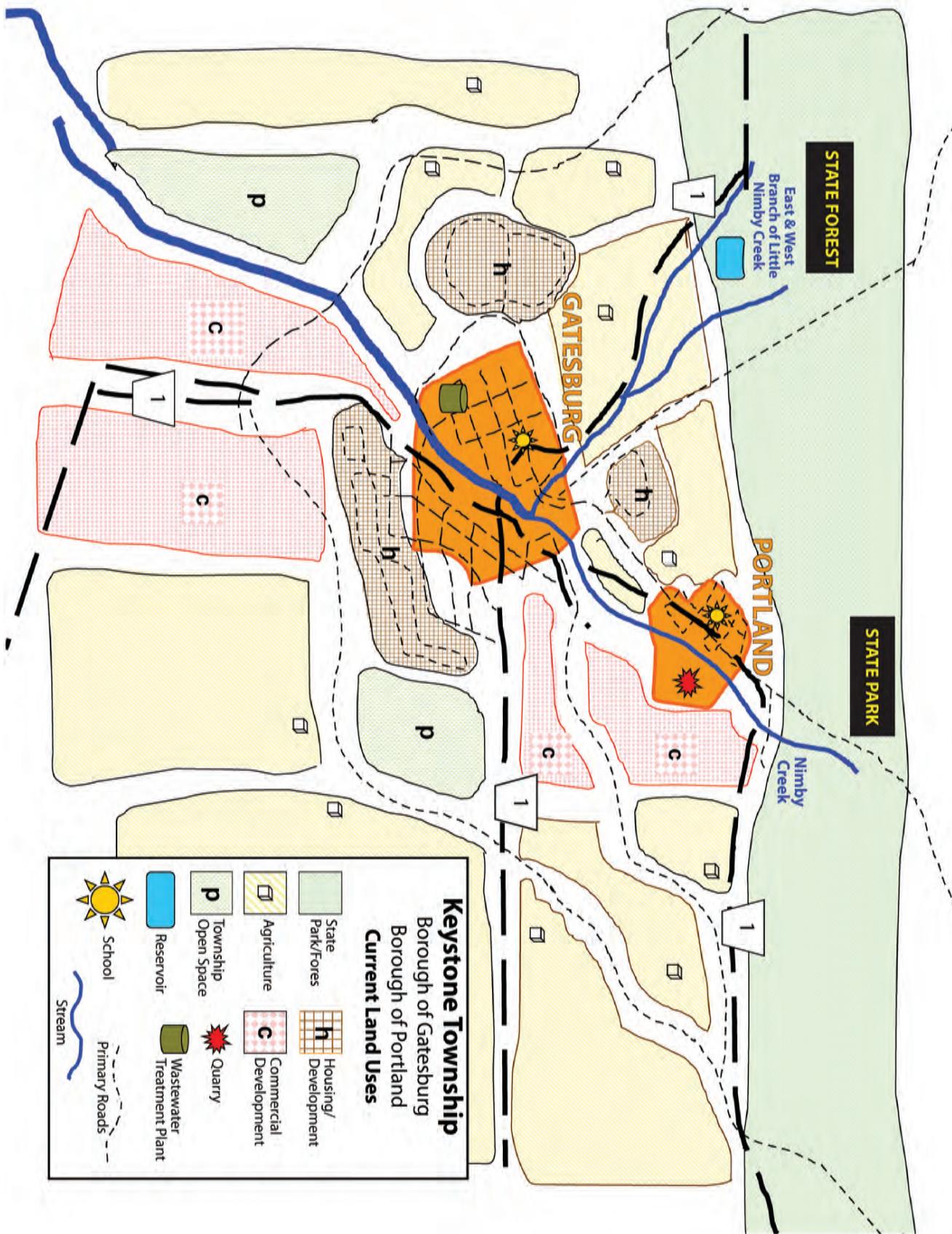


Activity 2: Keystone Township Map



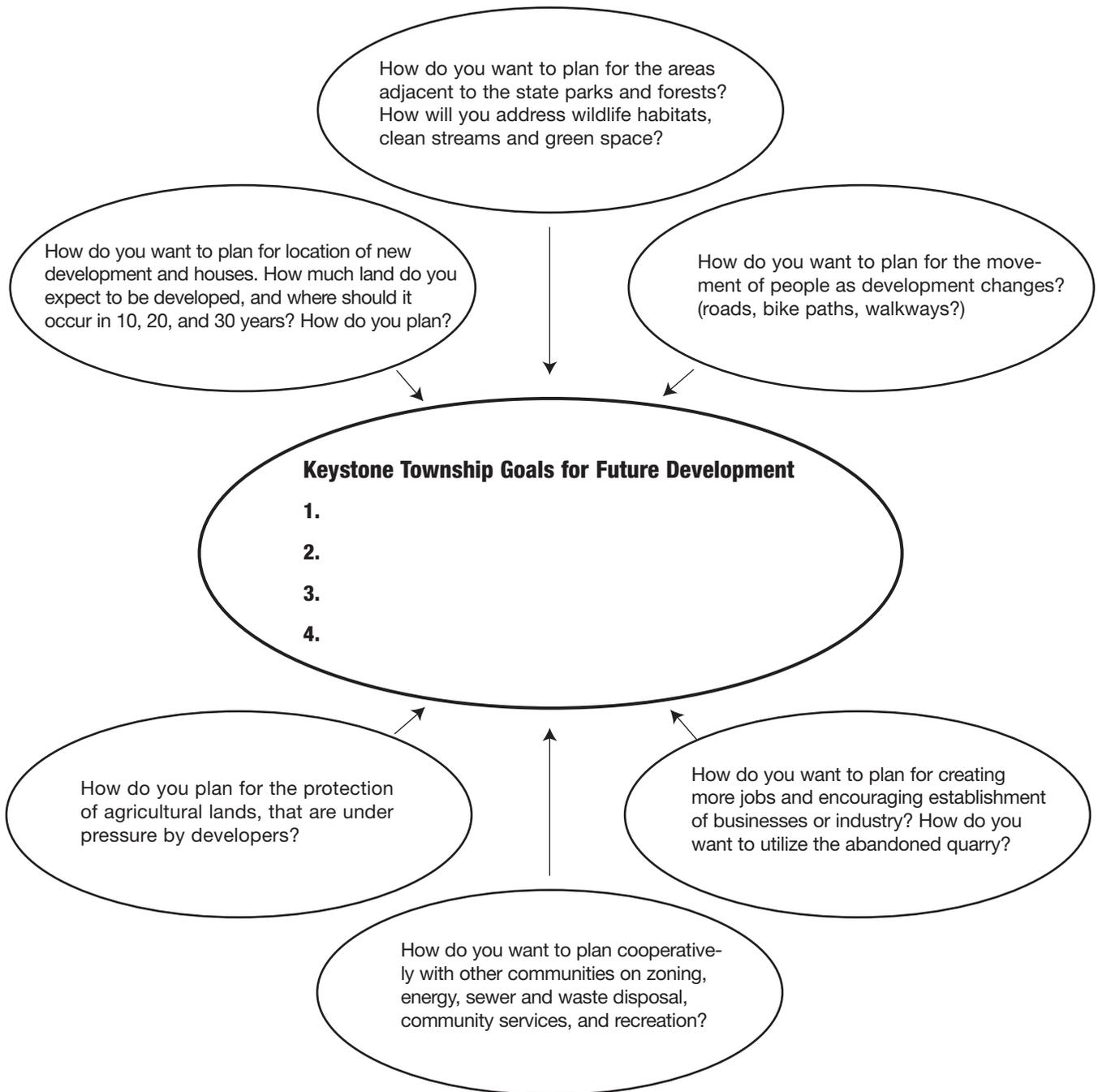
Activity 2: Community Visioning Worksheet

Assignment _____

Group Leader _____

Group Leader _____

What do you recommend for future land uses in your community? Develop and present your plan using flip charts. Here are questions to guide you. You are welcome to add additional recommendations.



Multi Municipal Planning	<p>If two or more communities cooperatively plan some aspects of land use they may develop and adopt a multi-municipal plan. This practice allows cooperation among communities to direct uses to logical locations throughout a larger geographic area. It allows for planning across borders and saves money, minimizes environmental impacts, preserves farms and open space. There is compromise involved.</p>
Conservation Easements	<p>A legal document that permanently restricts part of a property's uses to protect its conservation values. It is a written agreement between the landowner and a government or land trust organization that maintains the area for conservation no matter who owns the land in the future.</p>
Infill Traditional Development	<p>Encourage development in towns and cities by improving existing areas or scattered vacant sites making them desirable places to live thus encouraging people to live there instead of building new homes outside the town.</p>
Brownfields	<p>Abandoned industrialized sites left unused often because of environmental contaminants. These properties, once remediated, could provide viable space for industry, commercial uses, parkland and open spaces.</p>

