Map depicts recreation options against the background of growth areas as a consideration for new or expanded options near population centers. Opportunities to expand existing parks, trails, and recreational amenities, as well as access to these areas and amenities, should be a focus at the municipal, county, and regional level. The feasibility of creating a regional park in the southeastern portion of the county, currently served only by smaller municipal parks, should be investigated. Efforts to expand the countywide trail network should continue, with focus placed on completion of the Chester Valley and Schuylkill River trails. The Circuit Trails Map (see Connect recommendations) illustrates priority regional trails and potential connections. The county, in partnership with municipal and recreation partners, will continue to advance recreational opportunities that address population growth and changing trends in recreational facilities and programs.

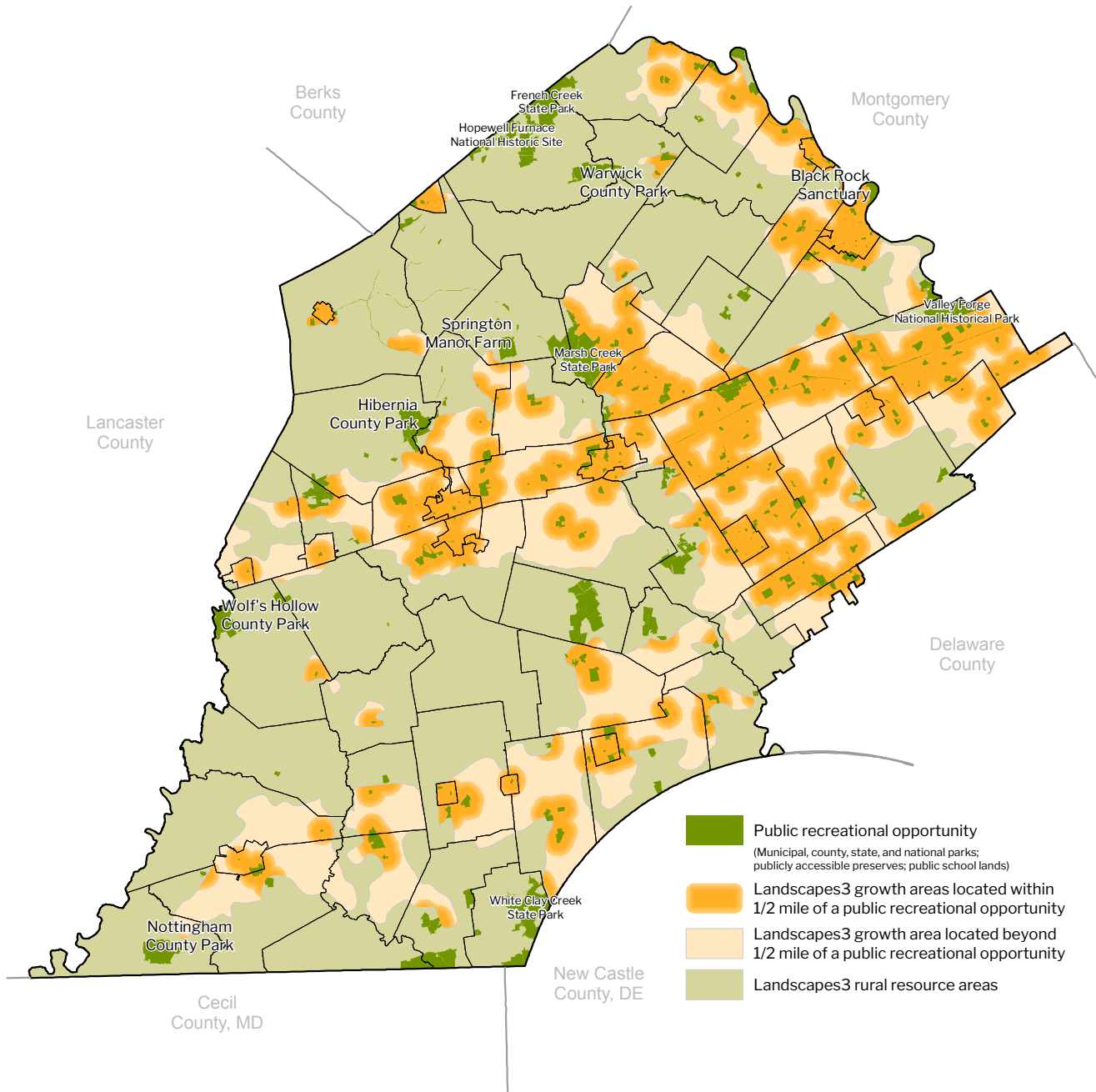


Located in the Brandywine Creek Greenway, the River Walk Brandywine Creek Trail in Coatesville provides a convenient recreation option that connects residents to the creek and offers children a fun way to be active.

Recreation access

Throughout the county, recreational facilities operated by federal, state, county, and municipal governments, as well as public school districts and non-profit organizations, provide opportunities for physical activity and enjoyment of the outdoors. Use of these facilities is influenced by proximity to where people live, distribution within a community, the types of amenities offered, and overall maintenance.

This map illustrates recreational facilities and a surrounding 1/2 mile service area, which is a standard measure of facility accessibility and utilization. The map is intended to depict areas within growth areas that could be targeted for new recreational facilities and amenities, as well as for improved local access to facilities (such as new sidewalks or trails).



11 Support human and social services to serve evolving community needs

Encourage convenient and centralized locations for citizens to access human and social services that most effectively serve diverse and evolving needs.

Why:

An evolving and responsive human services system is required to meet changing needs and to create healthy communities that support residents of all ages and abilities.

How:

Building from existing programs and community networks, the county should continue to engage with municipalities and other partners to emphasize the importance of supportive social services that evolve to meet community needs. Discussion should continue between the county, municipalities and service providers to investigate the ability to incorporate social services in commercial areas and existing community facilities such as libraries and senior centers. Specific focus should be on locating services in areas served by public transportation and in multi-use facilities that provide a variety of services.



The proposed Kennett Library reflects a collaborative community effort that seeks to serve all generations with meeting rooms, an auditorium for community events, tutoring rooms, classrooms for English as a second language classes, online access, and, of course, books.

12 Integrate education facilities with communities

Support access to and integration of high quality educational facilities with local communities.

Why:

Access to high quality educational opportunities is a critical element for both quality of life and economic development.

How:

This effort should include greater coordination between the county, municipalities, school districts, and community groups related to school facility expansion and public use of K-12 facilities and other educational institutions. These efforts could include planning for school expansion as it relates to the built environment and growth areas, facilitating safe and walkable routes to school, and balancing public use of facilities when school is not in session. The county should continue to provide financial support to technical schools and community colleges that provide contemporary workforce training.

13 Implement county solid waste plan

Support implementation of the Chester County Municipal Solid Waste Plan and other programs to ensure that solid waste and recycling needs are met through the coming decades.

Why:

Provision for effective and safe solid waste disposal and recycling is a fundamental component of public health. The county solid waste plan, mandated by PA Act 101, ensures there will be ten years of available disposal capacity for municipal waste at the two county designated landfills (Chester County Solid Waste Authority and the Southeastern Chester County Refuse Authority); that alternative methods of disposal and processing are explored; and that recycling of waste is occurring to the maximum extent feasible.

How:

The solid waste plan update effort is led by the Chester County Solid Waste Task Force, which includes the Chester County Solid Waste Authority, Southeastern Chester County Refuse Authority, the County Health Department, PA Department of Environmental Protection and consultants. While the municipalities ratify the Municipal Solid Waste Plan and the PA Department of Environmental Protection approves it, participation of all stakeholders is required for a successful implementation. Consideration of needs beyond the next ten years is critical as well, given population projections and time required to expand a facility or identify new options. To ensure that illegal disposal of waste does not impair the environment, efforts should also be undertaken to reduce illegal dumping and roadside littering. This can be accomplished through aggressive enforcement of existing laws from municipal partners, provision for difficult to dispose of items such as electronics, as well as through a targeted public awareness campaign.



Oxford PA

BB&T

HOMETOWN HERO
PCP...
THE BOROHOVA COUNTRY

IF YOU THINK
WE'RE FAST NOW
YOU SHOULD
SEE US
ON THE WATER!

Chapter 8

How We PROSPER

job centers • business parks •
retail centers • agriculture •
main streets • industrial areas

*It is important that any
development is diverse and
that the economy include
opportunity for innovation.*

Survey respondent

*Working together regionally has
been and will continue to be a
strength in the county.*

Donna Steltz
Executive Director, Western Chester
County Chamber of Commerce

Local businesses are our backbone.

Survey respondent

PROSPER Goal

Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

Why It Matters

Economic opportunity is an essential element of healthy communities, supporting the quality of place across our landscapes. A strong and diverse economy provides economic opportunity through job and business growth, and provides the financial resources for preserving open space, delivering quality education, and maintaining and enhancing infrastructure for the benefit of the entire community.

Being responsive to changing markets is imperative to maintaining a healthy and resilient economy. Technology has profoundly impacted every aspect of business, from employee recruitment to consumer sales.

Business diversity contributes to a stable and robust economy, while redevelopment of underutilized properties, such as brownfields and greyfields, revitalizes communities.

Maximizing the value of the county's commercial areas for the greatest benefit to businesses and residents

depends on innovative approaches that integrate community assets and economic activities. Locating economic opportunities close to population centers has multiple benefits for businesses and employees. Engaging with communities across age groups, income levels, and neighborhoods on economic policies and programs is critical to creating long-lasting prosperity for all community members.

VISTA 2025, Chester County's Economic Development Strategy, is a primary tool for implementing economic policies that allow for a continued balance of preservation and growth. VISTA 2025 focuses on enhancing quality of place, attracting and growing talent, attracting and retaining business, establishing an innovation culture, and supporting critical infrastructure. Implementation of economic development strategies that are supported by the community and informed by current market analysis are key to continuation of the county's strong economic health.

Metrics to measure success



Non-residential Development Activity

Amount of non-residential development



Urban Center Prosperity

Taxable assessments in Urban Centers



Workforce Development Progress

People assisted with employment training by the county

Objectives

Promote a diverse industry base and flexible workplaces that can adapt to rapidly evolving market, demographic, and technological trends.



Support communication and collaboration between the public and private sectors to further economic development initiatives and community health.



Support redevelopment and strategic infrastructure investment to maximize community assets, capitalize on existing infrastructure, and provide areas for residential and commercial growth.



Encourage the agricultural industry so that its diverse business models and workforce can adapt and thrive, continuing as a vital component of county industry and land use.



Coordinate and support workforce development across age ranges, skill sets, and business sectors to create a workforce prepared for current and future opportunities.



photo source: Chester County Intermediate Unit

Support the redevelopment of traditional main streets while encouraging other commercial areas to incorporate the walkability, sense of place, and human-scale of these existing main streets.



job centers • business parks
main streets • industrial areas
retail centers • agriculture

PROSPER Recommendation Overview

- 1 Expand workforce development
- 2 Create a redevelopment program
- 3 Support flexible zoning
- 4 Retain and expand existing businesses
- 5 Market the county's location and amenities
- 6 Create and grow businesses
- 7 Ensure economic development strategies remain responsive
- 8 Revitalize Urban Centers
- 9 Encourage Suburban Center investment
- 10 Support agricultural economic development

A variety of recommendations are necessary to meet the Prosper goal and objectives. Details are presented through text and supporting images. Additional details are in Chapter 10, Implementing the Plan.

1 Expand workforce development

Expand workforce development to grow and attract a skilled and varied workforce.

Why:

Existing programs that provide connections between employers and education should be strengthened to ensure that changing workforce trends, technology, and labor needs and skills can be accommodated now and into the next generation of businesses and workers.

How:

Partnerships with educators should be enhanced to create curricula to address industry concerns regarding the needed skills and skill level of workers. The Workforce Development Board will lead this effort with support from the county, Chester County Economic Development Council, and multiple stakeholders.



source: Chester County Intermediate Unit

The programs of the Chester County Technical College High Schools serve students to grow technical skills across a variety of sectors.

2 Create a redevelopment program

Create a countywide redevelopment program to revitalize underutilized properties.

Why:

Renewing underutilized non-residential sites in growth areas helps revitalize communities. Underutilized sites have obsolete or less intense uses in previously developed areas. Underutilized sites include greyfields, which are commercial areas struggling to be economically viable; brownfields, where the presence of an environmental contaminant has taken a property out of current use and complicated redevelopment; older office properties, which need to rejuvenate to remain competitive; and institutional uses that are no longer viable. Supporting redevelopment of such sites would guide growth into appropriate areas and rejuvenate communities with new uses.

How:

This effort would develop an inventory of appropriate sites available for infill and redevelopment or site improvements and provide resources for redevelopment that would support capital investment. The inventory of underutilized sites will be the basis to identify sites for redevelopment and help build partnerships between the Chester County Planning Commission, Chester County Economic Development Council, Chester County Industrial Development Authority, municipalities, and private developers to carry out redevelopment.



Abandoned or underutilized sites targeted by municipalities and landowners for redevelopment can revitalize a community.

3 Support flexible zoning

Support flexible and appropriate zoning regulations to accommodate a range of development opportunities.

Why:

Modernizing zoning regulations is key to allowing proactive responses to rapidly changing market trends that are impacting all business sectors, from agriculture to high tech. Failing to periodically consider what uses are appropriate and how uses should be permitted could adversely impact a municipality's tax base.

How:

Permitting a mix of uses within a zoning district will allow land uses to be more reflective of market demands; allow for the appropriate distribution of office, retail, and residential uses; and help to address the need for innovation within a successful business community. This work will support the adoption of zoning provisions by municipalities that are flexible with respect to uses and mixing of uses, provision of workforce and affordable housing, encouragement of amenities, and creation of a sense of place. The Chester County Planning Commission will lead this effort.



Underutilized shopping centers can be renewed through flexibility of permitted uses and the provision of quality amenities.

4 Retain and expand existing businesses

Retain and expand existing businesses through greater coordination and outreach.

Why:

Supporting existing businesses and helping them grow builds stable economic health throughout the county. Increasing coordination and outreach to connect companies with a skilled workforce, capital, policy assistance, or other needs provides a competitive advantage for the success and expansion of businesses.

How:

This work would include support of the business retention and expansion efforts of the Chester County Economic Development Council, chambers of commerce, and other partners to facilitate the connections needed to boost local businesses, build relationships with key employers, and expand capacity to provide technical assistance and business support services.

Top industry sectors

- Agriculture
- Energy
- Financial Services
- Health Care
- Life Sciences
- Manufacturing
- Technology

5 Market the county's location and amenities

Market the county's location and amenities for business and employee attraction and retention.

Why:

Attracting business to Chester County while retaining existing business would strengthen and diversify the county's economy. Such marketing would create job opportunities for current and future residents and build resiliency for current offices, industrial parks, and shopping areas.

How:

This work would use the county's high quality of place, cultural assets, convenient location, and other strengths to develop a marketing plan to highlight Chester County as one of the premier counties in the country for a business to locate. This joint effort will include a range of strategies to implement the marketing plan and to highlight the quality of our existing workforce and educational systems, both of which support business creation, growth, and long term success. This effort would be a partnership between the county, the Chester County Economic Development Council, and the Chester County Conference and Visitors Bureau.



Coordinated efforts to market the county's strong quality of place can help retain existing businesses and grow new businesses.

6 Create and grow businesses

Create and grow businesses by promoting an innovation culture and technology advancements.

Why:

New businesses, whether local start-ups or established businesses attracted to locate in Chester County, will diversify and build the county's economic health and can be positively impacted by technological advancements that enhance innovation and productivity.

How:

Supporting the development of new businesses and permitting and promoting business incubators, accelerators, and co-working space is essential in developing start-ups and small businesses. This work would focus on available capital and technical assistance to entrepreneurs and young companies with a support system for innovation. This effort would be a partnership between the county, municipalities, the Chester County Economic Development Council, and the business community.

7 Ensure economic development strategies remain responsive

Ensure economic development strategies remain responsive to changing conditions through periodic reassessments of and updates to VISTA 2025.

Why:

VISTA 2025 provides detailed implementation strategies for economic development throughout the county with a ten year horizon. Recognizing the need to remain responsive to changing conditions, VISTA 2025 is intended to be an "evergreen" document, subject to periodic updates through an inclusive process to retain consistency with county planning policy.

