



Part III Partnerships for Implementation

UNION COUNTY, PA

Part III - Partnerships for Implementation

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11. Implementation

11.1 Overview

Plans are turned into reality by taking action. This chapter synthesizes the strategies from the plan elements (Chapters 4 to 10) into action plans at the countywide and multi-municipal (planning area) levels. The Countywide Action Plan identifies actions that apply generally throughout Union County rather than to specific areas or municipalities. Typically led by Union County or other organizations with a countywide perspective, the countywide actions set the framework for action at the planning area level (e.g., development of model regulations by the County for enactment by municipalities with technical assistance from the Planning Commission).

The three Planning Area Action Plans follow the Countywide Action Plan at the end of Part III. As illustrated in Figure 11.1, these areas are¹¹:

- **Eastern Planning Area:** East Buffalo Township, Kelly Township, Lewisburg Borough, White Deer Township
- **Central Planning Area:** Buffalo Township, Limestone Township, Mifflinburg Borough, New Berlin Borough, Union Township, West Buffalo Township
- **Western Planning Area:** Hartleton Borough, Hartley Township, Lewis Township

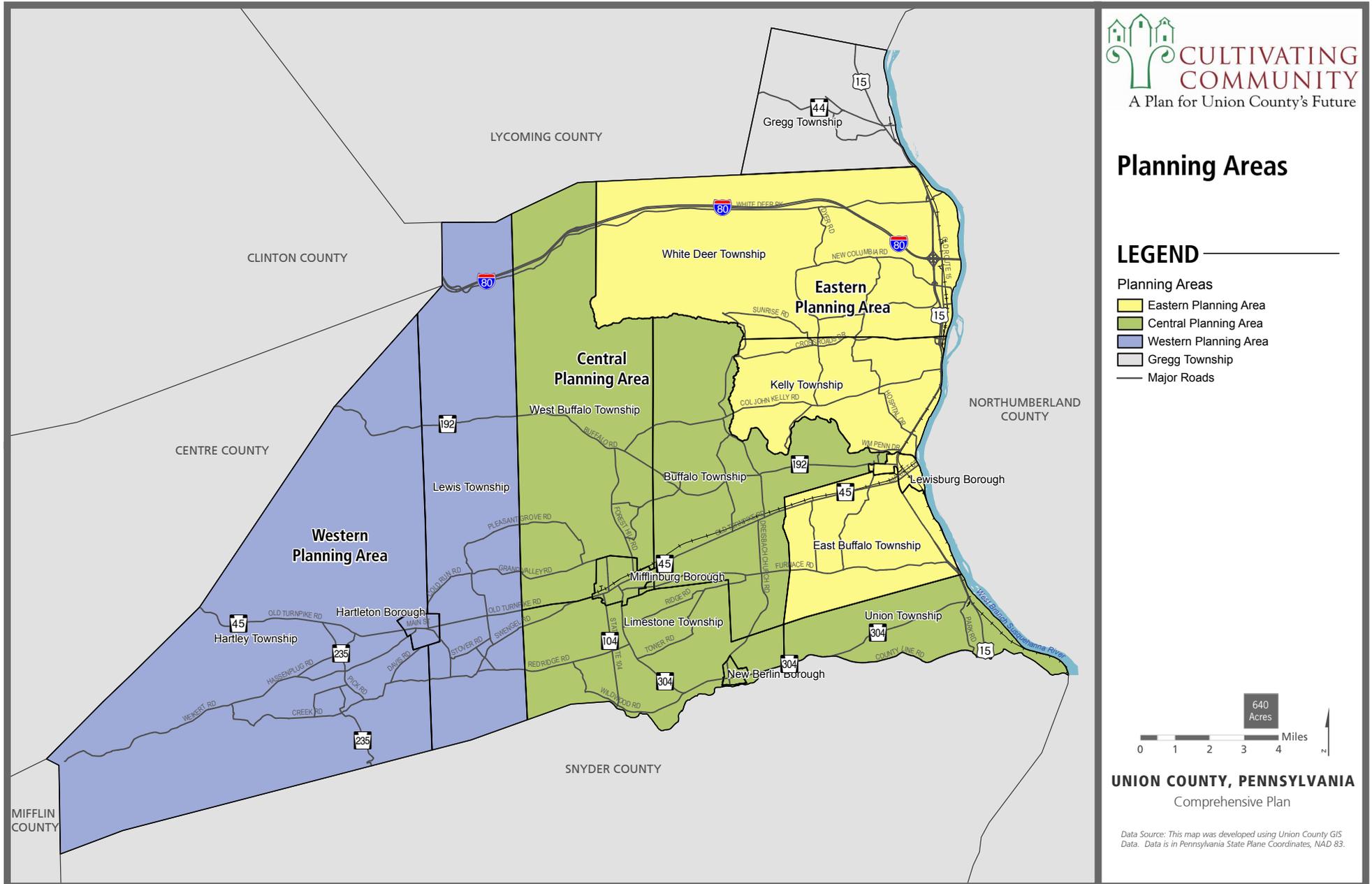
The individual actions in the countywide and planning area plans are organized by topical plan element (Natural and Agricultural Resources, Land Use, Housing, etc.). The following information is provided for each action:

