

ELEMENT 11 REGIONAL GROWTH MANAGEMENT PLAN POLICY STATEMENTS

Planning is a rational process for formulating and meeting goals and objectives. Formulation of goals is an essential task that must be undertaken before a plans can be prepared. Defining goals for a single purpose or within an organization whose functions are generally clear cut, narrowly focused or direct may be a simple task. However, the Tri-County Region is composed of many diverse and often divergent interests. Consequently, the formulation of goals and objectives for the preparation of the Regional Growth Management Plan is a very difficult task.

Soundly conceived regional planning and development objectives should incorporate the combined knowledge of many individuals who are informed about the Region. Ultimately, the Commission's goals, objectives, actions programs and benchmarks should be established and adopted by duly elected and appointed representatives legally assigned to this task. These considerations are important because of the value-system implications inherent in any set of policies and goals.

Since the formulation of development goals and objectives is a complex task involving technical as well as value-system considerations, it is appropriate that experienced public planners initially prepare such objectives for consideration by elected governing officials and planning commissions. At the regional level, the use of local representatives and advisory committees appears to be the most practical and effective manner for involving interested and knowledgeable county and municipal planners involved in the initial review and formulation of initial policies. Only by combining the accumulated knowledge and experience about the Tri-County Region which the various advisory members possess can a meaningful expression of the desired direction, magnitude, and quality of regional growth and development be obtained.

One of the major tasks of the Regional Growth Management Plan Advisory Committee in the development of this plan is to assist in the formulation of proposed regional development policies objectives. In that review, careful consideration was given to the degree of attainment of each of the goals and objectives, as well as both adverse and favorable reaction by municipal officials and the public at large. The Policy Plan sets forth the results of that review in the form of regional policy goals, objectives and strategies adopted by the full Tri-County Regional Planning Commission.

Goals intended to function as direction-setters, not specific actions. They set ideal future conditions toward which objectives are directed. They are general expressions of planning values and therefore are somewhat abstract in nature. They are often not quantifiable, time-dependent or suggestive of specific actions for achievement	Objectives action-oriented statements comprised of policies, standards and/or principles that establish commitment to achievement of related goals	Strategies specific steps to achieve the related goals and objectives
LAND USE PLAN		
GOALS	OBJECTIVES	STRATEGY
LU-1 DIRECT GROWTH TOWARD DEVELOPED AREAS WHERE THERE IS A FULL RANGE OF PUBLIC FACILITIES AND SERVICES AVAILABLE TO SUPPORT IT.	LU-1.1 Promote development within the Planned Growth Areas (PGAs)	Infill development within the PGAs, particularly in boroughs and villages Develop at a higher residential density in accordance with PGA designations Prioritize infrastructure investments (new and maintenance) within PGAs Promote redevelopment of brownfields.
	LU-1.2 Promote municipal adoption & implementation of current comprehensive plans, zoning ordinances, and subdivision & land development regulations to meet the land use requirements of the existing and future population of the Region	Continually update the Regional Growth Management Plan, county and municipal comprehensive plans using the most current population and housing data Designate land for development based on population need.
LU-2 ENCOURAGE COORDINATION OF LAND USE PLANNING AT THE MULTI-MUNICIPAL LEVEL	LU-2.1 Encourage participation from the public and private sectors	Include citizens, corporations, municipalities and regional partners in open process of planning and decision making Conduct outreach meetings Implement Public Education Strategy, including Environmental Justice
	LU-2.2 Encourage the use of current planning principles	Assist with preparation of municipal planning ordinances (Zoning, Subdivision and Land Development) Assist with preparation of county and municipal comprehensive plans Promote and support multi-municipal planning efforts Provide leadership and assistance for securing finances to implement the Regional Growth Management Plan Promote innovative financial incentives to building within the Planned Growth Areas