How:

Updates will facilitate the on-going implementation of economic development strategies and allow for enhancements that respond to changing market trends. The Chester County Economic Development Council, in partnership with the county and the private sector, will lead the effort to update VISTA 2025.

8 Revitalize Urban Centers

Enhance revitalization efforts in the Urban Centers by promoting and supporting existing main streets and strategic infrastructure improvements.

Why:

The Urban Centers serve as primary areas for business and residential growth and redevelopment in the county. These areas can be further enhanced through improvements to the walkable, downtown environment and facilitating infrastructure enhancements that are critical to the requirements of the business community.

How:

This work will consist of supporting the Urban Centers by updating revitalization plans, providing technical assistance, and providing grants for public infrastructure improvements to strengthen main streets. These efforts will increase understanding of Urban Center market conditions and rapidly changing retail trends so they can better address community needs and maintain thriving communities and vibrant main streets. Assistance to Coatesville, Chester County's only city, will provide support during this pivotal stage of the community's revitalization. Primary partners responsible for this effort include municipalities, Chester County Department of Community Development, Chester County Economic Development Council, and the Planning Commission.



Support by the City, PennDOT, the county, and local organizations will play a key role in revitalizing Coatesville, where proposed train station improvements will connect residents and businesses with opportunities.

9 Encourage Suburban Center investment

Encourage Suburban Center investment by increasing transportation amenities and creating an enhanced sense of place.

Why:

Suburban Centers are the county's major employment centers and critical for accommodation of new development and a healthy economy. As important transportation hubs and mixed use areas, Suburban Centers are experiencing rapidly changing market conditions that require updates and modernization as a means to compete economically and to build healthier communities.

How:

This work will focus on physical changes including trail connections, parks, and housing near employment, as well as supporting areas where experiential retail and pop-up uses provide a destination and sense of place in the community. The effort will advance the ability of these areas to attract desired development, accommodate diversified business and residential growth, and create high quality and resilient communities. Strategic planning and increased capital investment would support needed placemaking characteristics for Suburban Centers.



Flexible zoning, the addition of amenities, and strategic investment can enhance Suburban Centers.

10 Support agricultural economic development

Support agricultural economic development through the innovation and evolution of agricultural business operations.

Why:

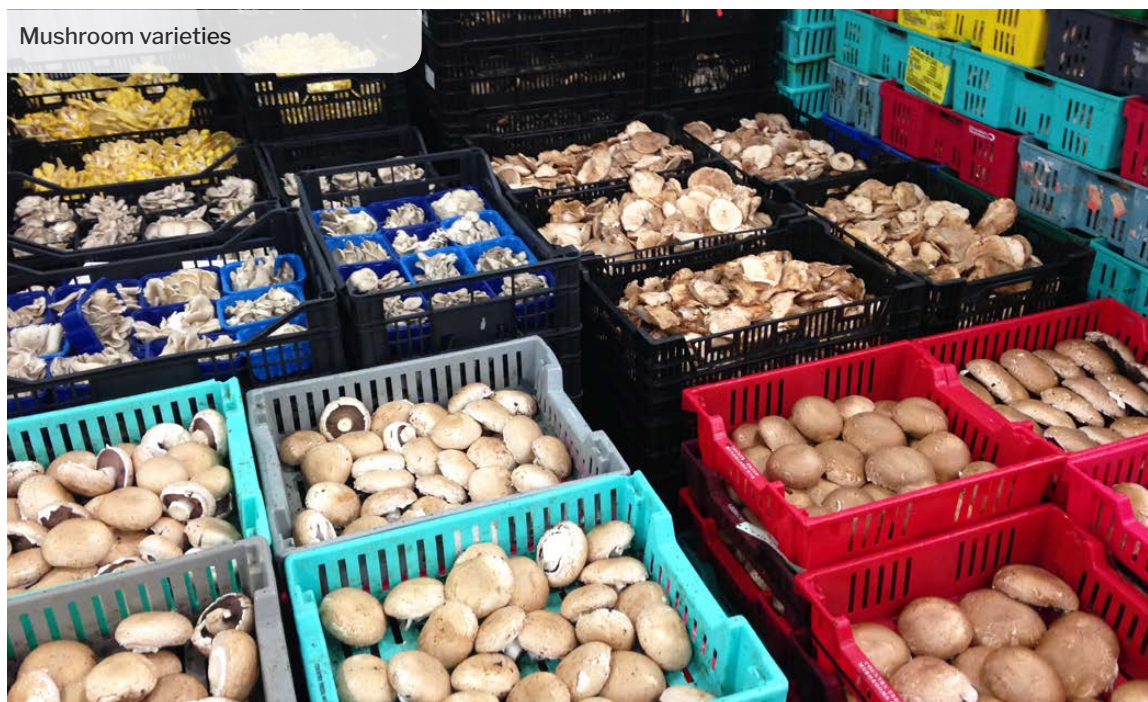
A leading industry in the county, agriculture serves as a critical component of the county's economy and a major land use category. A dominant part of the county's working lands, agriculture provides valuable resources and supports land-based livelihoods. Supporting innovation within agribusiness and the evolution of business models and land uses, while fostering cooperation within the agriculture community and beyond, are essential to continued success.

How:

Building from existing programs, this effort would provide technical ordinance guidance to municipalities and connect the public to the local agriculture industry. There is significant need to help connect new and beginning farmers and operators, as well as existing producers, to land, business resources, and succession planning. This effort may best be served by development of a countywide agricultural economic development plan, through an inclusive process that crosses agricultural business sectors and focuses on identifying the best mechanisms to address land access and to help ensure that agricultural business operations are vital well into the future. Other significant goals of such a plan would be to use the process to grow understanding of challenges facing agriculture in Chester County and grow capacity within organizations already playing a role in supporting agricultural businesses. The Chester County Agricultural Development Council would lead these efforts in partnership with other agricultural organizations and municipalities.

Examples of agricultural industry

Assisting agricultural economic development first requires a thorough understanding of the diversity and extent of existing agricultural businesses in the county.



Encouraging youth in agriculture



Local produce production



Diverse field crops



Equestrian and support services



Vineyards and distilleries



Orchards and horticulture



Direct-to-consumer business models



Dairy production





BIKE TO WORK
THIS WEEK!

Siemens

Auble
Financial

Chapter 9

How We CONNECT

Infrastructure is a really important component in planning for growth.

Mimi Gleason
West Whiteland Township Manager

Being able to walk or ride a bicycle in your community is essential.

Survey respondent

As a senior I love taking the train into Philadelphia.

Survey respondent

roadways • sidewalks • trails •
public transportation • airports •
freight • communications •
utilities • energy • pipelines

CONNECT Goal

Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

Why It Matters

The infrastructure systems that connect and serve Chester County are an integral part of our past, present, and future, evolving to serve the needs of our community. These systems provide a stable foundation for economic growth and community safety.

Transportation corridors helped form the settlement patterns evident today in our city, boroughs, and villages. The advent of the automobile and creation of the National Highway System created development pressure in a more diverse pattern, propelling expansion of the suburban environment, expanding the footprint of roadway, utility, energy, and communications systems.

As we transition to digital communication, a multimodal transportation system, and a diverse energy grid, systems must modernize. Multimodal transportation networks provide options for all travel modes—vehicular, bicycle, pedestrian, public transit, and freight—and are essential to maintaining

communities that support public health, provide accessible transportation options for all, and help to mitigate climate change. Public transit along the Keystone Corridor remains as a key spine of transport, providing connections to Philadelphia and beyond. Our proximity to Delaware River ports places the county in the position of serving as a gateway for both the distribution and collection of goods and resources.

Our infrastructure systems need to evolve to provide modern, safe, and efficient support for our communities now and into the future. Coordination of these systems with land use planning is essential. Advances in technology will have a significant impact on the design and use of all infrastructure systems. Autonomous and highly assisted vehicles, alternative energy sources, or other advances may have yet another transformational effect on how we connect. The ability to adapt our infrastructure systems to changing circumstances will be crucial.

Metrics to measure success



Active Transportation Options

New active transportation options created in the county



Public Transportation Ridership

Transit ridership within the county



Improved Travel Time

Travel time on select highways during peak hours



Utility Coordination

Development proposals connecting to public sewer and water services in designated growth areas

Objectives



A

Meet travel needs and reduce congestion through transportation demand management, roadway improvements, and expanded public transportation.

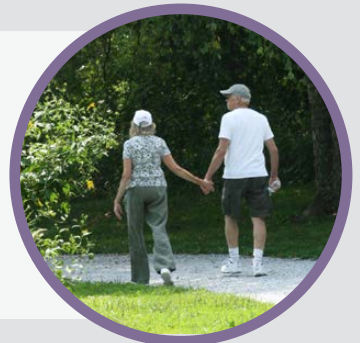


B

Provide for the integrated development of transit-related, autonomous vehicle, automated traffic management, and other technologically driven transportation options into the overall transportation network and the land development process.

C

Provide universally accessible sidewalks, trails, and public transit connections to create a continuous active transportation network within designated growth areas, and develop multi-use trails to interconnect all communities.



D



Ensure that rail, aviation, and select highway facilities provide for a **safe, efficient, and competitive transport** of freight, goods, and people through and within the county.

E

Promote safe, sustainable, and resilient energy and communications systems at the local, regional, and national level.



F



Coordinate water and sewage facilities planning with land use planning so that development is directed toward designated growth areas with adequate and well maintained infrastructure.

roadways • sidewalks • trails
public transportation • airports
freight • communications
utilities • energy • pipelines

CONNECT Recommendation Overview

- 1 Advance implementation of transportation improvements
- 2 Advance multimodal transportation
- 3 Embrace smart transportation improvements for roadways
- 4 Conduct a freight study
- 5 Promote bus service within growth areas
- 6 Expand regional rail service
- 7 Create a countywide, interconnected trail network
- 8 Enhance pipeline safety and communication
- 9 Support resilient and clean energy network
- 10 Integrate water, sewer, and land use planning

A variety of recommendations are necessary to meet the Connect goal and objectives. Details are presented through text and supporting images. Additional details are in Chapter 10, Implementing the Plan.

1 Advance implementation of transportation improvements

Advance the funding and implementation of transportation improvements with a prioritized inventory of projects and coordinated advocacy.

Why:

Because the need for transportation improvements across all modes far exceeds the funds available to plan, design, and construct the improvements, a complete and prioritized countywide inventory of transportation improvements is essential.

How:

Based on the existing Transportation Improvements Inventory (TII), the inventory will cover all surface transportation modes and the facilities that serve them, including major corridors, public transportation, bicycle/pedestrian facilities, bridges, and roadways. Prioritization for transportation improvements will be determined by critical need and consensus among residents, municipalities, municipal officials, and transportation agencies. Critical need is determined by factors such as functional class, average daily traffic volume, identified safety and congestion issues, and level of public support. This inventory will be the basis for seeking funding either by inclusion on the biennial Transportation Improvements Program (TIP) administered by the Delaware Valley Regional Planning Commission (DVRPC) or other funding sources for the implementation of transportation improvements. The Chester County Planning Commission will develop the inventory and advocate for funding in partnership with municipalities and transportation partners.



Identifying and prioritizing transportation improvements directs funding towards projects that will improve the flow of traffic and the safety of drivers.

2 Advance multimodal transportation

Provide technical assistance and guidance review to advance multimodal transportation options.

Why:

Transportation improvements should address all potential transportation modes, including vehicular, transit, freight, aviation, bicycle, and pedestrian to provide convenient, accessible, safe, and sustainable options for all community members.

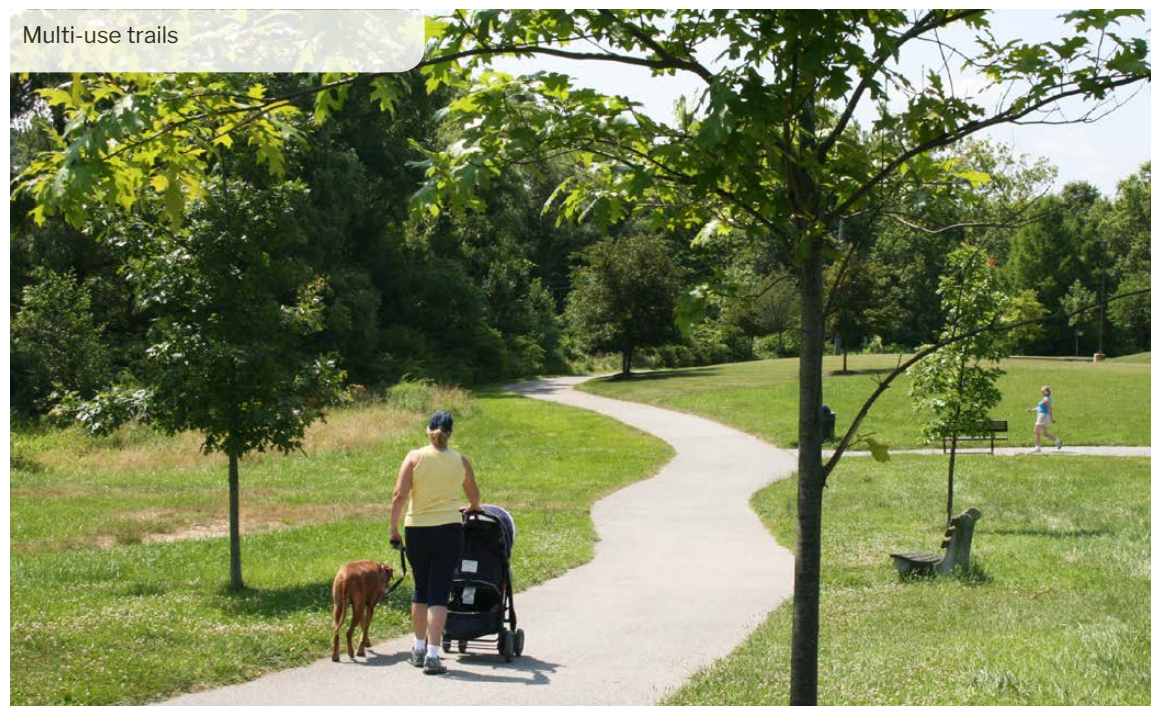
How:

Technical assistance should be provided for projects within growth areas, where emerging transportation technology and trends such as pick-up and drop-off facilities, flexible parking areas/structures, and active transportation facilities such as sidewalks, side paths, trails, and connections to transit are more likely to be present or needed. Agricultural equipment and the use of horse-drawn buggies and scooters are considerations in the Rural Resource Areas as well as the Growth Areas that serve them. Accessibility for users of all ages and abilities, including those who are mobility impaired, should be considered when planning multimodal facilities.

Technical assistance by the Chester County Planning Commission will draw from the Multimodal Circulation Handbook, which provides guidance on how to accommodate all modes of transportation into land use/land development design, and includes a Land Development Review Checklist that may be used to ensure that multimodal facilities are addressed. Persistent support and advocacy by the county's transportation management associations, PennDOT, SEPTA, and other transportation partners will help to transform the prevailing automobile only mindset toward multimodal design and implementation.

Examples of multimodal options

Providing safe and convenient options to walk, bike, or use public transit to access jobs, recreation, and community facilities provides multiple benefits.



Horse and buggy



Bike racks



Bus routes



Walkable downtown



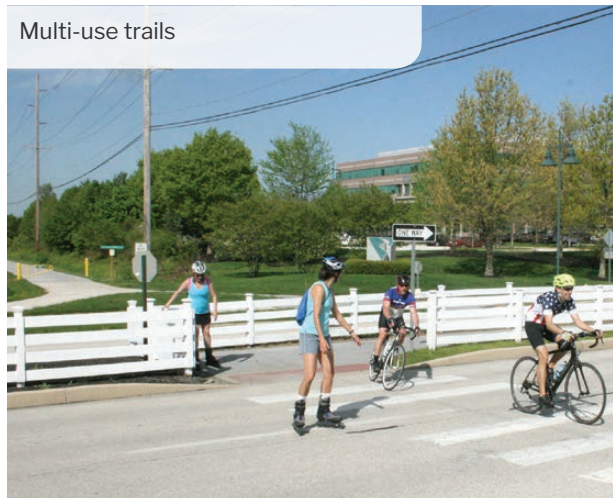
Pedestrian friendly streetscapes



Regional rail



Multi-use trails



Safe routes to school



source: GVFTMA

3 Embrace smart transportation improvements for roadways

Educate and advocate for smart travel demand management strategies and new technologies to enhance roadway safety and reduce congestion.

