

# 4

## Goals & Interrelationships

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Without a clear, defined vision of what a community wants to achieve, there is only a low probability that the community will achieve the desired results. Defining the fundamental principles for future community development and resource conservation, acknowledging the interrelationships among the various planning elements, and establishing specific goals for each planning element are essential to characterizing the county's desires and intentions for the future.

## *Principles for Growth and Resource Conservation*

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Residents of Lebanon choose to live here for a variety of reasons. Some are attracted to the county's rural character. Others find employment opportunities in the county and surrounding areas. Still others find quality and value in the public services offered here. And many choose to live close to family and friends they have known for a lifetime. Whatever the reason, their choice to live in Lebanon County is based on their values and beliefs in a quality community.

Development of the Lebanon County Comprehensive Plan has highlighted a number of important community values. These guiding principles have much in common with "smart growth" initiatives and state reinvestment strategy, but contain locally significant priorities and guidelines.

Growth and resource conservation within Lebanon County should be guided by the following:

- 1. Encourage distinctive, attractive communities with a strong sense of place.**
  - a. Direct development toward existing communities and utilities to strengthen and revitalize them.
  - b. Encourage the appropriate redevelopment of existing vacant, blighted or underutilized sites.
  - c. Discourage zoning that encourages sprawl.
  - d. Coordinate land use, utility and transportation planning to make development and redevelopment attractive to developers and sustainable by local government.
  
- 2. Plan for economic growth and development that expands employment, sustains businesses and provides family-sustaining jobs.**
  - a. Enhance the stability of the local economy through business retention, expansion and diversification efforts.
  - b. Prepare "shovel-ready" sites for target industries.
  - c. Provide an educated, trained workforce sufficient to maintain economic prosperity and meet modern technological demands.
  - d. Implement multifaceted strategies to enhance the agricultural and forestry industries through land protection, workforce training, and sustainable production and harvesting practices.

- 3. Protect the natural and cultural landscape that defines our local identity as Lebanon County.**
  - a. Acknowledge, enhance and protect the open space, farmland, scenic views, historic resources and critical environmental areas that are important to the county. Facilitate acquisition or preservation of key sites.
  - b. Link these resources with existing communities through open space planning, conservation greenways, and recreational paths and trails, where appropriate.
  - c. Enhance this green infrastructure by conserving and managing vegetation in greenways and woodlots; by establishing street trees in developments; and by restoring vegetation along stream banks.
  - d. Encourage the continued use of historic building patterns and designs with modern materials. Promote an understanding of these resources among citizens.
  - e. Protect threatened natural features and implement appropriate restoration for damaged resources, with emphasis on water resources.
  - f. Enhance and restore the interconnections of natural systems to sustain them.
  - g. Coordinate conservation and preservation activities on a resource scale, by watershed, mountain range or other holistic approaches.
  
- 4. Encourage compact building and development designs.**
  - a. Mix compatible land uses, especially within larger developments or revitalization projects, to reduce vehicular travel and encourage walkable business and residential neighborhoods.
  - b. Promote energy efficient site design to reduce energy consumption for heating and cooling.
  - c. Promote the use and production of alternative energy sources.
  
- 5. Broaden the range of housing opportunities and choices.**
  - a. Encourage sound maintenance and modernization of existing housing units, as well as the utility infrastructure that serves them.
  - b. Increase the range of housing types in new housing construction.
  - c. Encourage development that provides housing, business and employment opportunities close to one another.
  
- 6. Provide transportation choices for residents, businesses and visitors.**
  - a. Maintain a safe, efficient, interconnected and accessible transportation system.
  - b. Enhance and expand the variety of travel modes in existing and future development, with particular emphasis on energy efficiency.
  - c. Target transportation investment for maximum local and regional benefit.
  - d. Maintain and improve the existing transportation system first; focus on affordable operational improvements second.
  - e. Encourage local and private financial support to help expedite transportation project delivery.

7. **Provide adequate, cost effective public services to meet the needs of the community.**
  - a. Expand recreation programs and services for all ages.
  - b. Increase local parkland and interconnect parks with trails.
  - c. Maintain and expand services to protect human health, safety and welfare.
  - d. Share service contracts, where cost effective.
  
8. **Think, communicate, and plan regionally; implement locally.**
  - a. Share knowledge and strive for effective public communication.
  - b. Encourage continuous dialogue among municipalities, government agencies and school districts regarding community growth and resource conservation.
  - c. Encourage community and stakeholder communication and collaborative decision-making.
  - d. Develop partnerships among public and private sectors—public-public, public-private, and private-private—to make community planning and associated projects affordable.

## *Interrelationships*

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Community development and resource conservation can be complex topics, particularly since policy, planning and management may be handled by unique offices, agencies and even individuals. Bearing the interrelationships among planning elements in mind acknowledges that decisions made in one element or topic area may impact or influence conditions throughout the community. The interrelationships among comprehensive plan elements were emphasized by the amendments made to the Pennsylvania Municipalities Planning Code in 2000 and are particularly important in county planning.