LAND USE PLAN (con't)		
LU-2 (con't)	LU-2.3 Encourage municipalities to plan for the future	Hold county-wide workshops Prepare model ordinances Conduct outreach program Support multi-municipal planning assistance
LU-3 INTEGRATE LAND USE AND TRANSPORTATION ISSUES	LU-3.1 Consider the effects on land use when siting new transportation systems	Balance build-out potential with transportation infrastructure design Provide opportunities for alternative modes of transportation Assist in the coordination of high density land use and transportation Coordinate the Regional Growth Management Plan with the Regional Transportation Plan Encourage municipalities to locate developments, with appropriate densities, in areas that are conducive to walking and biking and are served by transit.
LU-4 PRESERVE THE AGRICULTURAL CHARACTER OF THE REGION.	LU-4.1 Protect and preserve agricultural lands	Counties and Municipalities adopt and utilize "Growing Greener" development regulations Promote the prioritization of class I, II, and III prime agricultural soils to target preservation/conservation priorities Support County Agricultural Conservation/Preservation Programs Provide Model Ordinances
NATURAL RESOURCES PLAN		
GOALS	OBJECTIVES	STRATEGY
NR-1 PRESERVE & PROTECT THE REGION'S NATURAL ENVIRONMENT	NR-1.1 Support the protection of environmentally sensitive areas	Encourage counties and municipalities to update flood plain ordinances Encourage counties and municipal to identify local wetlands and adoption of local protection ordinances Encourage counties and municipal identification of stream corridors and adoption of local protection ordinances Encourage municipal identification of wildlife habitats identified in the Natural Areas Inventory Report and the adoption of local protection ordinances Encourage identification of steep slopes and adoption of protection ordinances Encourage woodland management and adoption of protection ordinances, including forest stand improvement and reforestation Promote the development of overlay zones to protect environmentally sensitive areas Use the Natural Areas Inventory Report in the development of county and municipal comprehensive plans Utilize a variety of techniques, such as acquisition, easements, environmental protection zoning, eminent domain, dedication, and transfer of development rights to protect and preserve environmentally sensitive lands Promote limitation of development within established floodplain areas, with the most severe limitations occurring in established floodway. [Floodway development must comply with the provisions of the National Flood Insurance Program and the Pennsylvania Floodplain Management Act.]
	NR-1.2 Promote the protection of water quality and quantity	Regulation of residential and non-residential activities to minimize or totally prevent such problems as water pollution, air pollution, noise, odor, and other possible harmful effects to the natural environment resulting from development Support County adoption of watershed plans Promote the update of municipal 537 plans to identify failing on-lot water and sewerage systems and water testing County adoption of water supply plans, per the Pennsylvania Municipalities Planning Code, to protect ground water supplies and resources Support regulation of Concentrated Animal Feed Operations Process Act 14 Notice of Intents with regards to Act 67/68, as appropriate Encourage counties to evaluate water usage and coordinate future demands within availability of water from sources Direct future growth so as to maintain surface and ground water quality and recharge levels which are environmentally acceptable

