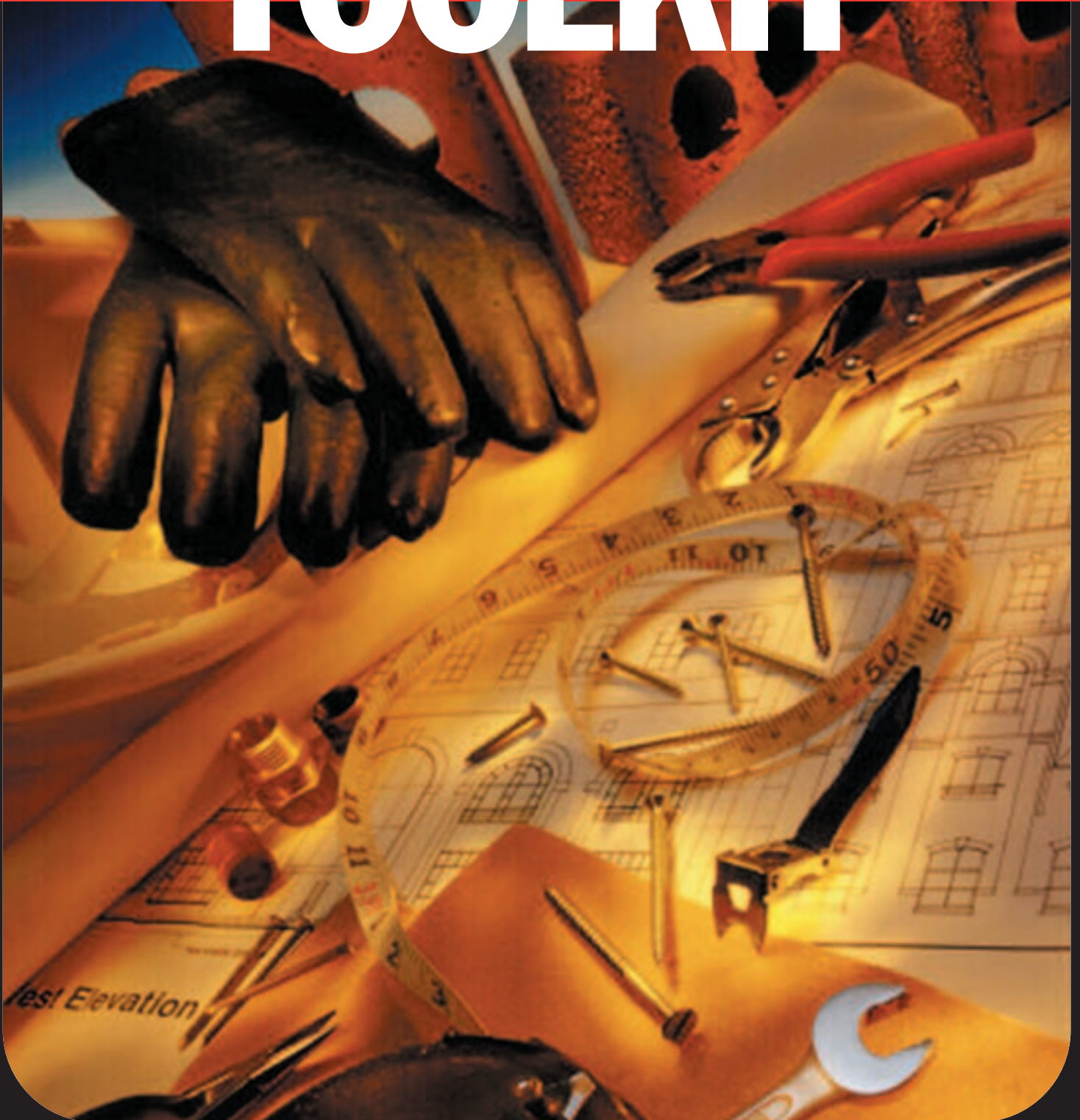


Land Use Management **TOOLKIT**



RESOURCES FOR SMART DEVELOPMENT

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What is the Tool Kit?

The purpose of this Land Use Management Tool Kit is to assist municipal officials and interested citizens who want to guide the growth and development of their communities through the preparation and implementation of a comprehensive plan. The Tool Kit will help municipalities identify the benefits of pro-active planning, actions required and resources available to help.