Why:

Funding limitations have created a statewide and regional long range policy of directing transportation improvements toward maintaining a state of good repair on our existing roadway system and less toward the ability to expand the roadway system with capacity adding improvements.

How:

While additional highway capacity will be warranted for some locations, the county will continue to educate and advocate for other congestion reduction measures (guided by the Roadway Network Focus Areas Map) including the application of travel demand management strategies and the installation of Intelligent Transportation Systems (ITS) within our major roadway corridors. Autonomous and highly assisted vehicles technology will create additional opportunities and considerations in the near future. Improvements will reduce peak hour congestion and enhance the safety, operability and reliability of our major roadway corridors and will require support from the state, county, municipalities, and transportation partners.

4 Conduct a freight study

Conduct a study of freight service areas of concern to improve service while minimizing impacts.

Why:

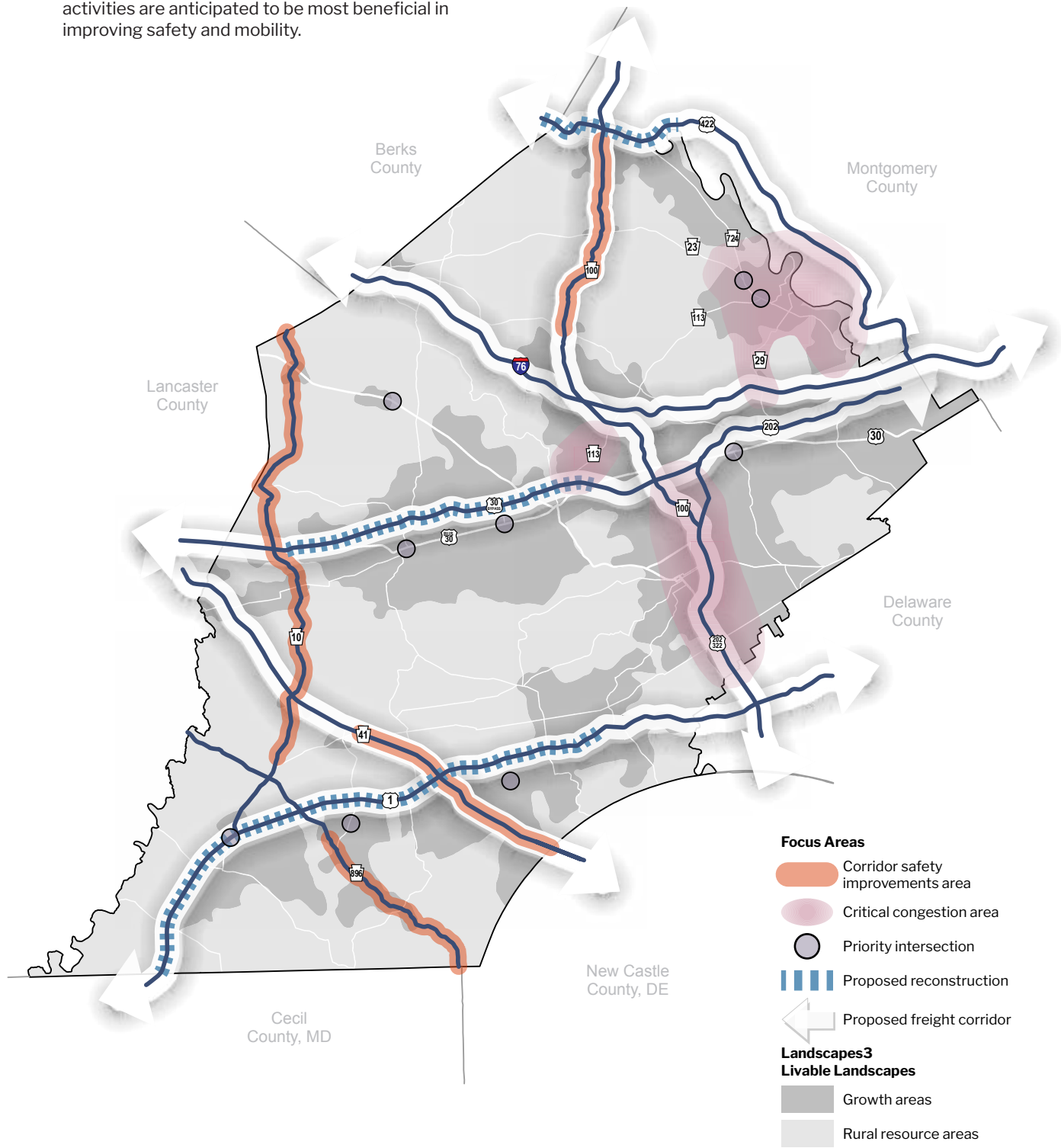
Given the county's proximity to Delaware River ports and the Philadelphia International Airport, the county's roadway and rail networks are critical to the local, regional, and international movement of goods.

How:

Freight flows through and within the county primarily on major roadway and rail corridors, as depicted on the Roadway Network Focus Areas Map. This movement of goods impacts the transportation system, local municipalities, and residents. Modern navigation systems and a lack of effective signage have created unintended consequences for many local communities when trucking freight travels outside of the major corridors and onto local roadways, which may be incapable of handling large trucks due to clearance, weight, or turning radius restrictions. The county, in coordination with PennDOT and DVRPC, should conduct a study to identify areas of concern, offer clear definition for where trucks should operate within the roadway system, and provide those findings to the navigation system providers. The county, municipalities, and transportation partners will continue to advocate for roadway and signage improvements to address areas of concern on roadways and to ensure that the rail network and airports provide for the safe and efficient movement of goods.

Roadway network focus areas

Safety and mobility are roadway network priorities for the long-term future. The areas of focus illustrated on this map depict where major planning, design, or construction activities are anticipated to be most beneficial in improving safety and mobility.



5 Promote bus service within growth areas

Promote universally accessible bus service to employment centers and growth areas.

Why:

An expanded bus network is crucial to accommodating the anticipated population and employment growth destined for our urban and commercial/employment centers; remaining economically competitive in the region; reducing highway congestion; addressing accessibility needs of all residents; and improving air quality. Projected population growth will provide increased density within our growth areas, which is critically necessary to expand and financially support bus operations.

How:

The development of a universally accessible network of bicycle and pedestrian facilities, including trails, walkways, and bus stops with amenities to provide safe and continuous connections between the bus transit network and transit user destinations, is key for the overall network. The Public Transit Enhancements Map depicts proposed expansions of bus services within the broader public transit network and growth areas. Chester County will continue to work with SEPTA and TMACC in the development of their Annual Service Plans to identify service extension opportunities to commercial and employment centers, as well as to refine existing bus routes to serve more riders and achieve efficient routing. Chester County will also continue to advocate for both additional and improved bus service with transportation partners, and Delaware County through participation in the West Chester Pike Coalition. Additional advocacy and support will be required from municipalities, land developers, and other transportation service providers.

6 Expand regional rail service

Support the expansion of local regional rail service to our urban and suburban centers and adequate parking at all regional rail stations.

Why:

The Paoli/Thorndale line is SEPTA's top performing regional rail service and is relied upon by many Chester County residents for travel to and from Philadelphia. Given population projections and the varied economic, environmental, and social benefits of public transportation, the importance of rail service to the county and its communities is anticipated to increase significantly over time.

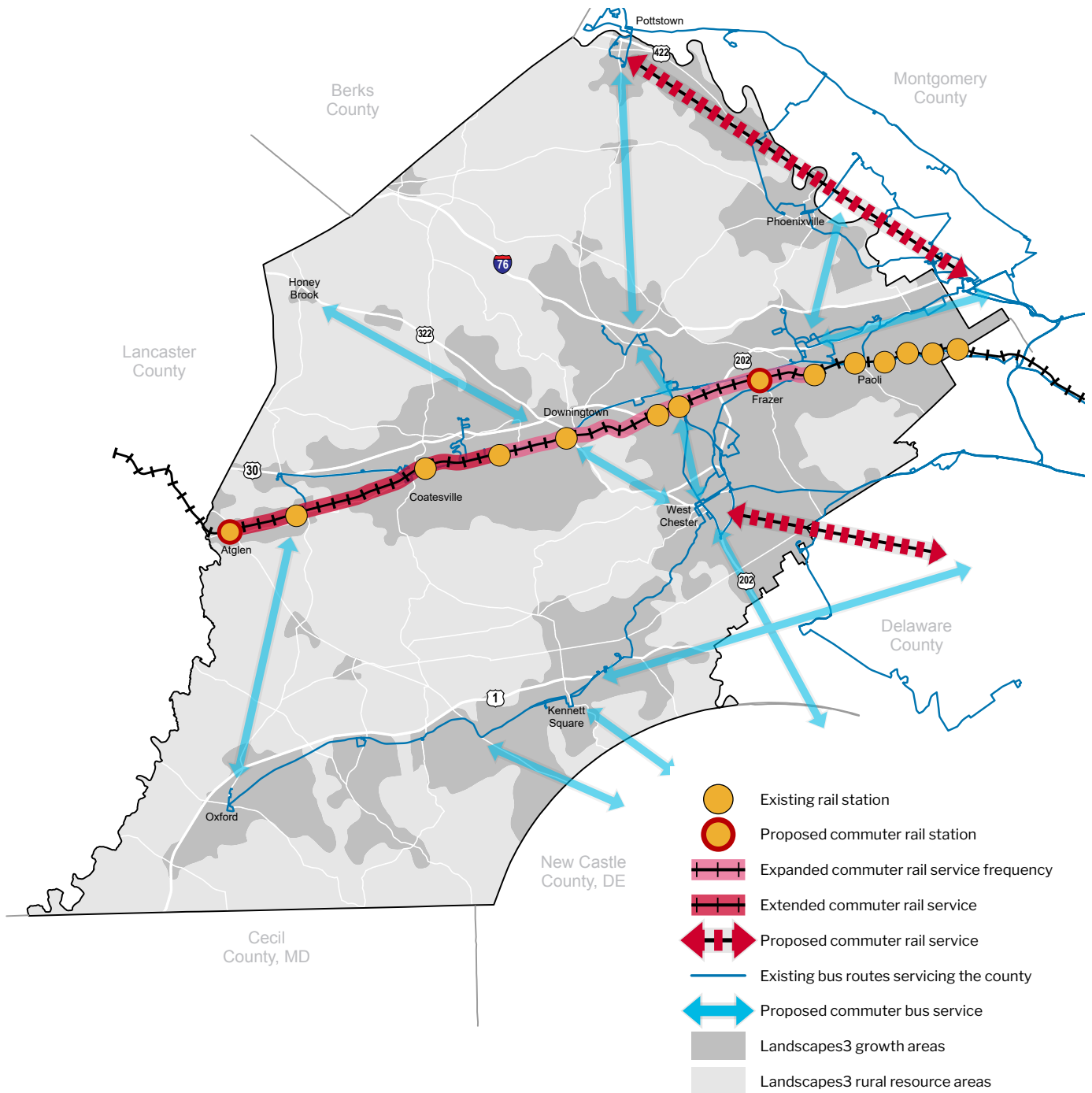
How:

The county will continue to coordinate with SEPTA toward the restoration of local regional rail service westward along the Keystone Corridor to the communities of Coatesville and Parkesburg, and expansion of service to Atglen. Restoration of rail service should also be investigated for the communities of Phoenixville, Spring City, and Pottstown within the Schuylkill Valley and to the Borough of West Chester. The Public Transit Enhancements Map depicts desired rail service and facility expansions, as well as the integration with bus service. In conjunction with the expanded service, the county will continue to advocate for the provision of adequate parking spaces to meet the current and projected parking demand at all existing and future regional rail stations. This expansion will feed the economic vitality of these communities and provide for significant reduction in roadway congestion. Municipalities will play a key role in supporting these efforts.

Public transit enhancements

This map illustrates recommended expanded public transit services in addition to existing facilities and services. The extension of new rail service past Thorndale to Coatesville and to a new Atglen regional rail station is envisioned. A new regional rail station is also being considered between the Exton and Malvern rail stations.

New commuter bus services are envisioned along the Route 100 corridor between Pottstown and Eagle/Exton, and along the US 1 corridor into Delaware County. Also envisioned is the return of commuter rail service to the Schuylkill River Valley communities and the Borough of West Chester.



7 Create a countywide, interconnected trail network

Develop and implement a countywide trail network that includes expansion of the Circuit, Greater Philadelphia's regional multiuse trail network, and connecting local trails.

Why:

Trails are a growing component of the transportation network as well as a critical aspect of recreation and community health. Multiple trail options and connections also provide a range of choices to meet the diverse needs of all trail users.

How:

Chester County will continue to operate, maintain, and, where possible, extend the county-owned trail facilities identified as part of the Circuit, including the Schuylkill River Trail, the Chester Valley Trail, and the Struble Trail, (depicted on the Circuit Trail Map). Municipally-owned trails identified as part of the Circuit include the Uwchlan Township trails and the East Branch Brandywine Trail in East Bradford and West Bradford townships. Planned Circuit trails with ownership to be determined include: the proposed Devault Trail in Charlestown Township, Schuylkill Township, and Phoenixville Borough; the Warner Spur located in Tredyffrin Township; and, the Paoli/Chester Valley Trail Connector trail located in Willistown and Tredyffrin townships. The county and Circuit Coalition will investigate the feasibility of extending the Circuit trail network into southern Chester County to serve those communities. These primary trails will serve as the spines for municipal connectors to create a countywide interconnected trail network. Municipalities and other trail development partners should work to implement municipal connector trails identified through existing and future municipal comprehensive plans and bicycle/pedestrian/trail plans. Municipal trails are essential to extending the overall network and connecting residents with commuting and recreation options.



Extension of the Chester Valley Trail would significantly improve recreation and commuting options in Chester County and provide opportunities for local municipalities to create connecting trails that would amplify the positive impacts of the trail network.

Circuit trails

The Circuit is the planned multi-use trail network throughout Greater Philadelphia that connects people to communities, parks, waterways, and jobs. Chester County manages and maintains the Chester Valley Trail, Schuylkill River Trail, and Struble Trail segments of the Circuit.

Finishing the multi-use trail network of the Circuit is a priority of the county and partners. Municipalities and partners should work to advance local trails that tie into the broader network.



8 Enhance pipeline safety and communication

Enhance pipeline safety through the provision of information, facilitation of communication, and encouragement of partnerships to reduce impacts on residents and the environment.

Why:

The ability to find pipeline project and safety information and the need for consistent communication between stakeholders were identified as significant issues when pipeline expansion became more active within Chester County.

How:

Objective information on pipeline projects, safety, operators, regulatory agencies, pipeline mapping, and landowner needs will continue to be provided and enhanced through the county's Pipeline Information Center website and a designated Point of Contact person. Communication between municipalities, residents, pipeline operators, regulatory agencies, non-regulatory groups, and other county departments will be facilitated. In addition, the county will work with municipalities, pipeline stakeholders, and other partners to reduce the impacts of pipeline proposals on the environment, limit impacts on abutting properties, encourage proper setbacks of new development from pipelines, and, to the extent possible, encourage projects to be directed away from established neighborhoods and high consequence areas. County agencies most directly involved in this effort include the Planning Commission, Conservation District, Open Space Preservation Department, Water Resources Authority, Health Department, and Department of Emergency Services.



Better communication between stakeholders during the pipeline planning and construction phase could help reduce the impacts of pipeline projects on landowners, residents, and the environment.

9 Support a resilient and clean energy network

Provide technical assistance and support for policies and regulations that advance a resilient energy generation and distribution system, promote energy conservation, support renewable energy sources, and reduce greenhouse gases.

Why:

Supporting a wide range of energy sources, distribution system alternatives, and energy conservation measures will create a more resilient energy network and help to address climate change.

How:

Energy options, including renewable and clean energy, can be expanded by assisting municipalities with land use regulations and review processes that support the development and use of alternate and emerging energy technologies. Energy conservation techniques can also be encouraged through municipal building codes and the land development process. Local regulations that promote the provision of electric charging stations can advance the use and practicality of electric vehicles. The County Planning Commission will assist municipalities and regional planning groups in developing or enhancing ordinances that allow and encourage a diverse and resilient energy network through technical reviews and assistance.

State, regional, and local actions to improve resiliency and redundancy through wider use of micro-grids, small scale energy generation, and energy storage projects will also advance energy resiliency and reliability. Resources and links that support education and technical assistance for sustainable energy options will be available through the Planning Commission website and distributed through various platforms.