- A reference to the relevant strategy or strategies in the associated plan element
- Action type, organized into four general categories as follows:
 - » **Policy/Planning:** Establishing policies or undertaking additional, more detailed planning to guide decision-making or specific implementation initiatives
 - » **Regulatory:** Adopting new or modifying existing municipal zoning/land development regulations to achieve plan objectives
 - » **Capital Investments:** Investing in specific capital projects (e.g., recreational developments or transportation improvements)
 - » **Partnerships:** Using partnerships among the public, private, institutional, and/or nonprofit/institutional sectors to leverage resources for plan implementation

- The **partner** or partners responsible for carrying out the action (i.e., Union County, municipalities, and/or partners). Note that the Union County Planning Commission is listed as a responsible party for numerous actions. In many cases, the Planning Commission will take a leadership role (e.g., organizing committees, providing technical assistance, best-practice research, local contacts, GIS mapping, etc.) to allow municipalities and other responsible parties to actually implement the actions of the Plan.
- Potential sources of **funding**
- **Priority:** Municipal leaders assigned a priority level (high, medium, low) to each action to help establish an order for implementing the actions. The responses were then averaged by Planning Area.

¹¹For specific actions pertaining to Gregg Township, please refer to “The Comprehensive Plan for the U.S. 15 South Planning Area” adopted September 12th 2005, by the Gregg Township Board of Supervisors. The US 15 South Comprehensive Plan can be viewed at www.lyco.org or at the Gregg Township Supervisors’ office in Allenwood.

Figure 11-1
Location and Planning Areas



Planning Areas

LEGEND

- Planning Areas
- Eastern Planning Area
 - Central Planning Area
 - Western Planning Area
 - Gregg Township
 - Major Roads

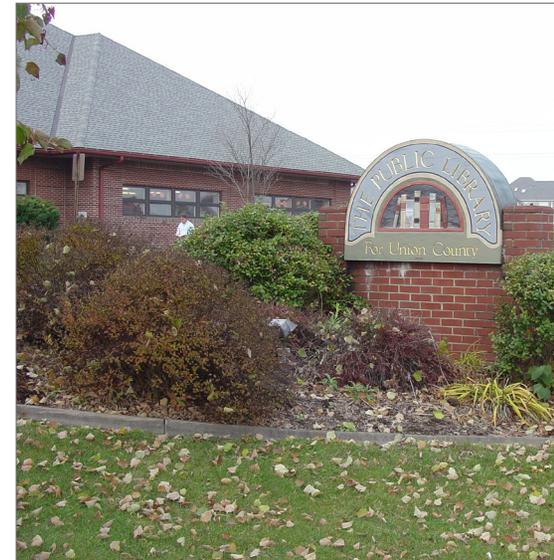


UNION COUNTY, PENNSYLVANIA
Comprehensive Plan

Data Source: This map was developed using Union County GIS Data. Data is in Pennsylvania State Plane Coordinates, NAD 83.

Preparation of the three regional (planning area) plans as an integral part of the countywide Comprehensive Plan not only promotes multi-municipal cooperation in implementing the Plan, but also creates unique opportunities, and consistency, under the Pennsylvania Municipalities Planning Code (MPC). To take advantage of these opportunities, the municipalities in each planning area should enter into a cooperative implementation agreement pursuant to the provisions of Section 1104 of the MPC. Such agreements establish the processes to be used and the roles and responsibilities of the municipalities in implementing the plan. By formally committing to a cooperative implementation agreement, the participating municipalities will be eligible for benefits such as priority consideration for state financial or technical assistance for projects consistent with the plan, a regional transfer of development rights (TDR) program, and enhanced protection from exclusionary zoning challenges by developers.