How will the Tool Kit benefit me and my municipality?

The Tool Kit is organized by the action steps essential to smart land use management. Municipalities at any stage in the process can benefit. Those with no land use planning can benefit by learning about the pros and cons of various approaches. Municipalities with an outdated comprehensive plan or subdivision ordinance will find resources to update them. And, all municipalities can learn about the benefits of a multimunicipal approach, planning together, cooperatively with neighboring communities.

How can I use the Tool Kit?

By considering the steps presented here, municipal leaders can assess where any municipality is in the planning process. The Tool Kit provides a step-by-step approach and includes resources to turn to for assistance. Be sure to examine the steps that precede the one you think your municipality occupies to be certain there is a sound foundation for the steps that follow. It is tempting to try to jump ahead by looking for funds and hiring a consultant without doing the preparation work. However, a successful outcome depends on being an informed client. Specifically, the elected and non-elected leadership of your community must understand the issues and have the information necessary to evaluate various approaches.

Steps and resources.

Planning helps communities answer three questions:

- What are we like today – what are the trends?
- What would we like our community to be in 15 or 20 years?
- How do we get from here to there?

Step 1. Becoming informed

Opportunity:

A comprehensive land use plan deals with improving the pattern of the region's physical, economic, and social environment. This involves the growth and formation of towns, cities, and villages, the maintenance of the natural environment and countryside, the layout of the regional roads, the relationship between work and households, the formation of suitable public institutions for the neighborhood and community and all kinds of public space required to support these institutions.

Recommendation:

Inform yourselves about planning. What is a comprehensive land use plan? What are the benefits? What are the costs? What are the benefits of producing the plan with your neighbors? We suggest that the benefits of multimunicipal planning include:

- being able to accommodate all land uses within the total planning area, not in every municipality which is required if you go it alone
- dealing with issues on a more logical basis such as watersheds or commuter sheds rather than only through municipal boundaries some of which may be irrelevant to today's issues
- portraying a preferred form of development which should include the fundamental concepts that set the course for excellence in development
- establishing a framework of planning and fiscal incentives to make it easier for beneficial and preferred forms of development to happen

Enroll in workshops on the planning process such as those offered by 10,000 Friends of Pennsylvania and the Local Government Academy. Also, early in the process contact your county planning agency. The Pennsylvania Municipalities Planning Code (MPC) calls for consistency between municipal plans and county plans and also authorizes the county to facilitate a multimunicipal planning process. The county may also enter into cooperative planning agreements with participating municipalities. Regardless of any formal role county planning agencies have staff and data resources that can assist you.

Resources:

- 10,000 Friends of Pennsylvania
- County planning agencies
- Pennsylvania Environmental Council – Community Planning Office
- Local Government Academy

Note: contact information for resources are listed at the end of this document.



“Planning Beyond Boundaries” is a very detailed manual, useful for everyone involved in land use management in Pennsylvania. 10,000 Friends of Pennsylvania prepared this manual in cooperation with the Governor’s Center for Local Government Services of the Pennsylvania Department of Community and Economic Development. The manual reviews requirements of the Pennsylvania Municipalities Planning Code and recommends best practices to produce and administer a sound land use management program. The appendices contain model documents needed to accomplish this.

Each municipality that participates in the 10,000 Friends of Pennsylvania or LGA workshops will receive a copy of “Planning Beyond Boundaries”. Also, copies can be purchased for \$50.00 from:

10,000 Friends of Pennsylvania

Attention: Marianne Scott

117 South 17th Street, Suite 2300

Philadelphia, PA 19103-5022

scott@10000friends.org

Web: www.10000friends.org

or

Ray Reaves

Email: reaves@telerama.com

Phone: 412/422-7877





The Legal Process

To gain the benefits of a multimunicipal plan the Pennsylvania Municipalities Planning Code recommends an Intergovernmental Cooperative Agreement (ICA) for planning between participating municipalities. A model for this is contained in “Planning Beyond Boundaries.”