Local ordinances that support diverse energy technologies, including alternate energy sources such as solar, will enhance the resiliency of the energy network and reduce greenhouse gases.

10 Integrate water, sewer, and land use planning

Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.

Why:

The inclusion of all stakeholders in the policy-making process for sewage facilities, water infrastructure, and land use planning can significantly enhance the goal of reaching mutually desirable outcomes.

How:

The extension of water and sewer infrastructure, maintenance of existing infrastructure, source water protection, and the location of growth and preservation areas are key considerations in policy-making and long range planning efforts. As part of this process, municipalities should be encouraged to inventory, evaluate, and prioritize all water, wastewater, and stormwater infrastructure as the basis for implementing capital improvements, with a focus on maintenance and modernization. This recommendation can be supported through comprehensive plans and zoning ordinance updates that incorporate stakeholder coordination in the update process. Stakeholders include municipalities, water and sewer authorities, private suppliers and operators, state and federal agencies, regional planning and economic development groups, and related county departments. Additional means for facilitating stakeholder discussions to coordinate growth policies with service areas will also be explored.



Integrated water, sewer, and land use planning can help ensure that infrastructure expenditures are appropriately planned for and consistent with land use policies.

Coordinated water, sewer, and land use

Coordinated planning of water, sewer, and other infrastructure is important to guide development to designated growth areas and away from areas targeted for preservation. Priority for new development within growth areas are those locations where both water and

sewer service are available, followed by areas where either sewer or water service is available. Extension of sewer or water service outside of the growth areas should be avoided except where needed to address health or safety concerns.

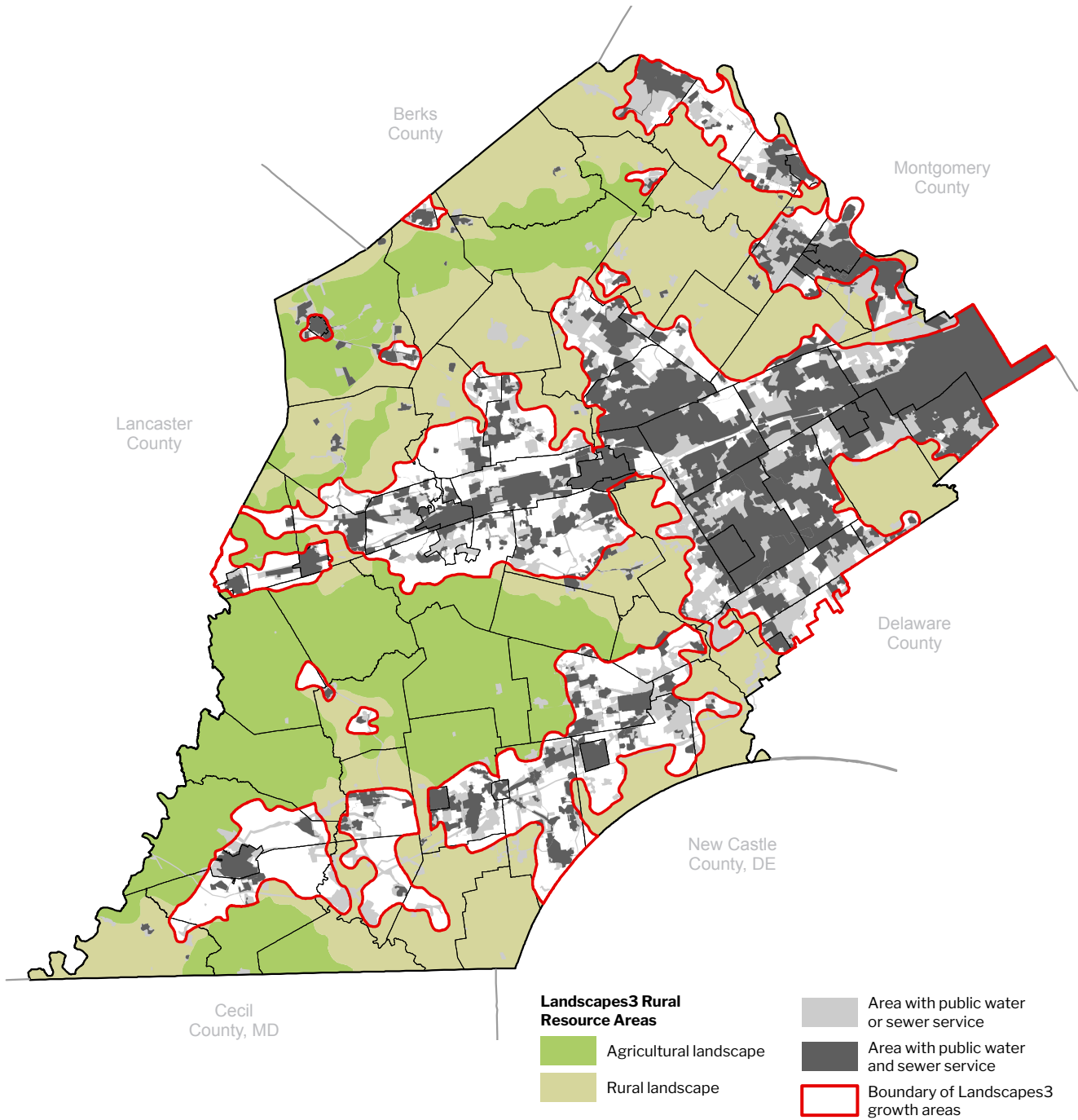




Photo contest entry
Shelly Miller
East Fallowfield Township

Chapter 10

Implementing the Plan

Through smart growth, successful preservation, and strong partnerships, we can make Landscapes3's vision a reality.

Brian N. O'Leary
Executive Director,
Chester County Planning Commission

Take the best practices from within our lovely county and make the right improvements where needed.

Survey respondent

Planning is nice, implementation is even better.

Survey respondent

Ensuring that 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 will require significant leadership, collaboration, and inclusion. Guided by the core principles of resource preservation, revitalized centers, housing diversity, transportation choices, collaboration, and resiliency and with the support from across our communities, the vision for Chester County can become a reality. Successful implementation is key to realizing the vision across all of our landscapes and within all of our communities.

This chapter consolidates the plan's recommendations across the six goal areas—

PRESERVE

PROTECT

APPRECIATE

LIVE

PROSPER

CONNECT

—and includes further detail to assist in implementing the recommendations. The metrics to track progress on implementation for each goal area are also included. The metrics will be assessed annually to determine if plan implementation is on track. After base year data are established, the results will be published each year with recognition of projects and programs advanced during the year.



The implementation tables identify each recommendation, classified by goal area, and include the following:

Priority

Priorities are assigned for each recommendation based on multiple inputs, including the public survey, stakeholder feedback, the Landscapes3 Steering Committee, and the Chester County Planning Commission. The priorities are intended as guidelines and should not restrict acting on opportunities as they arise. Priorities should be interpreted as follows:

- **Very High:** Should have immediate action and are of greatest importance. Action may be the first step in a multi-step process.
- **High:** Should have action within two to five years and are of high importance. Action may be the first step in a multi-step process.
- **Moderate:** Should have action within five to ten years and are of moderate importance. These recommendations are advanced after very high and high priorities, or as opportunities arise.

Who

Implementing parties are entities essential to successful implementation, either through leadership, assistance, or active participation in the identified activities. Descriptions of the implementing parties are included in Appendix A.

Beyond the organizations identified on the implementation tables, there is always a role for residents. Whether through participation in a program, active membership in a listed implementation party, or individual practices on their own property, the residents of the county can significantly help achieve the vision and goals for the county.

How

Activities that implementing parties can undertake to advance achievement of the recommendation are identified. These categories indicate the type of implementation activity that is most crucial to success, although activities beyond these categories are likely to be necessary to fully implement the recommendation. Activities include the following categories:

- **Education/advocacy:** Development or sharing of informational or educational materials in a variety of formats, as well as direct advocacy efforts to distribute this information. Example: Interpretive signage.
- **Planning:** Undertaking or participating in planning efforts related to the recommendation. Example: Trail feasibility study.
- **Technical Assistance:** Developing and distributing materials that provide detailed information, as well as the provision of staff resources related to the recommendation. Example: County assistance with seeking grant funding.
- **Programs/Services:** Efforts undertaken by an entity to serve an audience or client. Example: Vision Partnership Program.
- **Regulation:** Adoption or enforcement of regulatory provisions, whether at the local, county, state, or federal level. Example: Municipal adoption of affordable housing provisions.
- **Construction:** Investment of resources for bricks and mortar projects. Example: New trail miles.

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.

Who & How

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 an update of the value of open space study.

	Education/Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●	●		
Municipalities	●	●		●		
Land trusts	●	●	●	●		
Ag community	●	●	●	●		
Conservation orgs	●		●	●		●

2 Increase protected farmlands
Increase the acreage and clustering of protected economically viable and active farmland.

Priority: High

Initial County Action: Continued preservation of prime farmland through purchase of agricultural conservation easements.

Ag community	●			●		
CC Open Space	●	●	●	●		
Municipalities		●			●	
Land trusts	●	●	●			

3 Expand protection of natural habitats
Expand protected natural habitats, with a priority of creating a network of riparian 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.

CC Open Space		●	●	●		
CC Fac & Parks	●	●	●			
Municipalities	●	●		●	●	
Land trusts	●	●	●	●		
PA DCNR	●	●	●	●		

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.

CC Fac & Parks		●				●
PA DCNR	●	●	●	●		
CC Open Space		●	●	●		
Municipalities	●	●		●	●	●

5 Enhance protection of cultural resources
Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.

Priority: Moderate

Initial County Action: Continued program consideration or refinements for additional emphasis of cultural resources.

CC Open Space	●	●		●		
Hist Pres Network	●		●			
Municipalities	●	●		●	●	
Land trusts	●	●	●	●		

Who & How

6 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 stream and wildlife corridors.

Priority: Very High

Initial County Action: Continued funds for purchase/easement of lands that create or add to clusters or links of protected open space.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Open Space	●	●	●	●		
CC Fac & Parks		●				●
Municipalities	●	●		●	●	●
Land trusts	●	●	●	●		
PA DCNR	●	●	●	●		

7 Encourage restoration and stewardship

Encourage the restoration and stewardship of land and resources.

Priority: High

Initial County Action: Support for restoration of Nottingham Park. Creation of educational materials on stewardship and restoration. Potential creation of pilot program for stewardship on preserved land in cooperation with private partners.

CC Open Space	●	●	●	●		
CC Fac & Parks	●					●
CC Conserv Dist	●	●	●	●	●	●
Conservation orgs	●		●	●		●
Municipalities	●	●	●			●
Land trusts	●	●	●	●		●
Ag community	●					●
US NRCS	●	●	●	●		

8 Support open space policies and regulations.

Support municipalities in the implementation of effective land preservation policies and ordinances.

Priority: Moderate

Initial County Action: Coordination with land trusts on assistance to municipalities for ordinance review and input.

Land trusts	●	●	●	●		
CC Planning	●	●	●	●		
CCATO	●					
Municipalities		●			●	

9 Convene open space summits

Convene an open space summit on a regular basis with public and private open space protectors to coordinate activities beyond municipal boundaries.

Priority: Moderate

Initial County Action: Organization and leadership of summits.

CC Planning	●	●	●	●		
CC Open Space	●	●		●		
Municipalities				●		
Land trusts	●	●		●		
Ag community	●			●		
CC Econ Dev	●	●	●	●		

See Chapter 4, page 50 for discussion of the recommendations.

How We PROTECT

Goal: Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

Who & How

1 Promote benefits of natural resource protection
Promote the many benefits of protecting natural resources to the public and municipalities through a variety of platforms.
 Priority: **High**
 Initial County Action: Development of tools, guides, and education promoting natural resource benefits.

	Education/Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●		●		
CC Water Res	●	●	●	●		
CC Conserv Dist	●			●		
Conservation orgs	●					
Land trusts	●		●			
Municipalities	●					

2 Provide natural resource policy and ordinance assistance
Encourage and assist municipalities to update and enhance natural resource protection policies and regulations.
 Priority: **High**
 Initial County Action: Assistance to municipalities on protection ordinances.

CC Planning	●	●	●	●		
CC Water Res	●		●			
Conservation orgs	●					
CCATO	●					
Land trusts	●		●			
Municipalities		●			●	

3 Enhance countywide water resources planning
Revise Chester County's water resources plan *Watersheds* to update the science-based integrated water resources planning and countywide stormwater plan to address future growth.
 Priority: **Moderate**
 Initial County Action: Updating of Watersheds/Act 167 plan.

CC Water Res	●	●		●		
CC Planning	●	●				
Conservation orgs	●					
Municipalities		●			●	

4 Monitor impacts of change on water resources
Utilize the countywide water resources monitoring network to assess and respond to changing resource conditions resulting from growth and land use change.
 Priority: **Moderate**
 Initial County Action: Expansion and enhancements of current Chester County Water Resources Authority water monitoring efforts.

CC Water Res	●	●	●	●		
CC Health Dept	●	●	●			
CC Emer Services			●			
USGS			●			
Conservation orgs	●	●	●			

Who & How

5 Enhance stormwater technical assistance and collaboration

Enhance technical assistance to municipalities and partners to address stormwater and polluted runoff issues.

Priority: **High**

Initial County Action: Additional technical assistance.

	Education/Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Water Res	●	●	●			
CC Planning	●	●				
CC Conserv Dist	●		●			
Conservation orgs	●	●	●			
CCATO	●					
CC Com Dev	●			●		

6 Promote innovative practices for improved water quality

Promote innovative initiatives, practices, and technologies that protect and improve water quality as model projects.

Priority: **Moderate**

Initial County Action: Development of educational materials and best practice examples. Design of future county construction projects to reduce stormwater impacts.

CC Planning	●	●				
CC Water Res	●	●	●			
CC Conserv Dist	●		●	●		
Conservation orgs	●		●	●		●
CC Health Dept			●			
Utility companies	●	●		●		●
Land trusts	●	●		●		
CC Fac & Parks		●				●
Developers		●				●
Municipalities	●	●			●	●

7 Enhance flood resiliency

Enhance flood resiliency through flood control infrastructure improvements and encouraging local actions for floodplain management and protection.

Priority: **Moderate**

Initial County Action: Refining of educational materials and tools. Completion of dam rehabilitation planning and projects as scheduled.

CC Water Res	●	●	●	●		●
CC Planning	●		●			
CC Emer Services	●	●				●
Municipalities	●	●			●	●
Conservation orgs	●	●	●			●
Land trusts	●	●	●			●

8 Support municipal on-lot sewage management programs

Expand technical assistance to municipalities for implementing on-lot sewage management programs.

Priority: **Moderate**

Initial County Action: Additional technical assistance.

CC Health Dept	●	●	●	●		
Municipalities	●	●		●	●	
Conservation orgs	●					
CC Water Res	●					

See Chapter 5, page 64 for discussion of the recommendations.

How We

APPRECIATE

Goal: Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

Who & How

1 Expand heritage tourism programs
 Grow heritage tourism programs to strengthen cultural awareness and the beneficial economic impacts of historic and cultural resource preservation.

Priority: **Moderate**

Initial County Action: Expansion of current town tours program, installation of interpretative signage.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning		●	●	●		
CC C & Visitors	●			●		●
Hist Pres Network	●	●	●	●		
Historic pres orgs	●	●	●	●		●
CC Fac & Parks	●	●		●		●
Municipalities	●			●		

2 Expand historic interpretation and education
 Expand historic preservation interpretation and education opportunities that promote core themes of the county's history and sense of place, with an emphasis on linking past, present, and future.

Priority: **Moderate**

Initial County Action: Creation of interpretive materials and installation of interpretative signage.

CC Planning	●	●	●			
Municipalities	●	●				
Hist Pres Network	●		●			
Historic pres orgs	●		●	●		●
CC C & Visitors				●		●
Land trusts	●	●	●			●
CC Fac & Parks			●	●		●

3 Update historic resource inventories
 Update and maintain municipal and countywide inventories of designated historic resources.

Priority: **Moderate**

Initial County Action: Update of current inventory and mapping of historic resources.

CC Planning		●	●	●		
Hist Pres Network	●			●		
Municipalities				●		

4 Expand preservation training
 Expand high quality historic and heritage preservation training for municipal officials, volunteers, staff, and historic preservation partners.

Priority: **Moderate**

Initial County Action: Support of training efforts.