NATURAL RESOURCES PLAN (con't)		
NR-1 (con't)	NR-1.2 (con't)	Promote Best Management Practices to enhance recharge levels
		Support programs administered by the Alliance for the Chesapeake Bay and the Susquehanna river Basin Commission
	NR-1.3 Work with environmental agencies to create and implement mutually supportive agendas	Conduct meetings to identify environmental issues
		Organize task forces to address environmental issues
		Promote consistency of information releases among environmental agencies
		Encourage state and other agency coordination of plans, programs and activities
	NR-1.4 Promote greenways and open spaces	Provide input into the development of a region-wide greenway and open space system and coordinate with areas outside the Tri-County Region
		Encourage development of greenway and open space plans in Dauphin and Perry Counties that coordinate with the Cumberland County plan.
		Support and promote the implementation of the Cumberland County Greenway Plan
		Encourage county open space planning
NR-1.5 Involve the public	Use Geographic Information Systems (GIS) as a tool to map greenways and open spaces	
	Use Public Education Strategy techniques to educate and involve the public	
	Promote the use of the County Conservation Districts by both the public and private sectors	
TRANSPORTATION PLAN		
GOALS	OBJECTIVES	STRATEGY
T-1 INTEGRATE TRANSPORTATION SYSTEMS WITH LAND USE ISSUES.	T-1.1 Consider effects on the transportation system when siting new development	Balance transportation infrastructure design with development build-out potential Provide opportunities for alternative modes of transportation, including preserving the alternative of rail transportation by not abandoning rights-of-way Coordinate the Regional Transportation Plan with the Regional Growth Management Plan, county and municipal comprehensive plans
T-2 ENHANCE MULTI-MODAL ELEMENTS OF THE REGIONAL TRANSPORTATION PLAN.	T-2.1 Promote alternative transportation modes and connectivity	Utilize Public Education Strategy, including Environmental Justice Increase intermodal opportunities for commuters Promote services for special needs populations Promote concurrent development of a full range of transportation choices
	T-2.2 Ensure safe and convenient access between different modes of transportation	Eliminate conflict between motorized and non-motorized transportation Provide timely and coordinated inter-connectivity Promote the use of transit, cyclists and pedestrian friendly ideas when siting new development Reduce Single Occupancy Vehicles (SOVs) by encouraging alternative transportation modes
T-3 MINIMIZE NEGATIVE EFFECTS OF TRANSPORTATION SYSTEMS ON COMMUNITIES AND THE NATURAL ENVIRONMENT	T-3.1 Promote environmentally friendly transportation	Reduce impervious surfaces to protect the natural environment Greenway Corridors should be expanded and connected to support individual transportation needs Encourage context sensitive designs (aesthetics, urban design, and environmental stewardship) in transportation and greenway corridors Implement the strategies of the Susquehanna Valley Ozone Action Partnership/Stakeholders Discourage the concentration of negative impacts of the transportation network on any one particular segment of the community

TRANSPORTATION PLAN (con't)		
T-4 REDUCE INFRASTRUCTURE INVESTMENTS THAT SUPPORT, PERPETUATE, OR LEAD TO DISPERSED DEVELOPMENT	T-4.1 Give priorities to transportation infrastructure within the Planned Growth Areas (PGAs)	Encourage a Harrisburg Area Transportation Study (HATS) policy to support investment priorities in Planned Growth Areas
		Improve connectivity between Planned Growth Areas
		Maintain and improve the existing transportation system
T-5 COORDINATE TRANSPORTATION EFFORTS BETWEEN AND WITH THE STATE, REGION, COUNTIES AND MUNICIPALITIES.	T-5.1 Ensure the full and fair participation by all potentially affected communities in the transportation decision-making process	Implement Public Education Strategy techniques, including Environmental Justice
		Coordinate efforts with transportation partners
		Support and participate in the efforts of the Harrisburg Area Transportation Study (HATS)
	T-5.2 Encourage and promote efforts to lessen traffic congestion	Encourage the provision of incentives for HOVs and disincentives for SOVs
		Encourage timely development of a passenger rail system
	Encourage development and implementation of a regional ITS architecture to assist in traffic management	
	Promote linkages for non-motorized transportation between communities and neighborhoods	
HOUSING PLAN		
GOALS	OBJECTIVES	STRATEGY
H-1 PROVIDE A SUFFICIENT SUPPLY OF DECENT, SAFE & SANITARY HOUSING FOR ALL PERSONS IN THE REGION	H-1.1 Balance supply/demand throughout the Region through the year 2020	Support the initiatives to provide housing for special interest groups such as elderly, physically and mentally handicapped and homeless
		Support the initiatives to provide housing for all incomes
		Encourage local governments to adopt policies and ordinances that permit the expansion of residential opportunities by allowing for a variety of housing designs, types and values.
		Support Federal fair housing laws which prohibit discrimination in the sale or rental of housing because of race, creed, national origin, age, sex or disability
H-2 ELIMINATE SUBSTANDARD HOUSING THROUGH REHABILITATION AND REPLACEMENT	H-2.1 Support current housing programs	Educate the public regarding program availability
		Participate in the implementation of housing programs
	H-2.2 Provide housing to meet and surpass minimum federal housing standards	Promote the identification of substandard housing
		Promote the rehabilitation of blighted and substandard housing
H-3 PROMOTE RESIDENTIAL GROWTH CONCURRENT WITH EXISTING AND PROPOSED INFRASTRUCTURE.	H-3.1 Promote compact development in the boroughs, villages and Planned Growth Areas (PGAs)	Implement "Growing Greener/Smarter" initiatives
		Develop a "toolbox" to implement mixed-use development
		Promote mixed-density housing developments
	H-3.2 Develop housing in proximity to existing infrastructure	Encourage the development of residential areas at densities that sustain alternative modes of transportation
		Focus development where infrastructure capacity is available
COMMUNITY FACILITIES & SERVICES PLAN		
GOALS	OBJECTIVES	STRATEGY
CFS-1 PROVIDE A VARIETY OF ADEQUATE, SAFE, AND EASILY ACCESSIBLE FACILITIES AND SERVICES	CFS-1.1 Provide adequate facilities and services to accommodate existing and projected populations through the year 2020	Maintain and improve existing facilities and services for maximized efficiency
		Provide new community facilities and services to meet demands of Region.