There are several additional actions that municipal governing bodies must take to authorize entering into an ICA, soliciting and hiring a consultant, submitting applications for funding and so on. Models for these are also contained in “Planning Beyond Boundaries.” As always, municipal solicitors should review any document prior to action by the participating governing bodies.



Step 2. Seeking funds for planning

Opportunity:

Prior to seeking funds for a multimunicipal planning process, participating municipalities should execute an Intergovernmental Cooperative Agreement (ICA) as authorized in Article XI of the MPC. A model ICA for planning is contained in “Planning Beyond Boundaries”. Also the municipalities should have formed a steering committee appointed by the governing bodies and representing the major stakeholders in each community. A number of sources can help fund your planning process. Applying for all possible funds can be a bit complex. However, two of the main funding sources have fairly simple applications. In addition, you can get help in preparing the applications. The most important source for funds is the Governor’s Center for Local Government Services of the Pennsylvania Department of Community and Economic Development. It can provide up to half of the cost of preparing a comprehensive plan. Another source for help in southwest Pennsylvania is the Local Government Academy (LGA). It has a grant program of up to \$7,500 per municipality toward preparation of the plan. LGA requires the plan be a multimunicipal one which the state also strongly prefers. Other sources to be explored for smaller amounts of funds for parts of the plan include the state’s Department of Environmental Protection (DEP) and Department of Conservation and Natural Resources (DCNR).

Once the comprehensive plan is adopted, some of these same sources can help with implementation by providing funds for the writing of zoning and subdivision/land development ordinances.

Recommendation:

Smaller municipalities lacking staff expertise necessary to apply for these funds should consider hiring a consultant at the beginning of the process. Make sure there is a clear understanding with the consultant because state funds cannot pay for work done before the funding agreement is executed. Consultants are experts in the application process and will usually help because they hope to get paid for work they do after the funds are available. LGA and your county planning agency may also be able to assist in the application process.

Resources:

Be sure to meet with all funding sources prior to making application.

- Governor’s Center for Local Government Services of the Pennsylvania Department of Community and Economic Development
- Local Government Academy
- Pennsylvania Department of Environmental Protection
- Pennsylvania Department of Conservation and Natural Resources
- Some counties also offer financial assistance for the creation of multimunicipal plans



Step 3. Hiring a consultant

Opportunity:

The first requirement in hiring a consultant is to be an informed client. A community must know what it is looking for and be clear during the hiring and planning process. Municipal planning is too important to simply turn it over to a consultant. The municipality must be a knowledgeable and active partner. If municipal leaders have gone through the educational workshops outlined in Step 1 and are familiar with “Planning Beyond Boundaries” described in the sidebar above they should have this knowledge. In addition to the steering committee’s continual interaction with the consultant, members of the community can help convene small group discussions and collect data. This can reduce the cost and increase the sense of community ownership of the plan.

Recommendation:

Hire a lead consultant who:

- has professional planning credentials – ask about a graduate degree from an accredited planning school and membership in the American Institute of Certified Planners
- is committed to citizen participation and proposes a creative strategy
- understands Smart Growth principles
- has experience in comprehensive planning
- will provide references
- has a team of related professionals

Advertise the availability of the request for proposal in the local and regional newspapers and have a face to face interview with more than one qualified respondent. Note that an open and competitive consultant selection process is a requirement for LGA funding.

Resources:

A number of sources for assistance can provide lists and recommendations of consultants. These include:

- Sustainable Pittsburgh
- 10,000 Friends of Pennsylvania
- The Governor’s Center for Local Government Services of the Pennsylvania Department of Community and Economic Development
- Pennsylvania Environmental Council – Community Planning Office





Step 4. Developing a vision

Opportunity:

A community vision is an essential first step in the actual production of the comprehensive plan. The vision is the result of citizens asking and answering the question, “What do we want the community to be like in 20 years?” The community vision is not a detailed plan but it provides direction for the next step – creation of the comprehensive plan. The visioning process usually involves 5-6 steering committee meetings. This committee should represent all of the major stakeholders in the communities. Also, there should be 2-3 public meetings. Altogether creation of a vision will take 2-3 months. Here, at the beginning of the process it is important to get the county involved. The county may be a partner in the multimunicipal plan. It may provide some funds or technical assistance. Pursue whatever resource the county can provide.