CC Planning	●		●	●		
Hist Pres Network	●		●	●		
Historic pres orgs	●		●	●		
Municipalities	●					
Land trusts	●					

Who & How

5 Foster creation of historic funding programs

Foster the creation of funding programs for protection of designated historic resources.

Priority: High

Initial County Action: Coordination with various potential funders.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
Hist Pres Network	●			●		
Historic pres orgs	●			●		
CC Planning		●	●			
Land Trusts	●			●		

6 Enhance the historical record of the county

Enhance the historic record of the county by incorporating new information and making it more accessible to the public.

Priority: Moderate

Initial County Action: Support of effort and creation of online access point for county-wide history.

Hist Pres Network	●	●	●	●		
Historic pres orgs	●	●	●	●		
CC Planning	●	●	●	●		
Municipalities	●					

7 Promote adaptive reuse and compatible development

Promote adaptive reuse and compatible development in historic areas to retain their integrity and sense of place.

Priority: Very High

Initial County Action: Creation of zoning and design guides.

CC Planning	●	●	●	●	●	
Hist Pres Network	●		●	●		
Historic pres orgs	●		●	●		
Municipalities	●				●	●
Developers						●

See Chapter 6, page 76 for discussion of the recommendations.

How We LIVE

Goal: Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

Who & How

1 Provide housing policy and ordinance assistance

Provide technical assistance to municipalities for updates to housing policies and regulations.

Priority: High

Initial County Action: Creation of zoning ordinance guidelines and provision of assistance.

	Education/Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●	●		
CC Com Dev	●			●		
CC Housing Auth	●			●		
CCATO	●					
Municipalities					●	
Developers	●					

2 Identify new approaches for affordable housing

Identify new funding, regulatory, and organizational ways to facilitate construction of affordable housing.

Priority: Very High

Initial County Action: Coordination of analysis and partner input.

	Education/Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●	●		
CC Com Dev	●	●	●	●	●	●
CC Econ Dev	●	●		●		
Businesses	●			●		
CCATO	●			●		
Municipalities	●	●		●	●	
CC Housing Auth	●	●		●		●
Social service orgs	●	●		●		●
Developers	●					●

3 Explore public/private partnerships for workforce housing

Explore methods of encouraging public/private partnerships to develop workforce housing.

Priority: High

Initial County Action: Participation in workforce housing initiatives.

	Education/Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●			
CC Com Dev	●			●	●	●
CC Econ Dev	●			●		
Businesses	●					
CCATO	●					
Municipalities					●	
Developers	●		●			●

Who & How

4 Promote universal design in housing and public spaces

Promote universal design and multi-generational use of housing and public spaces.

Priority: **Moderate**

Initial County Action: Creation of guides and toolkits.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●	●		
CC Health Dept	●					
PennDOT		●			●	●
DVRPC	●	●	●			
Municipalities	●				●	●

5 Promote impactful public health policy and services

Promote impactful public health policy and services through regular evaluation of existing public health policies and services and update to address evolving needs.

Priority: **Moderate**

Initial County Action: Continued health programming.

CC Health Dept	●	●	●	●	●	
CC Emer Services	●			●		
Social service orgs	●	●	●	●		
Municipalities	●					

6 Promote healthy lifestyle choices

Promote healthy lifestyle choices to the public and municipalities through a variety of platforms and technical assistance.

Priority: **Moderate**

Initial County Action: Provision of education and technical assistance.

CC Health Dept	●	●	●	●		
CC Emer Services	●	●		●		
Social service orgs	●	●	●	●		
CC Planning	●		●			
Municipalities	●			●		

7 Promote increased access to fresh, healthy, and local food

Promote increased access to fresh, healthy, and local food throughout the county.

Priority: **Moderate**

Initial County Action: Continued outreach by ADC and Health Department.

CC Planning		●	●			
CC Ag Council	●	●				
CC Health Dept	●			●		
Ag community	●					
Social service orgs	●	●		●		
Municipalities	●			●	●	

8 Provide exemplary emergency services

Continue to provide exemplary emergency services through regular assessment and updates to address evolving community needs.

Priority: **Moderate**

Initial County Action: Continued provision of services and outreach.

CC Emer Services	●	●	●	●		
Local ES providers	●	●		●		●
Municipalities	●			●		

How We LIVE (continued)

Who & How

- 9 Support emergency service responders**
Support effective fire and ambulance services through investigation of mechanisms to better recruit, retain, and train fire and ambulance volunteers in addition to exploring ways to more equitably and effectively fund fire and ambulance organizations.

Priority: **Moderate**

Initial County Action: Continued leadership by DES on improving volunteerism and equitable funding.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Emer Services	●	●	●	●		
Local ES providers	●	●		●		
Municipalities	●			●		

- 10 Enhance and expand recreational opportunities**
Enhance existing recreational options and explore new recreational opportunities in underserved areas of the county.

Priority: **Moderate**

Initial County Action: Continuation of open space program option for parks and facilities. Analysis of potential for park in southeastern Chester County.

CC Fac & Parks						●
CC Open Space	●	●	●	●		
DVRPC	●	●				
CC Planning		●	●	●		
Municipalities				●	●	●

- 11 Support human and social services to serve evolving community needs**
Encourage convenient and centralized locations for citizens to access human and social services that most effectively serve diverse and evolving needs.

Priority: **Moderate**

Initial County Action: Advocacy regarding the location of facilities.

CC Human Serv	●		●	●		●
CC Com Dev		●	●	●		●
Social service orgs	●		●	●		●
Municipalities					●	

- 12 Integrate education facilities with communities**
Support access to and integration of high quality educational facilities with local communities.

Priority: **Moderate**

Initial County Action: Continued support for workforce training. Advocacy for appropriate locations for schools.

School Districts		●				●
CC Interm Unit	●		●	●		●
CC Planning	●					
Municipalities	●	●			●	

- 13 Implement county solid waste plan**
Support implementation of the Chester County Municipal Solid Waste Plan and other programs to ensure that solid waste and recycling needs are met through the coming decades.

Priority: **Moderate**

Initial County Action: Participation in solid waste plan implementation and update.

CC Solid Waste TF	●	●				
CC Solid Waste	●			●		●
SECC Refuse Auth	●			●		●
CC Health Dept	●			●		
PA DEP			●		●	

See Chapter 7, page 90 for discussion of the recommendations.

How We PROSPER

Goal: Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

Who & How

1 Expand workforce development
Expand workforce development to grow and attract a skilled and varied workforce.
 Priority: **Moderate**
 Initial County Action: Support of existing workforce programs.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Com Dev	●		●	●		
CC Econ Dev	●			●		
CC WDB			●	●		
CC Interm Unit	●		●	●		

2 Create a redevelopment program
Create a countywide redevelopment program to revitalize underutilized properties.
 Priority: **High**
 Initial County Action: Preparation of inventory and technical assistance for redevelopment.

CC Planning		●	●			
CC Econ Dev	●		●	●		
CC Industrial Dev	●		●	●		
Chambers of Com	●			●		
Municipalities					●	

3 Support flexible zoning
Support flexible and appropriate zoning regulations to accommodate a range of development opportunities.
 Priority: **High**
 Initial County Action: Guidance and support on flexible zoning options in commercial areas.

CC Planning	●	●	●	●		
CCATO	●					
Municipalities		●			●	
Developers	●					●

4 Retain and expand existing businesses
Retain and expand existing businesses through greater coordination and outreach.
 Priority: **High**
 Initial County Action: Support of Chester County Economic Development Council efforts.

CC Econ Dev	●			●		
CC Industrial Dev	●			●		●
Chambers of Com	●					
Businesses	●					●
Municipalities	●				●	

5 Market the county's location and amenities
Market the county's location and amenities for business and employee attraction and retention.
 Priority: **Moderate**
 Initial County Action: Support of Chester County Economic Development Council and Chester County Conference & Visitors Bureau efforts.

CC C & Visitors	●	●		●		
CC Econ Dev	●		●	●		
Chambers of Com	●		●	●		

6 Create and grow businesses
Create and grow businesses by promoting an innovation culture and technology advancements.
 Priority: **Moderate**
 Initial County Action: Support of Chester County Economic Development Council efforts.

CC Econ Dev	●		●	●		
Businesses	●					●
Chambers of Com	●		●	●		
County	●			●		
Municipalities	●				●	

How We

PROSPER (continued)

Who & How

7 Ensure economic development strategies remain responsive
 Ensure economic development strategies remain responsive to changing conditions through periodic reassessments of and updates to VISTA 2025.
 Priority: **Moderate**
 Initial County Action: Support of VISTA implementation and update.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Econ Dev	●	●		●		
County	●	●				
Businesses	●					

8 Revitalize Urban Centers
 Enhance revitalization efforts in the Urban Centers by promoting and supporting existing main streets and strategic infrastructure improvements.
 Priority: **Very High**
 Initial County Action: Analysis of possible revisions of the current Community Revitalization Program.

CC Com Dev	●		●	●		●
Municipalities	●	●		●	●	●
CC Planning	●	●	●			
CC Econ Dev	●		●	●		
Developers		●				●
DVRPC	●	●				
CC Industrial Dev	●		●	●		●

9 Encourage Suburban Center investment
 Encourage Suburban Center investment by increasing transportation amenities and creating an enhanced sense of place.
 Priority: **Moderate**
 Initial County Action: Coordination of investments by partners to support Suburban Center reinvention.

CC Planning	●	●	●	●		
CC Com Dev				●		●
Municipalities	●	●			●	●
CC Econ Dev	●			●		
DVRPC	●	●		●		
Developers						●
CC Industrial Dev	●		●	●		●
PennDOT			●			●

10 Support agricultural economic development
 Support agricultural economic development through the innovation and evolution of agricultural business operations.
 Priority: **High**
 Initial County Action: Continued support and programs by the ADC; investigation of agricultural economic development plan feasibility.

Ag community				●		●
CC Ag Council	●		●			
CC Planning	●	●				
CC Econ Dev	●					

See Chapter 8, page 104 for discussion of the recommendations.

How We CONNECT

Goal: Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

Who & How

1 Advance implementation of transportation improvements

Advance the funding and implementation of transportation improvements with a prioritized inventory of projects and coordinated advocacy.

Priority: High

Initial County Action: Continued advocacy and maintenance of transportation inventory.

	Education/Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●				
DVRPC		●				
CC Econ Dev	●					
TMA	●					
PennDOT		●		●		●
SEPTA		●				●
Developers						●
Municipalities					●	●

2 Advance multimodal transportation

Provide technical assistance and guidance review to advance multimodal transportation options.

Priority: High

Initial County Action: Analysis of municipal codes for multimodal requirements and production of guides/toolkits.

CC Planning	●	●	●			
PennDOT				●	●	●
SEPTA						●
DVRPC	●	●		●		
TMA	●					
Municipalities		●			●	●

3 Embrace smart transportation improvements for roadways

Educate and advocate for smart travel demand management strategies and new technologies to enhance roadway safety and reduce congestion.

Priority: Moderate

Initial County Action: Continued advocacy, information sharing, and planning for new technologies.

CC Planning	●	●				
PennDOT			●	●		●
DVRPC	●	●	●			
TMA	●					
Municipalities						●

4 Conduct a freight study

Conduct a study of freight service areas of concern to improve service while minimizing impacts.

Priority: Moderate

Initial County Action: Search for grant funding for freight study.

CC Planning		●				
PennDOT			●			
DVRPC		●		●		

How We

CONNECT (continued)

Who & How

5 Promote bus service within growth areas

Promote universally accessible bus service to employment centers and growth areas.

Priority: Moderate

Initial County Action: Continued advocacy and continued financial support for ChescoBus and SEPTA.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●			
CC Com Dev	●			●		
SEPTA				●		
DVRPC	●	●				
TMA's	●			●		
Businesses	●					
Municipalities	●	●			●	●

6 Expand regional rail service

Support the expansion of local regional rail service to our urban and suburban centers and adequate parking at all regional rail stations.

Priority: Very High

Initial County Action: Continued advocacy and financial support for SEPTA.

CC Planning	●	●				
PennDOT	●			●		●
SEPTA		●				●
Municipalities	●					
DVRPC		●				
Amtrak					●	●

7 Create a countywide, interconnected trail network

Develop and implement a countywide trail network, that includes expansion of the Circuit, Greater Philadelphia's regional multiuse trail network, and connecting local trails.

Priority: High

Initial County Action: On-going expansion of Chester Valley Trail, Schuylkill River Trail, and Struble Trail.

CC Planning	●	●				
CC Fac & Parks	●	●				●
Municipalities		●			●	●
DVRPC	●	●		●		

8 Enhance pipeline safety and communication

Enhance pipeline safety through the provision of information, facilitation of communication, and encouragement of partnerships to reduce impacts on residents and the environment.

Priority: Moderate

Initial County Action: Continuation of Pipeline Information Center and Point of Contact position by the Chester County Planning Commission.

CC Planning	●	●	●	●		
CC Cons District	●		●			
CC Emer Services	●	●	●	●		
CC Open Space	●					
CC Water Res	●		●			
CC Health Dept	●		●			
Utility companies	●	●		●		

9 Support a resilient and clean energy network

Provide technical assistance and support for policies and regulations that advance a resilient energy generation and distribution system, promote energy conservation, support renewable energy sources, and reduce greenhouse gases.

Priority: High

Initial County Action: Creation of guides/toolkits.

Who & How

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Planning	●	●	●			
Utility companies	●					●
Municipalities		●			●	
Developers						●

10 Integrate water, sewer, and land use planning

Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.

Priority: Moderate

Initial County Action: Continued support of planning by the Vision Partnership Program.

	Education/ Advocacy	Planning	Technical Assistance	Programs	Regulation	Construction
CC Water Res	●	●	●			
CC Health Dept	●		●			
CC Planning	●	●	●	●		
Utility companies		●				●
Developers						●
Municipalities		●			●	

See Chapter 9, page 120 for discussion of the recommendations.

Metrics to measure success

The metrics below will track progress within each goal area to assess if plan implementation is on track. After base year data for 2018 are established for the metrics, the results will be published each year and include recognition of projects and programs advanced during the year.

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.

Protected Open Space

Track the percentage of permanently protected open space within the county, including farmland, nature preserves and parks.

Open Space Connectivity

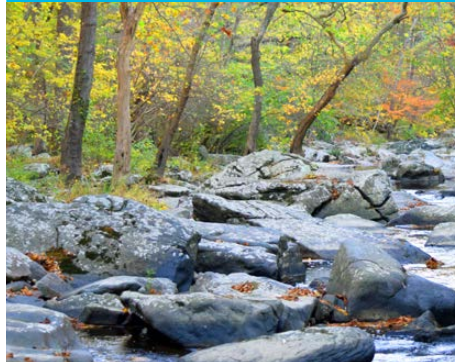
Monitor the connectivity of protected open space within the county.

Protected Farmland

Track the percentage of farmland that is protected from development.

How We

PROTECT



GOAL: Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.

Natural Resources Protection

Track the number of municipalities that have adopted comprehensive natural resource ordinance regulations.

Stream Health

Monitor aquatic life diversity.

How We

APPRECIATE



GOAL: Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

Historic Inventory and Standards

Track the number of municipalities that have adopted comprehensive historic resource protection measures.

Heritage Tourism

Track the level of tourism within the county related to historic and cultural resources.

How We LIVE



GOAL: Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.

Affordable Housing Built

Track the number of affordable units subsidized by the county.

Housing Diversity Opportunities

Track the types of housing constructed in the county.

Access to Parks and Recreation

Monitor the percentage of residents living near public park and recreation facilities.

Solid Waste Reduction

Track the amount of recycled materials per capita.

How We PROSPER



GOAL: Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.

Non-residential Development Activity

Track the amount of non-residential development.

Urban Center Prosperity

Monitor taxable assessments in Urban Centers.

Workforce Development Progress

Track the number of people assisted with employment training by the county.

How We CONNECT



GOAL: Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

Active Transportation Options

Track the length of new active transportation options created in the county.

Public Transportation Ridership

Track transit ridership within the county.

Improved Travel Time

Monitor the average travel time on select highways during peak hours.

Coordinating Utilities within Growth

Track development proposals connecting to public sewer and water services that will be located in designated growth areas.