It is readily apparent from the length and complexity of the action plans that they will stretch the available resources for implementation of Union County, the municipalities, and other responsible parties. Partnerships with key partners, such as Bucknell University and the Commonwealth of Pennsylvania (DCED, DCNR, PennDOT, etc.), will be critical to successful implementation. Because it will be impossible to carry out all the proposed actions at once, priorities need to be set along with a program to phase plan implementation over time.



11.2 Plan Interrelationships



While the countywide and planning area action plans presented at the end of Chapter 13 are organized according to the seven discrete plan elements, there are numerous interrelationships and synergies among the elements and the individual strategies and actions. The sustainability keys established in each element provide the basis for identifying these interrelationships and leveraging them in implementation. Table 11.1 summarizes the interrelationships among the different sustainability keys.

Table 11.1 Plan Interrelationships: Sustainability Keys

Sustainability Key (Plan Element)	System Integrity	Mixed Use	Housing Diversity	Building Local Assets	Multi-Modal Choices	Adaptive Reuse	Energy Conservation
System Integrity (Natural and Agricultural Resources)		Natural / agricultural resource preservation supports mixed-use development in growth areas.	Natural / agricultural resource preservation supports diverse housing types in growth areas.	Conservation and sustainable use of natural / agricultural resources promotes asset-based economic development.	Natural / agricultural resource preservation supports compact development and use of alternatives to the automobile.	Natural / agricultural resource preservation encourages building reuse as opposed to new "greenfield" development.	Natural / agricultural resource preservation encourages compact development patterns that conserve energy.
Mixed Use (Land Use)	Mixed-use development in growth areas helps maintain the integrity of natural / agricultural systems.		Mixed use development supports diverse housing types.	Mixed-use development in growth areas supports asset-based economic development and revitalization.	Mixed-use development reduces automobile dependency.	Mixed-use development in growth areas encourages adaptive reuse of older properties.	Compact, mixed-use development patterns provide significant energy savings compared to spread out, separated land uses.
Housing Diversity (Housing)	Diverse housing types reduce land consumption and impacts on natural / agricultural resources.	Diverse housing types are an integral feature of mixed-use development.		Housing diversity supports asset-based economic development through compact development that maintains and reuses existing resources.	Diverse housing types in compact land use patterns with access to services and employment reduce reliance on automobiles.	Housing diversity supports adaptive reuse projects with residential components.	Diverse housing types in compact land use patterns reduce energy use compared to larger lot residential development outside growth areas.
Building Local Assets (Economic Development)	Asset-based economic development encourages agricultural / natural resource conservation.	Asset-based economic development encourages traditional mixed-use development as a revitalization strategy.	Asset-based economic development encourages diverse housing as a resource preservation and revitalization strategy.		Asset-based economic development supports provision of alternatives to automobile use such as recreational (hiking and biking) trails.	Asset-based economic development encourages reuse of existing buildings.	Asset-based economic development encourages activities and uses that reduce reliance on imported fossil fuels and their costs to businesses.
Multi-Modal Choices (Transportation)	Multi-modal choices reduce the impacts of automobiles and roads on natural / agricultural systems.	Multi-modal choices support mixed-use development.	Multi-modal choices support housing diversity and affordability.	Multi-modal choices provide asset-based economic development opportunities such as recreational (hiking and biking) trail use.		Multi-modal choices support compact development patterns incorporating reuse of existing buildings in growth areas.	Multi-modal choices reduce automobile use and associated energy consumption.
Adaptive Reuse (Cultural, Historic, and Recreational Resources)	Adaptive reuse reduces new construction impacts on natural / agricultural systems.	Adaptive reuse strengthens traditional mixed-use development patterns.	Adaptive reuse of existing properties creates diverse housing choices.	Adaptive reuse of local resources is an asset-based economic opportunity.	Adaptive reuse promotes compact development patterns that support multi-modal choices.		Adaptive reuse of existing buildings provides significant energy savings over new construction.
Energy Conservation (Community Facilities, Utilities, and Energy Conservation)	Conservation encourages sustainable use of natural / agricultural resources for alternative energy.	Energy conservation encourages compact, mixed-use development patterns.	Energy conservation reduces housing costs and encourages compact housing types.	Energy conservation reduces reliance on imported fossil fuels and their costs to local businesses.	Energy conservation supports travel modes (walking, biking, transit) that use less energy.	Energy conservation encourages "embodied energy" savings from adaptive reuse of existing buildings.	