Recommendation:

Usually communities will hire a consultant to assist in creating a community vision and comprehensive plan as a package. This provides an uninterrupted flow from the general vision to the detailed comprehensive plan.

Resources:

- See resources under step 3.



Step 5. Writing the plan

Opportunity:

After you have funding, a consultant and a community vision you are ready to begin the real work – production of the comprehensive plan. Much like the vision but in substantially more detail the comprehensive planning process asks and answers three questions:

What are our communities like now?

What do we want them to be like in 20 years?

How do we help to make that happen?

The comprehensive planning process should also be led by a steering committee appointed by the governing bodies and representing the major stakeholders in the communities and should involve at least 3 additional public meetings – at the beginning to identify issues, in the middle to provide a preliminary report and near the end to review and comment on the draft plan.

Recommendation:

All interests or stakeholders in the communities must have ample opportunity to participate in the preparation of the plan. This will give the product credibility in the community without which it will have been a worthless exercise. There are many techniques for involving these stakeholders. A good consultant will know them.

At times a comprehensive plan is considered narrowly, as only a land use plan dealing with physical development. However, it is strongly recommend that communities take a more expansive view that also addresses human development and social equity considerations. Although the preparation of a comprehensive plan is a voluntary action by municipalities, Article III of the MPC lists the elements that, at a minimum, must be addressed if planning is undertaken. Combining these with the activities authorized for multimunicipal cooperative planning in Article XI results in the following elements:

- A statement of community objectives. This should be the result of the visioning process.
- Identification of growth areas and rural resource areas. The MPC provides that no publicly financed infrastructure should be expected in rural resource areas. (Authors of this Tool Kit recommend that growth areas be limited to existing sewered areas and emphasize infill and revitalization of existing developed places. This strategy saves the money that would have been spent on extending infrastructure, it can locate jobs near where people currently live, and it conserves natural, cultural and historic resources.)
- A plan for land use. Consider mixing compatible uses that strengthen the sense of community among citizens. The MPC authorizes multimunicipal plans to identify and locate future developments.
- A plan to meet the needs for all types of housing.
- A plan for economic development. In this element it is important to resolve any conflict between community expectations and the realities of community assets as viewed by the private market.

Step 5. Writing the plan

Recommendation: (cont.)

- A transportation plan. An inclusive approach that emphasizes transit, bikeways and pedestrian accommodations is recommended. Because transportation and other infrastructure investments such as water and sewer service are very expensive and because they are managed by different agencies they often take on lives of their own. However, they must be coordinated to support the comprehensive plan and the community objectives.
- A plan for community facilities and utilities. This can range from libraries, recreation facilities and schools (an opportunity for coordination with the school district) to telecommunications, solid waste and stormwater management systems as well as drinking water and sewage facilities. This element should address social as well as physical goals. For example, for the purpose of enhancing employment opportunities, adult education and training facilities should be located near to the populations they are intended to serve.
- A plan for the protection of natural and historic resources and management of natural hazards. This includes prime agricultural land. Care is needed here to ensure that this plan is consistent with a number of other state laws dealing with clean streams, mining and other resources.
- A plan for energy conservation.
- A statement of interrelationships between plan elements.
- A statement indicating compatibility between this plan and those of neighboring municipalities.
- Short and long range implementation strategies. This should include specific actions, who or what agency will undertake them, a timetable for completion, the costs in terms of money and skills and resources to cover those costs.

The MPC calls for a review of the plan at least every 10 years. This should be done more often if there is a lot of activity or change. In addition, a simpler annual progress report will identify the need for modifications as appropriate. On-going monitoring and evaluation is critical to the success of the plan. Evaluation should address not only implementation of specific projects but also the larger goals contained in the statement of community objectives.