Photo contest entry
George Crowding
Wolf's Hollow County Park

Appendices

Appendix A

Descriptions of implementing parties

Appendix B

Acronyms

Appendix C

Glossary

Appendix D

Steering Committee

Stakeholder Teams

Descriptions of implementing parties

The key parties needed to successfully advance each Landscapes3 recommendation are identified in Chapter 10. Roles will vary per recommendation and may involve leadership, assistance, or committed participation in activities. The abbreviations and acronyms used to identify the implementing parties in the Chapter 10 tables are listed below. Where necessary, a description of an implementing party is provided.

- **Ag community:** Agricultural community, including Individuals and entities involved with agricultural operations in Chester County, such as farmland owners, agricultural business owners, Chester Delaware County Farm Bureau, and Penn State Cooperative Extension.
- **Amtrak:** National Railroad Passenger Corporation, doing business as Amtrak, a passenger railroad service that provides medium- and long-distance service.
- **CCATO:** Chester County Association of Township Officials
- **CC Ag Council:** Chester County Agricultural Development Council
- **CC C & Visitors:** Chester County Conference and Visitors Bureau
- **CC Com Dev:** Chester County Department of Community Development
- **CC Conserv Dist:** Chester County Conservation District
- **CC Econ Dev:** Chester County Economic Development Council, CCEDC
- **CC Emer Services:** Chester County Department of Emergency Services, CCDES
- **CC Fac & Parks:** Chester County Facilities and Parks Department
- **CC Health Dept:** Chester County Health Department
- **CC Housing Auth:** Chester County Housing Authority
- **CC Human Serv:** Chester County Human Services
- **CC Industrial Dev:** Chester County Industrial Development Authority, CCIDA
- **CC Interm Unit:** Chester County Intermediate Unit, CCIU
- **CC Open Space:** Chester County Department of Open Space Preservation
- **CC Planning:** Chester County Planning Commission
- **CC Solid Waste:** Chester County Solid Waste Authority
- **CC Solid Waste TF:** Chester County Solid Waste Task Force
- **CC Water Resources:** Chester County Water Resources Authority
- **CC WDB:** Chester County Workforce Development Board
- **Chambers of Com:** Chambers of commerce, such as Chester County, Southern Chester County, and Western Chester County.
- **Conservation orgs:** Conservation organizations, including entities that work to enhance protection of natural resources, such as Brandywine Conservancy, Brandywine Red Clay Alliance, Chester-Ridley-Crum Watersheds Association, Darby-Cobbs Watershed Partnership, Darby Creek Valley Association, Green Valleys Watershed Association, Natural Lands, Octoraro Watershed Association, S.A.V.E. (Safety, Agriculture, Villages and Environment), Stroud Water Research Center, Valley Forge Trout Unlimited, White Clay Creek Watershed Management Committee, and West Chester Fish, Game and Wildlife Association.
- **Developers:** Entities developing sites in Chester County for commercial, industrial, residential, or other purposes.
- **DVRPC:** Delaware Valley Regional Planning Commission
- **Hist Pres Network:** Chester County Historic Preservation Network, an organization that connects local governments, organizations, and individuals in their efforts to protect, preserve, and promote the historic resources and cultural landscapes of Chester County.

- **Historic pres orgs:** Historic preservation organizations, including entities that own or interpret historic resources, such as Brandywine Battlefield Task Force, Chester County Historical Society, Historic Yellow Springs, Iron and Steel Heritage Museum, Historic Sugartown, Kennett Underground Railroad Center, The Mill at Anselma, Paoli Battlefield, and Schuylkill Greenway National Heritage Area.
- **Land trusts:** Land trusts and conservancies focused on land preservation and associated issues, such as Brandywine Conservancy, French and Pickering Creeks Conservation Trust, Marshallton Conservation Trust, Natural Lands, Open Land Conservancy for Chester County, The Land Conservancy for Southern Chester County, and Willistown Conservation Trust.
- **Local ES providers:** Local emergency services providers, including city, borough, township, or regional police, fire, ambulance, and emergency management organizations.
- **Municipalities:** Chester County's 73 municipalities, including the City of Coatesville, the 15 boroughs, and the 57 townships, encompassing their various elected boards or councils and appointed commissions or committees.
- **PA DEP:** Pennsylvania Department of Environmental Protection
- **PA DCNR:** Pennsylvania Department of Conservation and Natural Resources
- **PennDOT:** Pennsylvania Department of Transportation
- **SECC Refuse Authority:** Southeastern Chester County Refuse Authority, SECCRA
- **SEPTA:** Southeastern Pennsylvania Transportation Authority
- **Social service orgs:** Social services organizations, including entities that provide supportive services such as food banks, housing assistance, or other related services, such as Family Service of Chester County, Housing Partnership of Chester County, Human Services Inc., Kennett Area Community Services, La Comunidad Hispana, Legal Aid of Southeast PA, Maternal and Child Health Consortium, Open Hearth, Oxford Neighborhood Services Center, and Phoenixville Area Community Services.
- **TMA:** Transportation management associations active in Chester County, including Greater Valley Forge Transportation Management Association, GVFTMA, and the Transportation Management Association of Chester County, TMACC.
- **USGS:** United States Geological Survey
- **US NRCS:** United States Natural Resources Conservation Service
- **Utility companies:** Public water, public sewer, energy, communications, and other utility providers such as AQUA Pennsylvania, Chester Water Authority, Comcast, Downingtown Area Regional Authority, Oxford Area Sewer Authority, PECO, Pennsylvania American Water Company, pipeline operators, Valley Forge Sewer Authority, and Verizon.

Acronyms

ACS	American Community Survey, U.S. Census Bureau
ADT	Average Daily Traffic Volume
ALPB	Agricultural Land Preservation Board
ASA	Agricultural Security Area
BMP	Best Management Practice
C2P2	Community Conservation Partnership Program, PA DCNR
CCATO	Chester County Association of Township Officials
CCDES	Chester County Department of Emergency Services
CCEDC	Chester County Economic Development Council
CCHPN	Chester County Historic Preservation Network
CCIDA	Chester County Industrial Development Authority
CCIU	Chester County Intermediate Unit
CDBG	Community Development Block Grant
CIP	Capital Improvement Program
CLG	Certified Local Government
CMP	Corridor Management Plan
CSA	Community Supported Agriculture
DOE	Determination of Eligibility
DVRPC	Delaware Valley Regional Planning Commission
EAC	Environmental Advisory Council
EOP	Emergency Operations Plan
EV	Exceptional Value, PA DEP
FEMA	Federal Emergency Management Agency
GIS	Geographic Information Systems
GVFTMA	Greater Valley Forge Transportation Management Association
HARB	Historic Architectural Review Board
HOA	Homeowners Association
HOME	Home Investment Partnerships Program
HOP	Highway Occupancy Permit
HQ	High Quality, PA DEP
IBA	Important Bird Areas, Audubon
ITS	Intelligent Transportation Systems

LEED	Leadership in Energy and Environmental Design
MPC	Pennsylvania Municipalities Planning Code (Act 247)
MS4	Municipal Separate Storm Sewer System
NHL	National Historic Landmark
NHP	Natural Heritage Program, PA DCNR
NHPA	National Historic Preservation Act
NPDES	National Pollutant Discharge Elimination System
NRCS	United States Natural Resource Conservation Service
NRPA	National Recreation and Park Association
NWI	National Wetlands Inventory
PA DCED	Pennsylvania Department of Community and Economic Development
PA DCNR	Pennsylvania Department of Conservation and Natural Resources
PA DEP	Pennsylvania Department of Environmental Protection
PART	Pottstown Area Rapid Transit
PCTI	Pennsylvania Community Transportation Initiative
PennDOT	Pennsylvania Department of Transportation
PHMC	Pennsylvania Historical and Museum Commission
PNDI	Pennsylvania Natural Diversity Inventory
SCCOOT	Southern Chester County Organization on Transportation
SECCRA	Southeastern Chester County Refuse Authority
SEPTA	Southeastern Pennsylvania Transportation Authority
SHPO	State Historic Preservation Office
SLDO	Subdivision and Land Development Ordinance
TAP	Transportation Alternatives Program
TDR	Transfer of Development Rights
TII	Transportation Improvements Inventory, Chester County
TIP	Transportation Improvements Program, DVRPC
TMACC	Transportation Management Association of Chester County
TMDL	Total Maximum Daily Load
TOD	Transit Oriented Development
USGS	United States Geological Survey
VPP	Vision Partnership Program, Chester County Planning Commission
WWF	Warm Water Fishery, PA DEP

Glossary

ACRE

Agriculture, Communities and Rural Environment, PA Act 38 of 2005, is a state law to ensure ordinances adopted by municipalities to regulate normal agricultural operations are not in violation of state law. A local ordinance cannot exceed, duplicate, or conflict with state law. An owner or operator of a normal agricultural operation may request that the Office of the Attorney General review a local ordinance that the owner or operator believes to be unauthorized under ACRE. [For more information: PA Attorney General](#) ▶

Active Transportation Options

Active transportation includes walking, biking, and transportation by other human-powered vehicles, such as wheelchairs and scooters; options or facilities for active transportation include trails, bike lanes, and sidewalks. [For more information: American Public Health Association](#) ▶

Adaptive Reuse

The process of repurposing existing buildings for viable new uses and modern day functions, rather than demolishing them. Reuse allows for a building's continued use and helps it remain a viable community asset. [For more information: Chesco Planning, Adaptive Reuse](#) ▶

Affordably Priced Housing

Housing which does not create a cost burden in which more than 30 percent of the household income is used for gross housing costs, including utilities. [For more information: Housing Alliance of PA and PA Housing Finance Agency](#) ▶

Affordable Housing

Housing that is directed at households earning at or below 80% of the Area Median Income (AMI). [For more information: Housing Alliance of PA and PA Housing Finance Agency](#) ▶

Americans with Disabilities Act (ADA)

A federal Act that prohibits discrimination against people with disabilities in regard to employment, transportation, public accommodations, communications, and access to state and local government programs and services. [For more information: U.S. Department of Labor](#) ▶

Autonomous Vehicles

Also known as driverless cars, autonomous vehicles are highly technological vehicles which are able to operate without human navigation. [For more information: National Highway Traffic Safety Administration](#) ▶

Base Year

A base year is the starting point for an index that measures change, usually economic, over a series of years. A base year can reflect conditions during a single year, or conditions over a span of years that are then averaged together. The base year for Landscapes3 is generally 2015. [For more information: Chesco Planning, Data](#) ▶

Best Management Practice

A technique to most appropriately manage natural resources on a site, based on unique site conditions, planning, and engineering requirements. A BMP involves site development design that incorporates the most suitable technique, or combination of techniques, to best manage the resource. [For more information: StormwaterPA](#) ▶

Brandywine Battlefield

The Battle of Brandywine was a single-day land battle that had the greatest number of troops actively engaged in combat of any battle in the American Revolution. Designated as a National Historical Landmark in 1961, the National Park Service's American Battlefield Protection Program recognized a revised planning boundary for the Battlefield that spans approximately 35,000 acres in 15 municipalities in Chester and Delaware counties as a result of research conducted in recent years. [For more information: Chesco Planning, Campaign of 1777](#) ▶

Brownfields

Abandoned or underutilized industrial and commercial sites that have, or may potentially have, some environmental contamination. Brownfields are most often located in developed areas with existing utilities and transportation facilities. Because of environmental problems and costs associated with clean up, brownfields are often passed over for development while large investments are made to convert greenfields into industrial and commercial uses. (See also Greyfields) [For more information: Chesco Planning, Redevelopment](#) ▶

Certified Local Government (CLG)

A program jointly administered by the National Park Service and State Historic Preservation Offices in which a local community applies for and may be granted the designation, which enables the community to apply (through the state) for funds slated for historic preservation activities. [For more information: Pennsylvania Historical and Museum Commission](#) ▶

Chesco Bus

Next to SEPTA, the largest public transportation service in Chester County. With two routes, it delivers scheduled, fixed-route transportation connecting residents and employees to popular areas such as Coatesville, Parkesburg, West Chester and Kennett Square. [For more information: TMAcc](#) ▶

Circuit Trail Network

A network of regional, multi-use trails in the nine-county, bi-state, Greater Philadelphia area, which includes Chester County. The hundreds of miles of trails are available for people who enjoy biking, running, and walking. The Circuit Trails Coalition consists of nonprofit organizations, foundations, and agencies. [For more information: Circuit Trails](#) ▶

Community Supported Agriculture (CSA)

An arrangement between a farm and local residents designed to support a farm operation so that the farm becomes the "community's farm". Growers and consumers provide mutual support and share the risks and benefits of food production. [For more information: Chesco Planning, CSA and Chester County Agricultural Development Council, Local Farm Products Guide](#) ▶

Community Revitalization Program

Urban center municipalities in Chester County may apply through this funding program to support infrastructure improvements, streetscape improvements, economic development opportunities, and other projects that support the revitalization of neighborhoods and communities. The Urban Center municipalities are required to develop revitalization plans that identify proposed activities to promote revitalization and promote future growth. [For more information: Chesco Planning, Urban Planning Services](#) ▶

Complete Streets

A transportation approach where the design enables safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. [For more information: National Complete Streets Coalition](#) ▶

Conservation Corridor

A linear area of largely undeveloped lands that serve to link clusters of undeveloped lands, and which are or could be preserved permanently through open space means or protected through regulatory means. Conservation corridors commonly occur along waterways or ridgelines, although they can also extend through woodlands and wetland complexes. [For more information: Chesco Planning, Open Space](#) ▶

Conservation Easement

A voluntary and legally binding agreement between a landowner and a land trust or government that limits certain uses on a property to achieve conservation objectives while keeping the property in the landowner's ownership and control. The holder of the conservation easement has the right to block inappropriate uses while the owner may continue to use the land within the constraints set in the easement. Conservation easements do not create a right for the public to access a property, unless specifically established, and bind present and future landowners. [For more information: PA Land Trust Association](#) ▶

Conservation Easement, Agricultural

An interest in land, less than fee simple, which represents the right to prevent the development or improvement of a parcel for a purpose other than agricultural production. The easement may be granted by the owner of the land to a third party or to the Commonwealth, to a county governing body, or to a unit of local government. The easement is granted in perpetuity, as the equivalent of covenants running with the land. [For more information: PA Department of Agriculture and Chester County Department of Open Space, Farm Programs](#) ▶

Corridor Safety Improvements Area

Portions of highway corridors that have been studied and include recommendations for safety improvements. Funding for improvements is provided for in the region's Transportation Improvement Program (TIP). and Chester County Department of Open Space, Farm Programs

Critical Congestion Area

Areas that experience significant peak hour traffic congestion that extends beyond the primary roadway corridor from which it originates. [For more information: Chesco Planning, Transportation](#) ▶

Dark Skies

Places where the darkness of the night sky is relatively free of interference from artificial light intrusion and light pollution, advocated for to reduce energy waste, impacts on ecosystems, and disruptions to visibility. [For more information: International Dark-Sky Association](#) ▶

Emergency Operations Plan

A county plan that complies with and implements the requirements of the Pennsylvania Emergency Management Services Code to protect the lives and property of the citizens of the county. The County EOP serves as a bridge between municipal Emergency Operations Plans and the Pennsylvania State Emergency Operations Plan. [For more information: Chester County Department of Emergency Services](#) ▶

Exceptional Value Drainage Area

Also referred to as Exceptional Value (EV) Waters, these are surface waters that are designated by the PA DEP due to meeting the criteria for a High Quality Waters and one or more additional criteria, and are afforded special protections across their watershed. (See also High Quality Drainage Area) [For more information: PA Code, Chapter 93 and Chester County Water Resources Authority, Mapping of Special Protection Waters](#) ▶

Experiential Retail

Stores that offer a distinctive experience to shoppers, reflecting a shift in retail due to spending habits changing from buying things to buying experiences. Examples would be sporting goods stores featuring golf-stroke simulators, cookware stores teaching cooking classes, or grocers serving beer and wine at in-store bars. [For more information: Chester County Water Resources Authority, Flood Protection](#) ▶

Floodplain

The area adjoining a stream, river or watercourse that has been or may experience flooding in a storm event. [For more information: Chesco Planning, Floodplain Management](#) ▶

Great Recession

Within the U.S., the economic downturn that extended from December 2007 to June 2009, the longest downturn since World War II. More broadly, the term represents the decline in economic activity during the late 2000s, and applies to the U.S. recession and the ensuing global recession. [For more information: Federal Reserve](#) ▶