**MPC Requirement:** *A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality*

MPC Article III, Section 301(a)(4.1)

Extensive discussion of interrelationships is presented in each plan chapter, e.g., relating the principles of land use to transportation, housing, natural resource protection, etc. A few examples of these interrelationships include:

1. Land use and recreation interrelate through active and passive parks as well as resource based recreation in natural resource areas.
2. Transportation and land use interrelate spatially in corridors. The land use policy establishes the origins and destinations of travel and the transportation facility provides the travel mode. Where the land use is designated as commercial or industrial, economic development is also interrelated.

3. Historic resources and economic development interrelate through heritage tourism, the preservation, management and promotion of historic resources as a niche industry within the tourism sector. The same is true of natural resources, since outdoor recreation is another tourism niche.

The interrelationships section of each plan is presented immediate before the action plan.

## *Summary of Goals*

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With an understanding of the fundamental principles for community development and resource conservation and the interrelationships among them, goals for each plan element were prepared. These goals provide the framework for areas of special focus, the objectives, and specific actions to be take by the county and its partners. The following is a summary list of the goals found in each plan chapter.

**MPC Requirement:** *A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, ....*

MPC Article III, Section 301(a)(1)

### **Land Use Goals**

1. Provide exemplary leadership in community planning and development.
2. Direct the majority of new development toward existing communities and utilities.
3. Conserve land needed for rural industries and land patterns indicative of rural character.
4. Protect sensitive environmental resources from the direct and indirect impacts of development.
5. Develop and expand cooperation and communication among public and private partners.

### **Transportation Goals**

1. Provide a safe and secure transportation system.
2. Provide a multi-modal system that is efficient, interconnected and accessible.
3. Promote a sustainable transportation system that complements the county's natural and built environment.
4. Meet the challenges and opportunities of growth through collaborative planning, funding and project implementation.
5. Target investments for maximum local and regional benefit and impact.

### **Community Facilities and Utilities Goals**

1. Provide access to educational services and support programs for cultural enrichment.
2. Provide public safety services that meet local needs and reflect national and statewide standards.

3. Encourage the planning and development of a modern, secure health care system.
4. Provide an adequate solid waste collection and disposal system.
5. Ensure a clean, adequate water supply and sewage disposal systems.
6. Facilitate private utilities planning in support of planned growth.
7. Provide adequate facilities for county and local government administration and affiliated service agencies.

### **Economic Development Goals**

1. Retain and expand existing businesses and attracts new businesses that enhance the overall quality of life of county residents by meeting all or most of the following characteristics:
  - Pose minimal to no environmental degradation
  - Provide stable jobs
  - Offer job compensation (wages & benefits) that is family-sustaining
  - Are net contributors to the tax base
  - Pose minimal to no impact on the transportation system (after any associated improvements)
  - Are located in central business districts or within walkable distance of existing or planned neighborhoods or accessible by public transportation and/or are located on underutilized properties or brownfields/greyfields where infrastructure investment has already been made
  - Adhere to high quality design and construction standards that are compatible with surrounding areas.

### **Natural Resources Goals**

1. Maintain and enhance the quantity and quality of water resources.
2. Protect and preserve Lebanon County's diverse ecologically sensitive areas.
3. Protect prime farmland, sustain the agricultural economy, and promote the rural heritage of Lebanon County.
4. Encourage a healthy balance between the economic benefits of forestry and mineral extraction and the sustainability of the operation and associated effects on the natural environment.
5. Maintain EPA's attainment status for air quality in Lebanon County.

### **Greenscapes Goals**

1. Establish a countywide system of parks and recreation areas comprised of state, county, regional, municipal, and private lands for present and future resident recreation.
2. Develop a countywide network of greenways and trails to create a connected county.
3. Facilitate and promote a wide range of recreation opportunities to people of all ages who live in, work in, and visit Lebanon County.

4. Plan and manage parks, recreation and open space in Lebanon County through partnerships, collaboration for the greatest public benefit and responsible uses of recreation resources.
5. Invest in parks and recreation to enhance the health, safety, and welfare of the citizens and to contribute to the economic vitality of Lebanon County.

### **Historic Resources Goals**

1. Safeguard and promote historical resources and the heritage of Lebanon County.

### **Housing Goals**

1. Provide a wide range of housing types and affordability throughout the county at appropriate densities based on identified growth areas, access to health and human resources, shopping, employment opportunities, utilities, transportation systems, public transit, and walkability.
2. In conjunction with growth management, target at least 80% of new growth to areas served by public infrastructure:
  - 25% of this growth will be targeted to the downtown areas principally located in the City of Lebanon, the boroughs and first class townships, and
  - 55% will be accommodated in suburban or village areas with existing or planned public infrastructure.

No more than 20% of new residential growth will be accommodated in areas of the county which are not currently serviced by infrastructure or have no new infrastructure development currently planned.

### **Energy Conservation Goals**

1. Promote energy efficiency and conservation throughout the community development and community revitalization processes.

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