The MPC authorizes the use of a number of land use management tools that a municipality will want to consider during the preparation of the comprehensive plan. These include:

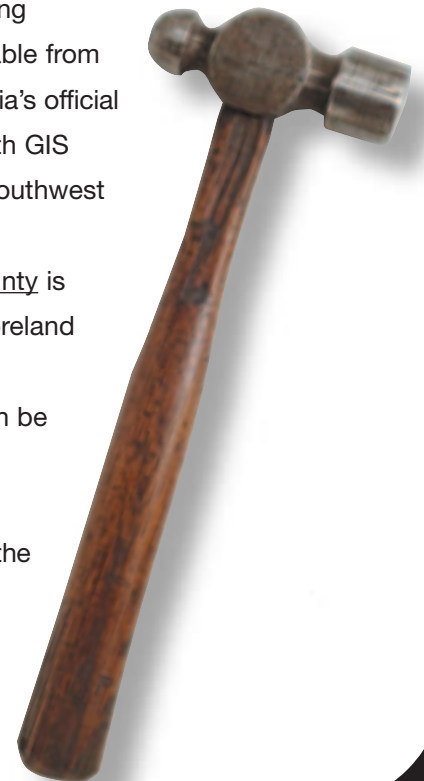
- Tax Base Sharing – municipalities that are planning together will want to address the need to share the costs and benefits of the various land uses.
- Transfer of Development Rights – this tool can help preserve open space without having to purchase the land.
- Traditional Neighborhood Development – this emphasizes more dense, mixed use, pedestrian oriented development.
- Specific Plans – this permits a more detailed blueprint for development of nonresidential portions of the planning area.



Step 5. Writing the plan

Resources:

- Assistance in obtaining population and employment forecasts, traffic modelling, and census data can be obtained from The Southwestern Pennsylvania Commission
- Assistance in creating the transportation element of the plan can be obtained from The Southwestern Pennsylvania Commission and Sustainable Pittsburgh
- All counties in the region have public transportation agencies. Therefore you should contact them for transportation coordination.
- Assistance in creating the housing element can be obtained from The Housing Alliance of Pennsylvania.
- Assistance in economic development planning can be obtained from county departments of economic development and the Southwestern Pennsylvania Commission
- Assistance in preserving open space can be obtained from Allegheny Land Trust (this is a regional organization)
- The Pennsylvania Environmental Council natural resources office in Pittsburgh can also assist in conservation issues
- Also of assistance in “greening” urban spaces can be obtained from the Penn State Extension
- Assistance in preserving historic and cultural assets can be obtained from the Pittsburgh History and Landmarks Foundation and the Young Preservationists Association. They are both regional organizations
- Geographic Information Systems (GIS) maps are an essential tool in the planning process. Your consultant will know about this resource. Some counties and even municipalities have such a system. Assistance in obtaining Geographic Information Systems (GIS) mapping is available from Pennsylvania Spatial Data Access (PASDA) – Pennsylvania’s official geospatial information clearing house. Also assistance with GIS mapping and aerial photography is available from The Southwest Pennsylvania Commission
- General assistance for those living in Westmoreland County is available from The Smart Growth Partnership of Westmoreland County
- Sustainable Pittsburgh has developed indicators that can be used to measure progress and success
- All counties in the region either have or are preparing a comprehensive plan. Clearly the plans of the county and the municipalities within them should be consistent and the MPC provides incentives to support this. Therefore, you should contact your county planning agency to discuss coordination.





Step 6. Implementing the plan

Opportunity:

Actions required to implement the multimunicipal plan will include:

1. Entering into an Intergovernmental Cooperative Agreement (ICA) for implementation. This will have been created during the planning process when implementation actions were identified. One element of the implementation ICA will be creation of an inter-municipal entity to ensure that the implementing ordinances and their administration are generally consistent with the plan as required by the MPC and also to review proposed developments of regional significance and impact.
2. Creating a zoning ordinance generally consistent with the comprehensive plan
3. Creating a subdivision and land development ordinance generally consistent with the comprehensive plan
4. Adopting operating and capital budgets generally consistent with the comprehensive plan
5. Obtaining a team with professional planning training and experience to carry out duties such as:
 - a. administering the plan
 - b. administering the implementing ordinances
 - c. reviewing development applications and developing recommendations for the planing commission and governing body
 - d. creating detailed plans for sub-districts
 - e. refining the plan's functional elements such as housing or transportation

Step 6. Implementing the plan

Recommendation:

- Your consultant can help guide the creation of the implementation Intergovernmental Cooperative Agreement (ICA).
- The MPC does not require a joint zoning ordinance or commission although such an approach is authorized in the MPC if the participating municipalities choose. Alternatively, each participating municipality may adopt and administer its own ordinances as long as they are generally consistent with the plan.
- The same funding sources that helped with the creation of the plan can help finance the preparation of ordinances consistent with it.
- The choices that are made when preparing municipal budgets are the clearest indication of municipal priorities. Thus, if the plan is to have meaning its recommendations should be reflected in these budgets.
- Obtaining professional planning assistance to administer the plan and ordinances can be done in one of three ways:
 - a. Municipalities with the funds and substantial development activity can hire staff directly.
 - b. Municipalities participating in a multimunicipal comprehensive plan can save money by hiring qualified staff together. In this approach the common staff would make recommendations but the governing body of each municipality would make the final decisions.
 - c. Municipalities could contract with county planning departments to serve as staff. Again, final decision-making is reserved to the governing body of each municipality. The advantage here is that municipalities would receive the broadest and deepest staff assistance at the lowest possible cost.

Resources:

- Governor's Center for Local Government Services of the Pennsylvania Department of Community and Economic Development
- Local Government Academy

Appendix A: Resource Contact Information

Step One.

1. A detailed educational program is offered by 10,000 Friends of Pennsylvania. This program consists of six workshops, a workbook and a copy of “Planning Beyond Boundaries” the most detailed and up-to-date manual on the specifics of creating and implementing a plan in Pennsylvania. Because of the benefits of multimunicipal planning – including priority for state funds - this program is available only to two or more municipalities acting together.

The workshops cover:

- Why plan?
- Community Visioning and Comprehensive Planning
- Zoning
- Subdivision and Land Development
- Preservation of open space and agriculture
- How to finance and administer land use management

Contact: Ray Reaves, program manager, 412/422-7877 reaves@telerama.com or 10,000 Friends of Pennsylvania

117 South 17th Street
Philadelphia, PA 19103
877/568-2225
www.10000friends.org

2. Pennsylvania Environmental Council – Community Planning Office

Anna M. Breinich, AICP
130 Locust Street, Suite 200, Harrisburg, PA 17101
717/230-8044, ext. 12 • abreinich@pecpa.org

3. Local Government Academy

800 Allegheny Avenue, Suite 402
Pittsburgh, PA 15233-1895
412/237-3175 • www.localgovernmentacademy.org

4. County Planning Agencies:

- Allegheny County Economic Development
Lynn Heckman
425 Sixth Avenue, Eighth Floor
Pittsburgh, PA 15219
412/350-1000 • lheckman@county.allegheny.pa.us
- Armstrong County
Richard Palilla
420 East Market, Kittanning, PA 16201
724/548-3288 • rpalilla@armstrongdcpd.org
- Beaver County
Frank Mancini
810 Third Street, Beaver, PA 15009
724/728-3934 • fmancini@co.beaver.pa.us

Appendix A: Resource Contact Information

- Butler County
David Johnston
P.O. Box 1208, Butler, PA 16003
724/284-5300 • djohnsto@co.bulter.pa.us
- Fayette County
Tammy Shell
61 East Main Street, Uniontown, PA 15401
724/430-1210 ext 209 • tshell@hhs.net
- Greene County
Ann Bargerstock
49 S. Washington Street, Waynesburg, PA 15370
724/852-5300 • abargerstock@co.greene.pa.us
- Indiana County
Byron Stauffer
801 Water Street, Indiana, PA 15701
724/465-3870 • byronjr@ceo.co.indiana.pa.us
- Lawrence County
James Gagliano
430 Court Street, New Castle, PA 16101
724/656-2144 • planning@co.lawrence.pa.us
- Washington County
Lisa Cessna
100 West Beau Street, Suite 701, Washington, PA 15301
724/228-6811 • cessnal@wc.co.washington.pa.us
- Westmoreland County
Larry Larese
2 North Main Street, Greensburg, PA 15601
724/830-3603 • llarese@wpa.net

Step Two.

1. Governor's Center for Local Government Services,
Department of Community and Economic Development
300 Liberty Avenue, Room 1405
Pittsburgh, PA 15222
412/565-5002 • www.inventpa.com
2. Local Government Academy
(see above for contact info)



Appendix A: Resource Contact Information

3. Other state resources:

- Pennsylvania Department of Environmental Protection
400 Waterfront Drive
Pittsburgh, PA 15222-4745
412/442-4192
- Pennsylvania Department of Conservation and Natural Resources
300 Liberty Avenue
Pittsburgh, PA 15222
412/565-7803

4. County planning agencies. (See above for contact information)

Step Three.