Greenhouse Gases

Gases that trap heat in the atmosphere, impacting the average temperature at the Earth's surface. Primary greenhouse gases in Earth's atmosphere include carbon dioxide, methane, nitrous oxide, and fluorinated gases. Significant increases in the level of greenhouse gases contribute to climate change and global warming. [For more information: U.S. Environmental Protection Agency](#) ▶

Greyfields

Economically obsolescent, outdated, or underutilized retail commercial lands such as older retail malls or strip centers that no longer attract adequate investment or tenants. Greyfields typically are not environmentally contaminated, but may contain older types of infrastructure that may need to be replaced or significantly updated. (See also "Brownfields") [For more information: Chesco Planning, Redevelopment](#) ▶

Growth Area, Designated Growth Area

A region described in a comprehensive plan that includes and surrounds a city, borough or village, and within which residential and mixed use development is permitted or planned for at densities of one unit to the acre or more, and within which commercial, industrial, and institutional uses are permitted or planned for, within which public infrastructure services are provided or planned. In Landscapes3, this area is comprised of the Urban Center, Suburban Center, Suburban, and Rural Center landscapes. [For more information: Pennsylvania Municipalities Planning Code](#) ▶

Hazard Mitigation Plan

A plan focused on projects and programs that can be undertaken to decrease the impact of future disasters. [For more information: Chester County Department of Emergency Services](#) ▶

High Quality Drainage Area

Also referred to as High Quality (HQ) Waters, these are surface waters that are designated by the PA DEP due to meeting a select list of criteria, and are afforded special protections across their watershed. (See also Exceptional Value Drainage Area) [For more information: PA Code, Chapter 93 and Chester County Water Resources Authority, Mapping of Special Protection Waters](#) ▶

Historic District, Local

A collection of historically significant resources (sites, buildings, structures, or objects) contained within a designated district that is designated at the local level through ordinance, or at the state level through PA Act 167, the Historic District Act of 1961. Depending upon the origin of designation, different levels of regulation, protection, and consideration for an historic resource are applicable. [For more information: Pennsylvania Historical and Museum Commission](#) ▶

Historic District, National Register

A collection of historically significant resources (sites, buildings, structures, or objects) within an area that is listed on the National Register of Historic Places as a designated district, providing a level of regulation, protection, and consideration for the district and the resources within it. [For more information: National Park Service](#) ▶

Historic Resource Atlas

A municipal generated mapping inventory of historic resources (districts, sites, buildings, structures, and objects) that are 50 years and older and that follows National Register of Historic Places criteria as a guideline. [For more information: Chesco Planning, Historic Resources](#) ▶

Impaired Streams

Surface waters that have been determined by PA DEP to not be achieving water quality standards for one or more of the four protected uses of surface waters: aquatic life, potable water, recreation, and fish consumption. An impaired designation triggers additional consideration for a stream and its watershed. [For more information: PA DEP and Chester County Water Resources Authority](#) ▶

Important Bird Areas

Critical sites designated by a technical committee overseen by Audubon that include migratory staging areas, winter roost sites, and prime breeding areas for songbirds, wading birds, and other species. Designation serves to bring attention to the most essential and vulnerable areas, and promote habitat conservation. [For more information: Audubon](#) ▶

Intelligent Transportation Systems (ITS)

Technologies that advance transportation safety and mobility and enhance productivity by integrating advanced communications technologies into transportation infrastructure and vehicles. ITS encompasses a broad range of wireless and traditional communications-based information and electronic technologies. [For more information: U.S. Department of Transportation](#) ▶

Keystone Corridor

The AMTRAK passenger rail line connecting Harrisburg to Philadelphia. The corridor is 104 miles long. [For more information: PennDOT](#) ▶

Landscapes3 Steering Committee

A group of volunteers selected by the Board of County Commissioners to assist in the development of Landscapes3, including identification of the vision, goals, objectives, and implementation actions. Steering Committee members represented a diversity of perspectives and met on a regular basis to guide the process. [For more information: Chesco Planning, Landscapes3](#) ▶

Multi-modal

Involving several modes of transportation, including vehicular, pedestrian, bicyclist, public transit, and ride hailing services. [For more information: Chesco Planning, Transportation Planning](#) ▶

Multi-use Trail

Facilities commonly used by bicyclists, pedestrians, and other non-motorized modes of travel such as equestrians, cross country skiers, rollerbladers, baby strollers, and those utilizing wheelchairs. Multi-use trails are primarily found within state parks, municipal parks, or as regional trails such as Chester County's Chester Valley and Struble trails. [For more information: Chesco Planning, Transportation Planning and Chesco Planning, Trail and Path Guide](#) ▶

Municipalities Planning Code (Act 247)

The State enabling legislation that governs planning in Pennsylvania, including how local planning commissions operate, development and content of comprehensive plans, and the ordinances that implement comprehensive plans. [For more information: Chesco Planning, Municipal Corner](#) ►

Municipal Separate Storm Sewer System (MS4)

A system owned or operated by a public agency, such as a city, town, county, flood control district, state, or federal agency that does not connect to the sanitary sewer system and does not lead to a wastewater treatment plant. [For more information: PA Environmental Council](#) ►

Natural Heritage Program

State-wide program that serves to gather and provide information on the location and status of important ecological resources to help inform decisions. [For more information: Pennsylvania Natural Heritage Program and Chesco Planning, Natural Resources](#) ►

National Historic Landmark

Nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. [For more information: National Park Service](#) ►

National Register of Historic Places

The official list of the nation's historic places that are worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources. These can include districts, sites, buildings, structures, and objects, which are significant in American (national, state, regional, and/or local) history, architecture, archeology, engineering, and culture. [For more information: National Park Service](#) ►

On-lot Sewage Disposal Systems

A sewage system self-contained on a property, consisting of piping, tanks or other facilities for collecting, treating or disposing of sewage into a soil absorption area or spray field or by retention in a retaining tank. [For more information: PA Code Chapter 73 and Chester County Health Department, Sewage and Water](#) ►

Open Space

Land of any size that is not covered by buildings or pavement, and may include fields, working lands, or other vegetated areas of previously developed properties or farms. (See Open Space, Protected) [For more information: Chesco Planning, Open Space and Chester County Department of Open Space Preservation](#) ►

Open Space, Protected

Land or water areas that have little or no development; are used for working lands, recreation or preserving cultural or natural resources, including prime agricultural soils; and are protected from development either permanently or on a long-term basis. (See Open Space) [For more information: Chesco Planning, Open Space and Chester County Department of Open Space Preservation](#) ►

Pipeline Information Center (PIC)

A Chester County website dedicated to information on pipeline issues including pipeline safety, the pipeline review process, and the latest information on pipeline project activity within Chester County and the surrounding region. [For more information: Chesco Planning, Pipeline Information Center](#) ►

Pop-up Uses

Uses that are operated for a temporary period of time and reflect seasonal market demands, such as a farmers' market or a pop-up beer garden. [For more information: DVRPC, Pop Up Economy ▶](#)

Prime Agricultural Soils

Prime Agricultural Soils: Soils designated by the USNRCS as such because they are well-drained, fertile soils that are suitable for a wide range of crops and require less fertilizer, irrigation, and conservation measures than most soils; typically correspond to Class 1 and 2 soil classifications. [For more information: Code of Federal Regulations ▶](#)

Protected Open Space Tracking System (POST)

A county web-based database and mapping program of parcels of land that have been permanently protected from development and which is updated on an annual basis. (See Open Space, Protected) [For more information: Chesco Planning, Open Space and Chester County Department of Open Space Preservation ▶](#)

Preservation Partnership Program (PPP)

A county program that provides funding to nonprofit conservation organizations and land trusts for land preservation projects and trail construction projects. The preserved sites include publicly accessible nature preserves, natural areas, and farms. [For more information: Chesco Dept. of Open Space Preservation ▶](#)

Riparian Corridors

The corridor of land immediately adjacent to a stream or water body that serves as a transition between aquatic and terrestrial environments, and which directly affects and/or is affected by the adjacent water body. [For more information: Chester County Water Resources Authority ▶](#)

Rural Resource Area

An area described in a comprehensive plan within which rural resource uses including, but not limited to, agriculture, timbering, mining, quarrying and other extractive industries, forest and game lands and recreation and tourism are encouraged and enhanced, and within which development that is compatible with or supportive of such uses is permitted, and within which public infrastructure services are not provided except in villages. In Landscapes3, the Rural Resource Area is comprised of the Rural and Agricultural landscapes. [For more information: Pennsylvania Municipal Planning Code ▶](#)

Sewage Facilities Program (Act 537)

A state act that requires all municipalities to develop and implement a sewage facilities plan to help address existing sewage disposal needs and help prevent future problems. [For more information: Act 537 Sewage Facilities Program and Chesco Planning, Act 537 Sewage Facilities Reviews ▶](#)

Smart Growth

An approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement. [For more information: Smart Growth America ▶](#)

Soil Health

The continued capacity of soil to function as a vital living ecosystem that sustains plants, animals, and humans. [For more information: NRCS ▶](#)

Solid Waste Program (Act 101)

Pennsylvania act that mandates how municipalities manage waste, including recycling. The goals of the Act are to reduce Pennsylvania's municipal waste generation, recycle at least 25 percent of waste, procure and use recycled and recyclable materials in state governmental agencies, and educate the public about the benefits of recycling and waste reduction. [For more information: Chester County Solid Waste](#) ▶

Stormwater Management Program (Act 167)

A state act that mandates counties to adopt a stormwater management plan for each watershed. The municipalities are then required to adopt and enforce the provisions and stormwater control standards of the PA DEP approved plan. [For more information: Chester County Water Resources Authority](#) ▶

Total Maximum Daily Load (TMDL)

The maximum amount of a pollutant that a water body can receive and safely meet water quality standards. [For more information: Chesco Planning, TMDLs and Chester County Water Resources Authority, TMDLs](#) ▶

Traditional Village Form

A historic settlement pattern comprised of a compact mix of land uses and structures, predominantly residential in character. [For more information: Chesco Planning, Village Planning Handbook](#) ▶

Transfer of Development Rights (TDR)

A zoning tool that separates the development rights from a parcel (i.e., the "sending parcel") and applies those rights to another parcel (i.e., the "receiving parcel") that can be developed at a higher density, thus preserving the sending parcel for agricultural or other non-development use. TDR is a market-based approach that compensates the sending parcel and offers advantages to the receiving parcel through additional density. [For more information: Chesco Planning, TDR and Conservation Tools, TDR](#) ▶

Transit Oriented Development (TOD)

A mixed use, walkable neighborhood generally located within a quarter mile of a transit stop or station and designed to encourage the use of public transit. These developments use a compact, village-like land use pattern that mixes residential and local-scale retail and commercial land uses at densities that are typically higher than found in conventional suburban development. [For more information: Chesco Planning, TOD](#) ▶

Transportation Improvement Inventory (TII)

A comprehensive record of known transportation needs and projects within Chester County that is updated biennially and contains projects that have been recommended to the Planning Commission by municipalities and other stakeholders. [For more information: Chesco Planning, Transportation](#) ▶

Transportation Improvement Program (TIP)

The regionally agreed-upon list of priority transportation projects, as required by federal law. The TIP shows estimated costs and schedule by project phase and is financially constrained based on the amount of federal, state, and local funds that will be available for transportation projects in the region. The TIP includes roadway, bridge, public transit, bicycle, pedestrian, and freight related transportation projects. [For more information: Chesco Planning, Transportation](#) ▶

Underground Railroad

The effort of enslaved African Americans to gain their freedom by escape into free states and Canada. In some places the Underground Railroad was deliberate and organized and resulted in a network of secret routes and safe houses used by enslaved African Americans with the aid of abolitionists and allies. [For more information: Kennett Underground Railroad and National Park Service](#) ▶

Vision Partnership Program (VPP)

A county grant program administered by the Planning Commission to promote cooperation between the County and local governments in the implementation of Landscapes, the County's comprehensive policy plan. Grants awarded to municipalities under the Vision Partnership Program are provided to assist them in achieving consistency with the principles of Landscapes through their local planning programs. [For more information: Chesco Planning, VPP](#) ▶

Universal Design

Process and associated features that remove barriers to access and seek to create buildings and public spaces that are inherently accessible to all people, including the elderly and people with disabilities. [For more information: Government Services Administration](#) ▶

VISTA 2025

The county's economic development strategy that addresses quality of place, talent attraction, business expansion, innovation, and infrastructure support. [For more information: VISTA 2025](#) ▶

Walkability

A measure of how friendly a place or area is to walking. Walkability is an important concept in sustainable urban design. [For more information: Smart Growth America](#) ▶

WalkWorks ChesCo

An initiative that aims to increase physical activity and reduce obesity rates in Chester County by promoting places and opportunities to walk, supporting walking groups, planning and promoting walking events, and coordinating walking challenges. [For more information: WalkWorks ChesCo](#) ▶

Watersheds

Chester County's integrated water resources plan, produced by the Chester County Water Resources Authority, which also serves as the countywide Act 167 Stormwater Plan. [For more information: Chester County Water Resources Authority](#) ▶

Workforce Housing

Housing that is affordable to households earning between 80 and 120 percent of area median income (AMI). Some jurisdictions may define workforce housing based on other, locally determined criteria. [For more information: Housing Alliance of PA and PA Housing Finance Agency](#) ▶

Working Lands

Farms and forests that support a healthy and vibrant agricultural system. Working lands supply valuable resources, support land-based livelihoods, and provide a link to shared agricultural heritage. [For more information: The Trust for Public Land and The Conservation Fund](#) ▶



Steering Committee

Co-chairs

Chris Alonzo
President,
Pietro Industries

Matthew Hammond, P.E.
Executive Vice President,
Traffic Planning and Design, Inc.

Molly Morrison
President,
Natural Lands

Members

George Beer
President and Principal,
Delaware Valley Development Company

David Brant
Governor, Lions Club

Pamela Brown
Director of Conservation, French and Pickering Creeks
Conservation Trust

Kristin Camp, Esq.
Partner, Buckley, Brion, McGuire & Morris LLP

Guy Ciarrocchi, Esq.
President and CEO, Chester County Chamber of Business and
Industry

Mark Dambly
President, Pennrose

Ellen Ferretti
Director, Brandywine Conservancy

Christopher M. Fiorentino
President, West Chester University

Neal Fisher, P.E., S.E.O.
Vice President of Development, Hankin Group

Blair Fleischmann
Executive Director, Safety, Agriculture, Villages and Environment
(S.A.V.E.)

Deirdre Flemming
Owner, Two Gander Farm

James Garrison
President, Chester County Historic Preservation Network

Mimi Gleason
Township Manager, West Whiteland Township

Mike Grigalonis
Chief Operating Officer and Executive Vice President, Chester
County Economic Development Council

Ernie Holling
President, Chester County Association of Township Officials

Arvilla Hunt
Council Member, City of Coatesville

Kevin Johnson, P.E.
President, Traffic Planning and Design, Inc.