Activity 2: *Toolbox Vocabulary – Page 2 (2/3)*

<p>Conservation Subdivision Design</p>	<p>A form of development that encourages developers to reduce lot size and keep more of the area dedicated to open space.</p>
<p>Greenway</p>	<p>A linear open space established along either a natural corridor such as a riverfront or stream valley or along a railroad right of way or canal converted to open space and/or recreational use. It could be an open space connector linking parks, natural reserves and historic sites.</p>
<p>Transferable Development Rights (TDR's) and Purchase of Development Rights (PDR's)</p>	<p>A zoning option that allows conservation and development to coexist within a municipality by shifting development rights away from agricultural lands or sensitive natural areas. Development rights are established for a given piece of land and can be separated from the title of the property then transferred to another location where development is desirable.</p>
<p>Traditional Neighborhood Development (TND)</p>	<p>TND is a compact form of development. It may be used to create a more diversified community for residents by having a walkable design with parks, stores and community facilities. It is recreating the small town character. Before a municipality can approve such development, it must usually amend the local zoning and subdivision ordinances.</p>

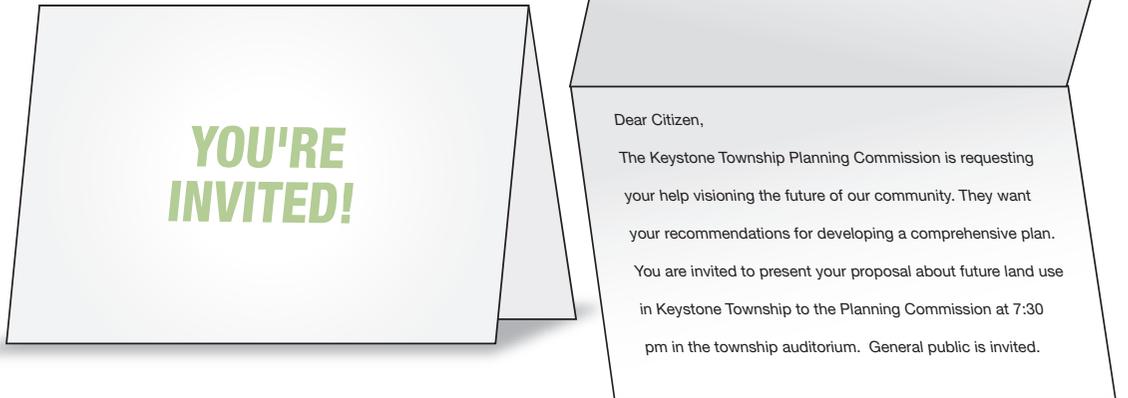
**Designated Growth
Areas
or Future Growth
Areas**

A growth area is a geographic delineation or boundary line within which development at higher densities is encouraged and roads, water, sewer lines are planned. Outside the boundary, the land remains rural and natural. These areas are drawn to include enough land for the future, keeping the growth adjacent to developed centers such as a town.

**Agricultural
Preservation**

Two methods to protect farming areas are easements and agricultural protection zoning. Farmers sell easements to a government entity or trust and get paid the difference between the value of the land for agricultural use and value for its best use. They permanently preserve land for agricultural use. Agricultural Protection Zoning ordinances designate areas where farming is the primary land use and thus discourage other uses.

Activity 2: Group Invitation



Read the following description of Keystone Township. Develop a community vision for future land use in your community. Use the Community Visioning Worksheet, Comprehensive Plan Considerations and the Toolbox Vocabulary. You are welcome to offer additional recommendations. Prepare your plan on a flip chart and use a map to draw growth boundaries and show recommendations.

Description

Located in the ridge and valley province of Pennsylvania, Keystone Township is beginning to feel land development pressures from local and outside sources. The township is located on the north side of the Nimby Valley. The northern tier of the township consists of a wooded ridge rich with hardwood forests and wildlife.

The East and West Branches of the Little Nimby Creek flow off of the ridge. The main stem of the Nimby Creek enters the township in the northeast through a gap in the ridge and flows southwest across the township. Both branches of the Little Nimby Creek are exceptional value streams. The Nimby Creek is high quality with some sediment problems from the surrounding farmland. Fishermen from across the state and nation visit these streams to fish for wild brook and brown trout.

The majority of the township is productive farmland. In the past, soil and rainfall had been excellent for growing crops but the last few years, drought conditions have persisted and water shortages could be possible.