1. Sustainable Pittsburgh

Joan Barlow
425 Sixth Avenue, Suite 1335
Pittsburgh, PA 15219
412/258-6644 • jbarlow@sustainablepittsburgh.org

2. 10,000 Friends of Pennsylvania. (See above for contact information)

3. Governor's Center for Local Government Services, Department of Community and Economic Development (See above for contact information)

4. Pennsylvania Environmental Council – Community Planning Office (see above for contact info)

Step Four.

See Step three for details.

Step Five.

1. Assistance in obtaining population and employment forecasts, traffic modelling, and census data:

Southwestern Pennsylvania Commission
Chuck DiPietro
425 Sixth Avenue, Suite 2500
Pittsburgh, PA 15219-1852
<http://www.spcregion.org>
412/391-5590, ext 310 • dipietro@spc9.org



Appendix A: Resource Contact Information

2. Assistance in creating the transportation element of the plan can be obtained from:

- Southwestern Pennsylvania Commission
(see above for contact information)
- Sustainable Pittsburgh
David Ginns
425 Sixth Avenue, Suite 1335
Pittsburgh, PA 15219
412/258-6642 • dginns@sustainablepittsburgh.org
- Beaver County Transit Authority
Mary Jo Morandini
724/728-4255 • info@bcta.com
- Butler Township-City Joint Municipal Transit Authority
John Paul
724/283-0445 • jpaul@zoominternet.net
- Green County Transportation Program
Sharon Wolf
724/225-9550 extension 407
- Indiana County Transit Authority
Gerald Blair
724/465-2140 • gblair@indigobus.com
- Town & Country Transit (serving Armstrong County)
M.R. Johnston
724/548-8696 • mcta@alltel.net
- Mid Mon Valley Transit Authority (serving Fayette County)
Nancy Basile
724/489-0880 • nbasile@mmvta.com
- New Castle Area Transit (serving Lawrence County)
Vicki Antonio
724/654-3130 • vicki@newcastletransit.org
- Port Authority of Allegheny County
Rich Feder
412/442-2000 • rfeder@portauthority.org
- Washington County Transportation Authority
Sheila Gombita
724/223-8747
- Westmoreland Transit
Lori Brkovich
724/834-9282 • lbrkovich@pacol.net

3. Assistance in creating the housing element can be obtained from:

Housing Alliance of Pennsylvania
5877 Commerce Street, Room 202
Pittsburgh, PA 15206
412/441-3080

Appendix A: Resource Contact Information

4. Assistance in economic development planning can be obtained from:
county departments of economic development:

Allegheny County

425 Sixth Avenue, Eighth Floor, Pittsburgh, PA 15219

Dennis Davin

412/350-1000 • ddavin@county.allegheny.pa.us

Armstrong County Department of Planning & Development

402 East Market, Kittanning, PA 16201

Richard Palilla

724/548-3288 • armscopd@alltel.net

Beaver County Corporation for Economic Development

250 Insurance Street, Suite 300, Beaver, PA 15009

James Palmer

724/728-8610 • jpced@timesnet.net

Butler County Community Development Corporation

112 Woody Drive, Butler, PA 16003

Arthur Cordwell

724/283-1961 • commdev@nauticom.net

Fay-Penn Economic Development Council

2 West Main Street, Suite 407, P.O. Box 2101, Uniontown, 15401

Michael Krajovic

724/437-7913 • mikek@faypenn.org

Greene County Industrial Development Authority

93 East High Street, Suite 311, Waynesburg, PA 15370

Donald F. Chappel

724/627-9259 • dchappel@co.greene.pa.us

Indiana County Office of Planning and Development

Courthouse Annex, 801 Water Street, Indiana, PA 15701

Byron Stauffer

724/465-3870 • byronjr@ceo.co.indiana.pa.us

Lawrence County Economic Development Corporation

229 South Jefferson, Suite 205, New Castle, PA 16101

Theresa McShea

724/658-1488 • lcadc@ccla.com

Washington County Redevelopment Authority

Court House Square, Room 603, Washington, PA 15301

Robert Umstead

724/228-6875

Westmoreland County Economic Growth Connection

450 South Main Street, Suite 6, Greensburg, PA 15601

John A. Skiavo

724/830-3604 • jskiavo@charterpa.net

Appendix A: Resource Contact Information

and also from:

Southwestern Pennsylvania Commission

Lew Villotti

425 Sixth Avenue, Suite 2500

Pittsburgh, PA 15219-1852

<http://www.spcregion.org>

412/391-5590, ext 302 • lewvillotti@spc9.org

5. Assistance regarding the natural environment is available from:

- Natural Heritage Inventory for your county — see your county's planning department

- Western Pennsylvania Conservancy

209 Fourth Avenue

Pittsburgh, PA 15222

412/288-2777 • webmaster@paconserve.org

- Pennsylvania Environmental Council Natural Infrastructure Project

22 Terminal Way

Pittsburgh, PA 15219

412/481-9400 • dwoodwell@pecwest.org

6. Assistance in preservation of open space:

- Allegheny Land Trust (this is a regional organization)

Roy Kraynyk

1901 Glen Mitchell Road

Sewickley, Pa 15143

412/749-4882

- Western Pennsylvania Conservancy

209 Fourth Avenue

Pittsburgh, PA 15222

412/288-2777 • webmaster@paconserve.org

- Pittsburgh History and Landmarks Foundation (this is a regional organization)

Cathy McCollom

450 One Station Square

Pittsburgh, PA 15219

412/471-5808 x 516

7. "Greening" urban spaces and preserving open space:

- Penn State Extension

Mark Remcheck

100 West Beau Street, Suite 601

Washington, PA 15301

724/228-6681

Appendix A: Resource Contact Information

8. Assistance in preserving historic and cultural assets is available from:

- Pittsburgh History and Landmarks Foundation (this is a regional organization)

Cathy McCollom
450 One Station Square
Pittsburgh, PA 15219
412/471-5808 x 516

- Young Preservationist Association

Dan Holland
P.O. Box 2669
Pittsburgh, PA 15230-2669
holland6@aol.com

9. Assistance in obtaining Geographic Information System (GIS) mapping is available from:

- Pennsylvania Spatial Data Access (PASDA) Pennsylvania's official geospatial information clearinghouse. <http://www.pasda.psu.edu>.

Also assistance with GIS mapping and aerial photography is available from:

- Southwest Pennsylvania Commission

Kirk Brethauer
425 Sixth Avenue, Suite 2500
Pittsburgh, PA 15219
412/391-5590 x 347

10. General assistance for those living in Westmoreland County is available from:

- Smart Growth Partnership of Westmoreland County

Alex Graziani
University of Pittsburgh at Greensburg
116 Millstein Library
1150 Mt. Pleasant Road
Greensburg, PA 15601
724/836-7048 • sgpwc@pitt.edu

Appendix A: Resource Contact Information

11. Sustainable Pittsburgh has developed indicators that can be used to measure progress and success (see above for contact information)

Step Six.

- Governor's Center for Local Government Services of the Pennsylvania Department of Community and Economic Development (See above for contact information)
- Local Government Academy (See above for contact information)

Appendix B: Smart Growth Principles

Smart Growth is development that serves the economy, community, and the environment. It provides a framework for communities to make informed decisions about how and where they grow. The ten Smart Growth Principles illustrate the characteristics associated that lead to healthy, vibrant, and diverse communities that offer their residents choices of how and where to live.

The Principles represent real and innovative ways for communities to realize Smart Growth and can be put into action as parts of a comprehensive and multi-pronged approach to land use planning.

1. Mix land uses
2. Take advantage of compact building design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space and farmland, natural beauty, and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair and costs effective
10. Encourage community and stakeholder collaboration in development decisions

Acknowledgments

The development of the Tool Kit was supported by the Richard King Mellon Foundation with additional support from the Heinz Endowments.

We also thank the state and regional agencies and not for profit organizations who took the time to provide thoughts, suggestions and research that improved the accuracy of this document, and serve as an important resource for good planning in Southwestern Pennsylvania.