Alisa M. Jones
President and CEO, La Comunidad Hispana

Cheryl Kuhn, IOM
President and CEO, Southern Chester County Chamber of
Commerce

Lisa Moore
Township Manager, Kennett Township

Joseph O'Brien
Executive Director, Chester County Intermediate Unit

Tim Phelps
Executive Director, Transportation Management
Association of Chester County

Donna Steltz
Executive Director, Western Chester County Chamber of Commerce

Larry Welsch
Executive Director, Chester County Food Bank

Stakeholder Teams

Preservation Stakeholder Team

Janie Baird, *Newlin Township*

Jan Bowers, *Chester County Water Resources Authority*

Pam Brown, *French & Pickering Creeks Conservation Trust*

Steve Brown, *West Caln Township*

Donald Cairns, *Chester County Ag Preservation Board*

Tom Carnevale, *Carnevale Eustis Architects*

Barbara Cohen, *Schuylkill Township*

Judy DiFilippo, *Chester County Planning Commission Board*

Jane Dorchester, *Architectural Historian*

Blair Fleischmann, *Safety, Agriculture, Villages and Environment (SAVE)*

Joy Fritschle, *West Chester University*

Jim Garrison, *East Pikeland Township*

Bill Gladden, *Chester County Open Space Preservation Department*

Jay Gregg, *Chester County Facilities and Parks - Nottingham*

Mark Gutshall, *LandStudies*

Charles Jacob, *Warwick Township*

Linda Kaat, *Friends of Martins Tavern/Friends of Strodes Mill*

Cory Kegerise, *PA Historical and Museum Commission*

Gwen Lacy, *The Land Conservancy for Southern Chester County*

Victoria Laubach, *Green Valleys Watershed Association*

Elizabeth Laurent, *Chester County Historical Society*

Dan Maffei, *Kennett Square*

John Miller, *Chester County Historic Preservation Network*

Shane Morgan, *White Clay Creek Wild and Scenic Management Committee*

Molly Morrison, *Natural Lands*

Scott Piersol, *East Brandywine Township*

Matt Sabo, *Kennett Township*

Sara Shick, *West Vincent Township Planning Commission*

Eddie Shean-Hammond, *Hopewell Big Woods/National Parks Service*

David Shields, *Brandywine Conservancy*

Roy Smith, *West Chester Borough*

Chris Strohmaier, *Chester County Conservation District*

Bob Struble, *Brandywine Red Clay Alliance*

Steve Sullins, *Downingtown Borough*

Bernard Sweeney, *Stroud Water Research Center*

John Theilacker, *Brandywine Conservancy*

Ed Theurkauf, *Theurkauf Design and Planning*

Judy Thomas, *Chester County Open Space Preservation Department*

Bill Wylie, *West Marlborough Township*

Agriculture Stakeholder Team

Duncan Allison, *Agricultural Development Council*

Chris Alonzo, *Pietro Mushrooms*

Liz Andersen, *Broadwater Farm*

Kersten Appler, *French and Pickering Creeks Conservation Trust*

William Beers, *Code Officer*

Aimee Bowers, *Clarion Law*

Terry Brett, *Kimberton Whole Foods*

Dennis Byrne, *Herr's Angus Farm*

Steve Castorani, *North Creek Nurseries*

Glenn Cote, *Laurel Valley Farms*

Carol DeWolf, *Schuylkill Highlands*

Brian Dickerson, *Dickerson Vineyards*

Mark Dunphy, *Seven Stars Farm*

Deb Ellis, *Highspire Hills Farm*

Tina Ellor, *Phillips Mushrooms*

Cheryl Fairbairn, *Penn State Cooperative Extension*

Charles Fleischmann, *Chester County Association of Township Officials*

Deirdre Flemming, *Two Gander Farm*

Margarita Garay Zarco, *La Comunidad Hispana*

Jodi Gauker, *AgConnect/CCEDC*

Bill Gladden, *Chester County Open Space Preservation Department*

John Goodall, *Brandywine Conservancy*

Peter Hicks, *Hicks Brothers*

Betsy Huber, *National Grange*

Lisa Kerschner, *North Star Orchard*
 Margaret Leardi, *New Bolton Center*
 Darlene Livingston, *PA Farm Link*
 Lisa McNamara, *Octorara High School*
 Ken Miller, *Birchrun Hills Farm*
 Dan Miller, *Chester Delaware County Farm Bureau*
 Walt Moore, *Walmoore Holsteins*
 Greg Newell, *PA Horse Breeders Association*
 Andrew Pitz, *French and Pickering Creeks Conservation Trust*
 Vince Pompo, *Lamb McErlane*
 Daniel Rahn, *Mushroom Farmers of Pennsylvania*
 Geoff Shellington, *Chester County Open Space Preservation Department*
 Jeff Stoltzfus, *Penn State Cooperative Extension*
 Joe Stratton, *Artisan Exchange*
 Chris Strohmaier, *Chester County Conservation District*
 Joseph Tarantino, *Chester County Planning Commission Board*
 Anthony Vietri, *Va La Vineyards*
 Bill Wells, *Water Crest Farms*
 Jerry Yeatman, *Mother Earth Organic Mushrooms*

Housing Stakeholder Team

Ryan Bailey, *Pennrose Properties*
 Zachary Barner, *Tredyffrin Township*
 Chris Bashore, *Malvern Borough*
 George Beer, *Delaware Valley Development Company*
 Pat Bokovitz, *Chester County Department of Community Development*
 Shaun Bollig, *Chester County Department of Community Development*
 Bill Biles, *Lincoln Property Company*
 David Brant, *PA Association of Realtors Board of Directors/Chester County Housing Options Task Force*
 Holly Brown, *West Chester Business Improvement District*
 Erica Colbert, *Chester County Mental Health/Intellectual and Developmental Disabilities*
 Vince D'Annunzio, *Homebuilders Association of Chester and Delaware Counties*

Jason Duckworth, *Arcadia Land Company*
 Kathryn Evans, *Evans Management*
 Kelly Getzfread, *Phoenixville Borough*
 Dale Gravett, *Housing Authority of Chester County*
 Kevin Hennessey, *North Coventry Township*
 Joan Holliday, *InterGen Coalition*
 Chip Huston, *Habitat for Humanity Chester County*
 Dr. Dorothy Ives-Dewey, *West Chester University*
 Alisa Jones, *La Comunidad Hispana*
 Eli Kahn, *E. Kahn Development*
 Steve Kambic, *Petra Community Housing*
 Kevin Kerr, *Chester County Planning Commission Board*
 Linda Lavender-Norris, *Coatesville City Council*
 Kimberly Lloyd, *Ogontz Avenue Revitalization Corporation/Lincoln University*
 Ann Marie Matteo, *Suburban West Realtors Alliance*
 Kathy McCarthy, *Self-Determination Housing Project of Pennsylvania*
 James McGeehan, *McGeehan Communications, LLC/Chester County Housing Options Task Force*
 David Norwood, *Chester County Department of Community Development*
 Anita O'Connor, *Kennett Area Senior Center*
 Sarah Peck, *Progressive Housing/Chester County Housing Options Task Force*
 Mike Pia, Jr., *Kennett Square Realty*
 Rosa Quintana, *Family Promise of Sothern Chester County*
 Guillermo Rivera, *La Comunidad Hispana*
 Joe Scalise, *Kennett Square Borough*
 Erin Smist, *Suburban Realtors Alliance/Chester County Housing Options Task Force*
 Merle Stoltzfus, *Elverson Borough*
 David Sweet, *Housing Partnership of Chester County*
 Karen Versuk, *Penn Township*

Utilities and Infrastructure Stakeholder Team

Caren Andrews, *Atglen Borough*

April Barkasi, *Cedarville Engineering*

Tiffany Bell, *West Nottingham Township Board of Supervisors*

Jan Bowers, *Chester County Water Resources Authority*

Steve Brown, *London Grove Township*

Jeanne Casner, *Chester County Health Department*

Michael Cotter, *West Chester Borough*

Rick Craig, *West Goshen Township*

Barbara D'Angelo, *Wallace Township Municipal Authority and Board of Supervisors*

Dan Daley, *E. B. Walsh & Assoc., Inc./ East Goshen Twp. Planning Commission*

Jim Demchak, *Chester County Conservation District*

Daniel DiMucci, *Chester County Planning Commission Board*

Kate Donnelly, *West Chester University*

Mike Fili, *Aqua PA*

Nancy Fromnick, *Chester County Solid Waste Authority*

John Gaadt, *Gaadt Perspectives, LLC*

Martin Goldberg, *Valley Forge Sewer Authority*

Brian Hassinger, *Pennsylvania American Water Co. Southeast PA*

Ernie Holling, *Chester County Association of Township Officials (CCATO)/ West Pikeland Board of Supervisors*

Jean Krack, *Phoenixville Borough*

Rob Linnenbaugh, *Chester County Emergency Services*

Brian MacEwen, *Chester Water Authority*

Herb Mays, *Downingtown Area Regional Authority*

Jeff McClintock, *Caln Township*

Scott Mengle, *Southeastern Chester County Refuse Authority*

Edward Piscopo, *PECO*

Tom Quinn, *Chester County Health Department*

Domenic Rocco, *PA Dept of Environmental Protection (PA DEP)*

Joseph Scalise, *Kennett Square Borough*

Douglas Smith, *Verizon*

Paul Spiegel, *Practical Energy Solutions*

Kelly Sweeney, *Cary Vargo, Upper Uwchlan Township*

Bob Watts, *Chester County Solid Waste Authority*

Transportation Stakeholder Team

Bo Alexander, *Safety, Agriculture, Villages and Environment (SAVE)*

Pat Bokovitz, *Chester County Department of Community Development*

Beth Bonini, *PennDOT*

Mark Cassel, *SEPTA*

Byron Comati, *SEPTA*

Ted Dahlburg, *DVRPC*

Susan Dannenberg, *Bicycle Coalition of Greater Philadelphia*

Chuck Davies, *PennDOT*

Steve Fromnick, *Chester County Facilities and Parks*

Mimi Gleason, *West Whiteland Township*

Matthew Hammond, *Chester County Planning Commission Board*

Doug Hanley, *Uwchlan Township*

Rob Henry, *Greater Valley Forge TMA*

Gary Hudson, *G.O. Carlson Airport*

Marilyn Jamison, *Amtrak*

Kevin Johnson, *SEPTA/Traffic Planning and Design, Inc.*

Bobby Kagel, *Chester County Department of Emergency Services*

John Kassab, *Brandywine Airport*

Jean Krack, *Phoenixville Borough*

Gary Krapf, *Krapf's Coaches*

Tim Lander, *Friends of the Chester Valley Trail*

Amanda Lozinak, *Bike Chester County/TMACC*

Jonathan Martin, *New Garden Airport*

William Martin, *Tredyffrin Township*

William McSwain, *SEPTA/Drinker Biddle and Reath, LLP*

Tim Phelps, *TMACC*

Al Sauer, *East Penn Railroad*

Joe Serbu, *PA Turnpike Commission*

Kevin Stewart, *PA Motor Truck Association*

Sarah Stuart, *Bicycle Coalition of Greater Philadelphia*

Karen Versuk, *Penn Township*

Randy Waltermeyer, *Traffic Planning and Design, Inc.*

John Ward, *DVRPC*

Chris Williams, *TMACC/McMahon Associates*

Economic Development Stakeholder Team

Keith Aleari, *Fulton Bank*

Ron Barchet, *Victory Brewing Company*

Matt Baumann, *Tredyffrin Township*

Bernie Beegle, *Advanced GeoServices*

Pat Bokovitz, *Chester County Department of Community Development*

Michael Bray, *Vanguard*

Alan Brink, *Spring City Electrical Company*

Guy Ciarrocchi, *Chester County Chamber of Business and Industry*

Marnie Conley, *Longwood Gardens*

Steve Crumrine, *SCORE*

Marc Davis, *HomeNet*

Karen DeLone, *PABio*

Jennifer Duff, *Chester County Workforce Investment Board*

Keith Goldan, *FibroCell*

Scott Greenly, *East Whiteland Township*

Mike Grigalonis, *Chester County Economic Development Council*

Susan Hamley, *Chester County Conference and Visitors Bureau*

Donna Hosler, *Oxford Mainstreet*

Sonia Huntzinger, *Chester County Department of Community Development/Coatesville 2nd Century Alliance*

Mary Hutchins, *Historic Kennett Square*

Ann Hutchinson, *Natural Lands*

Peter Kjellerup, *Dansko*

Jean Krack, *Phoenixville Borough*

Lou Kupperman, *CCIDA*

James Lee, *Wawa*

MaryFrances McGarrity, *Chester County Economic Development Council*

John Meisel, *TMACC*

Susan Montgomery, *Vanguard*

Tony Nichols, *Liberty Property Trust*

Bob Nigra, *Scott Honda*

Jerry Parker, *DCCC*

Todd Poole, *4Ward Planning*

Paul Redman, *Longwood Gardens*

Dave Sciochetti, *Chester County*

Donna Siter, *Western Chester County Chamber of Commerce*

Gary Smith, *Chester County Economic Development Council*

Timothy Smith, *Pennsylvania Real Estate Investment Trust /Exton Mall*

William Stevens, *Chesco2020*

Mike Trio, *City of Coatesville*

Bob Trout, *Whitford Corporation*

Andrew Voudouris, *Turn5*

Community Health Stakeholder Team

Kim Bowman, *Chester County Human Services*

Vincent Brown, *Chester County Drug and Alcohol Services*

Pam Brown, *French and Pickering Creeks Conservation Trust*

Donna Carlson, *Chester County Human Services*

Heidi Carlson, *Chester County Department of Aging*

Jeanne Casner, *Chester County Health Department*

Bethann Cinelli, D.Ed., *West Chester University Center for Healthy Schools*

Jeanne Corman, *Safe Harbor of Chester County*

Denise Day, *YMCA of Greater Brandywine*

Michael Duncan, *Chester County Hospital*

Sheila Fleming, *Brandywine Conservancy*

Bill Gladden, *Chester County Open Space Preservation Department*

Dana Heiman, *Brandywine Health Foundation*

Claudia Hellebush, *United Way of Chester County*

Carolyn Johnson, *Coatesville Center for Community Health*

Bobby Kagel, *Chester County Emergency Services*

Whitney Katirai, *West Chester University*

David Kraybill, *Pottstown Health and Wellness Foundation*

Tim Lander, *Friends of the Chester Valley Trail*

Barney Leonard, *Pocopson Township*

Laura Mackiewicz, *La Comunidad Hispana*

Lisa Moore, *Kennett Township*

Sandra Murphy, *Chester County Aging*

Ashley Orr, *Chester County Health Department*

Owen Prusack, *Chester County Parks & Facilities*

Carla Sivek, *Coatesville VA*

Regina Speaker Palubinsky, *Great Valley School District*

David Stauffer, *Chester County Parks and Facilities*

Judy Thomas, *Chester County Open Space Preservation
Department*

Maureen Tomoschuk, *Community Volunteers in Medicine*

Rick Trailies, *Natural Lands*

Jeffrey Turner, *Public Health Management Corporation*

Neil Vaughn, *Chester County Fire Chiefs Association*

Larry Welsch, *Chester County Food Bank*

Planning Commission Staff



Administration Services

Brian N. O'Leary, AICP, *Executive Director*
David D. Ward, AICP, *Assistant Director*
Beth A. Cunliffe, *Office & Communications Manager*
Suzanne Wozniak, *Administrative Coordinator*
Marie Celi, *Information Specialist*
Carolyn Oakley, *Communications Supervisor*
Danielle Lynch, *Technical Services Specialist*

Infrastructure & Plan Review

Carol J. Stauffer, AICP, *Division Director*
Glenn Bentley, *Plan Reviewer*
Wes Bruckno, AICP, *Plan Reviewer*
Paul Farkas, *Plan Reviewer*
Jenn Kolvereid, *Land Development Analyst*
Carolyn Conwell, AICP, *Environmental Planner*
Jake Michael, AICP, *Demographer*

Technical Services

Thomas P. West, *Division Director**
Paul Fritz, RLA, AICP, *Division Director*
Gene Huller, *Technical Services Supervisor*
Steven Cummings, *Technical Services Specialist**
Madeline Schueren, *GIS Planner**
Doug Meneely, *GIS Specialist*
Colin Murtoff, *GIS Planner*
Albert Park, *Design Specialist*
Diana Zak, *Graphics Supervisor*
Christopher Bittle, *Graphics Specialist*
Polly Chalfant, *Graphics Specialist*

Transportation and Information Services

Brian Styche, RLA, AICP, *Division Director*
William Deguffroy, AICP, *Transportation Planner**
Brian Donovan, *Transportation Planner*
Rachael Griffith, RLA, *Trails and Open Space Planner*
Heather Martin, *Transportation Planner**
Justin Smiley, AICP, *Urban Planner**
Patti Strauber, *Administrative Support*

Planning Services

Susan Elks, AICP, *Division Director, Landscapes3 Project Manager*
Kate Clark, *Community Planner*
Kaitlin Feiler, *Community Planner**
Mark Gallant, *Community Planner*
Jaime Jilozian, AICP, *Community Planner*
Karen Marshall, *Heritage Preservation Coordinator*
Kevin Myers, *Urban Planner*
Sean O'Neill, AICP, *Community Planner**
Chris Patriarca, AICP, *Community Planner*
Jeannine Speirs, *Community Planner*
Nancy Shields, *Administrative Support*

* Former staff



601 Westtown Road • Suite 270
P.O. Box 2747
West Chester, PA 19380-0990

Phone
610-344-6285

Email
ccplanning@chesco.org

Web
www.chescoplanning.org
www.chesco.org/planning

Facebook
www.facebook.com/ccplanning

Flickr
www.flickr.com/ccpcphotography

Instagram
www.instagram.com/chescoplanning

LinkedIn
www.linkedin.com/company/chester-county-planning-commission

Twitter
www.twitter.com/chescoplanning