COMMUNITY FACILITIES & SERVICES PLAN (con't)		
CFS-1 (con't)	CFS-1.1 (con't)	Maximize efficiency of facilities and services. Support alternative methods of production and distribution of utilities
	CFS-1.2	
	Centrally locate and network community facilities and services	Reuse buildings in Planned Growth Areas (PGA's) Share facilities, services and utilities between counties and municipalities where economically feasible Focus development within existing service areas
	CFS-1.3	
	Encourage development that is consistent with capacities of existing and planned facilities and services	Promote recycling and reuse of resources Encourage and support development of impact fees Advocate public and private partnerships
CULTURAL & HISTORIC RESOURCES PLAN		
GOALS	OBJECTIVES	STRATEGY
CHR-1 PROTECT, PRESERVE AND ENHANCE THE REGION'S CULTURAL AND HISTORIC RESOURCES	CHR-1.1	
	Promote the designation of Cultural and Historic buildings districts and corridors	Encourage adoption of local guidelines to preserve historic architecture & design Promote use of National Historic Register Designations as a method to preserve historical places and districts
	CHR-1.2	
	Protect the cultural and historic character of individual communities	Identify, support and coordinate county and municipal preservation efforts Promote the donation of historic easements (facades and sites) and benefits of associated tax incentives Discourage demolition or inappropriate reconstruction of historic resources
ECONOMIC DEVELOPMENT PLAN		
GOALS	OBJECTIVES	STRATEGY
ED-1 TARGET ECONOMIC DEVELOPMENT IN AREAS WHERE PUBLIC INVESTMENT HAS BEEN MADE IN INFRASTRUCTURE	ED-1.1	
	Maximize locational opportunities	Take advantage of transportation links to major metropolitan areas Focus public resources on recruiting a variety of businesses and industries to promote economic diversity Pursue long-term viability in the "global marketplace"
	ED-1.2	
	Promote county and municipal land use strategies for economic growth and development	Advocate redevelopment in brownfield and downtown areas of villages and boroughs Protect, preserve, and promote the Region's agricultural and forest lands and activities for their economic and environmental benefits Encourage new businesses development where infrastructure exists
ED-2	ED-2.1	
ENCOURAGE PUBLIC/PRIVATE PARTNERSHIPS	Encourage coordination and cooperation between economic development agencies	Support efforts to coordinate Regional Activities Support the efforts of Redevelopment Authorities