The town of Gatesburg was originally a farming town providing support services and supplies to farmers. It is located at the junction of major highways PA 8 and PA 15. The East Branch of the Nimby Creek joins the main stem of the Nimby Creek in town. Gatesburg is an attractive site for high tech industries because of the abundance of high quality water, gentle topography and access to Interstate 99, just south of town.

The small borough of Portland is located on the main stem of the Nimby Creek. The borough grew up adjacent to a cement plant which used the high quality limestone found on the valley floor. There is a large limestone quarry. The plant closed recently, leaving many people unemployed. The plant and quarry have been abandoned.

There are small community parks in both boroughs. People enjoy biking trails that could connect to the state parks.

Activity 2: Roles for Keystone Township Community Visioning**John McDonald and Family**

A farmer for 50 years, John is looking forward to selling the farm to finance his retirement, buying a home and boat on the shore and providing money for the college education of his 10 grandchildren.

Bill D. Ozer and Construction Company

A local housing developer, Bill is hoping to expand his company and sees the need to expand growth boundaries, establish large developments in the township and thus provide jobs in the construction company to help the economy of the community. He is willing to support conservation and set aside some of the land for permanent protection.

Hillary Dale and the Organic Farming Association

Hillary, an organic farmer located near Gatesburg, and the association are both concerned about the impact of growth and development on agricultural areas and both want to preserve farmland in the township.

Forest Glen and the Nimby Land Conservancy

As a member of the Nimby Conservancy, Forest is trying to protect the existing natural areas, preserving green space and the water quality of streams and ground water. His group wants to purchase areas to protect wildlife and hopes the township will limit growth. He'd like to see areas set aside for hiking and bike paths to the state park.

Brook Trout and the Anglers Club

An owner of the local tackle shop, Brook would like to see more tourism brought into the area to fish the local streams.

The group wants to protect the headwaters of local streams and enhance forested areas along streams for wildlife (riparian buffer zones).

Polly Waytogo and the Chamber of Commerce

Polly wants to be elected as a township supervisor by promising to bring in lots of businesses and restaurants and encouraging development. She is interested in protecting the historical sites and wants to protect the beauty of the area.

Walter Mart and the Wallymarket Corporation

As a national retailer, Walter wants development so more people will move to the Nimby Valley. He and his corporation want to open a large store with large parking lots near the main roads. He needs a large warehouse in a nearby location that can handle large truck traffic. He wants to provide jobs and help fund a community recreation center.

Lotta Bucks and Hy Tech and Co.

Lotta and Hy would like to bring a computer manufacturing company to the Nimby Valley. They want to be sensitive to preserving the rural flavor and quality of life for the employees that will work there. They need a place for their factory, clean water and good roads for marketing. They need an airport for their transportation needs.

Activity 2: *Comprehensive Plan Considerations*

Before developing a comprehensive plan, a community should examine its resources, needs and problems. The community should share the information with the county planning office to see how they could help. Here are some factors to consider before developing your plan for the future land use in Keystone Township.

1. Water Resources: Where are the water resources? Where is the watershed? Is there a source of drinking water? Is there need for a lake or reservoir? Do we need to consider developing a water source for future needs? How do you protect the water in the streams so they are safe for fishing and swimming? How do you want to protect the water resources?

2. Forest Resources and Green Space: Where are the forested areas? Why are they important? How do you want to protect the forest resources and wildlife habitat in the future? What type of recreation will you encourage in green space? Do you want to manage the forested areas for timber?

3. Farmland: How important is the farmland to the community and the region? Where should future farmland be protected? How could you encourage farmers to protect the land as farmland?

4. Slope, Drainage, Floodplain: Where is the land steep or flat, and how does this impact development? Where does the land drain well? Is there a floodplain? What type of development if any should be located in such areas?

5. Geology, Soils, Mining: What type of geology is in the valley? Is it stable? Has there been mining activity? Is there a potential for subsidence? What type of soils seem to be in the valley? What type of protection could be afforded to the soils?

6. Wetlands: Are there wetlands? Wetlands are valuable for ground water recharge, flood control, removal of toxins and are important wildlife habitats. How can you protect wetlands from future development?

7. Current Land Use: What is currently there? How can you preserve some of the qualities of the existing communities? How can you protect the history of the community? How can you protect the natural areas? What is happening in adjacent areas that could impact the growth of the township? How could you work with other communities? In what areas could you develop a multi-municipal plan?

8. Former Land Use: Determine if former land uses could lead to future land uses through development on old industrial sites or building tourism around historic uses. Could areas in town be revitalized to make them more attractive for people to live?