



AGENDA

PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN UPDATE – COMMITTEE WORKSHOP PRPC-6 VIRTUAL ZOOM WORKSHOP

March 31, 2021

1. Revisions per Public Participation Workshop and Municipal Policy Element Review
 - a. Land Use Plan
 - b. Environmental Resource Plan
 - c. Energy Conservation and sustainability Plan
 - d. Housing Plan
 - e. Transportation Plan
 - f. Cultural Resources Plan
2. Review of draft Implementation Plan
3. Review of draft Consistency Statement
4. Next Committee Workshop – April 28, 2021
 - a. Review of complete draft Regional Comprehensive Plan
 - b. Authorize VPP and Act 247 Review
5. Adjournment

Join Zoom Meeting:

<https://us02web.zoom.us/j/87349355923?pwd=M0F1T2twamxkcVI4eFd0Z1ZqMW9RUT09>

Meeting ID: 873 4935 5923

Passcode: 240414

One tap mobile [+16465588656](tel:+16465588656),87349355923#,,,,*240414# US (New York)

[+13017158592](tel:+13017158592),87349355923#,,,,*240414# US (Washington DC)

Dial by your location [+1 646 558 8656](tel:+16465588656) US (New York) [+1 301 715 8592](tel:+13017158592) US (Washington DC) [+1 312 626 6799](tel:+13126266799) US (Chicago) [+1 669 900 9128](tel:+16699009128) US (San Jose) [+1 253 215 8782](tel:+12532158782) US (Tacoma) [+1 346 248 7799](tel:+13462487799) US (Houston)

Find your local number: <https://us02web.zoom.us/j/kcLbwY1>

Section 3.4 Future Land Use Plan and Policy

The future land use plan and policy of the Region honors the goal and objectives to conserve natural resources and strategically guide future development and use to the most appropriate areas. It provides the basis for the Region to coordinate inter-municipal zoning, as well as promoting consistency with municipalities adjacent to the Region. The future land use categories shown on Map 2 are generalized by type and range of intensity, with further specification to be decided by the individual municipalities. Growth areas are limited to urban and select mixed use and village areas to ensure that transportation and utility infrastructure improvements are coordinated with the appropriate use and intensity of development.

The future land use map was created using a variety of resources. First, generalized land use categories were developed using the policy vision, goals, and objectives developed by the Phoenixville Regional Planning Committee and through the public visioning process. The future land use map was then created with generalized land use categories and in consideration of the following:

- Natural features analysis
- The County *Landscapes3* Comprehensive Plan
- Existing municipal zoning
- Existing land use patterns
- Current and anticipated development trends

Rural areas are intended to protect natural resources such as prime agricultural soils, wooded areas, watercourses, wetlands, and steep slopes, as well as maintaining viable agricultural uses, [historic landscapes](#), and permanent open spaces. Mixed use and industrial areas are located based on established commercial and industrial areas and the capacity of transportation, wastewater, and water infrastructure, including any anticipated extensions of that infrastructure. Redevelopment is an important part of the plan's development strategy, and includes context appropriate adaptive re-use, infill and expansion of existing urban, commercial, and village settlements. Residential uses are proposed at appropriate density depending on adjacency to existing development and supporting infrastructure.

The future land use pattern for the Region is based on preserving the rural areas and improving the quality of the built environment in the areas with existing development and infrastructure. The Borough of Phoenixville will continue in its role as the Region's economic and residential hub. Although Phoenixville has little remaining vacant land, investments in the existing infrastructure and redevelopment parcels will continue to strengthen the Borough and Regional economy while providing opportunities for desirable infill development. Other favorable locations for commercial and mixed use development and redevelopment include the 724 corridor in East Pikeland, Ludwigs Corner in West Vincent, Opperman's Corner in West Pikeland, and Devault in Charlestown. Smaller village areas exist in Anselma, Chester Springs, Pikeland, Yellow Springs, Birchrunville, Charlestown, Kimberton, Wilmer, and Valley Forge, offering opportunities for appropriate small scale uses within a historic resource preservation context.

Overall, the future land use policy strives to conserve the rural character and natural and historic resources of the Region. The goal of this plan is to direct growth away from the rural areas and into

least 40-50% open space dedicated to environmental protection, viewshed preservation, recreation, and/or agricultural purposes.

Uses: High-density residential – Single-family attached and apartments
 Medium-density residential – Single-family detached, single-family attached, mobile home parks, TND, PRD developments with open space
 Low-density residential – Single-family detached, cluster developments arranged to maximize open space

Intensity: Low-density residential – <1 dwelling unit per acre
 Medium-density residential - 1-4 dwelling units per acre
 High-density residential - 4- 15 dwelling units per acre, may be higher in urban areas

Rural

Rural areas constitute the signature open landscapes that define the [historic and aesthetic](#) character of the Region and of Chester County, and consist of agricultural and natural landscapes to be preserved to the maximum extent possible. These areas are critical to maintaining water quality in the Region’s Special Protection watersheds, and they also preserve the expansive, contiguous undeveloped lands necessary for viable farming. [In addition, Rural areas include historic buildings, settlements, and settings that embody what northern Chester County is and provide an important basis for the Region’s vast potential for historic preservation, outdoor recreation, and heritage tourism.](#)



Farm in East Pikeland Township

Rural uses shall consist of agriculture, resource conservation, and very low-density residential. Residential density should be limited to the lowest legally sustainable, and clustering/open space design should be required in all non-minor subdivisions to assure that prime agricultural soils, environmentally sensitive lands, and highly valued open space resources remain protected. Opportunities to promote and support the viability of agricultural uses should be considered with land use policies. When locating development within rural areas, planning should begin with prioritizing the most important lands for conservation, rather than the regrettably common practice of designating left over areas as open space after development planning. In addition, land conservation measures including agricultural/conservation easements and public purchase or transfer of development rights are most appropriate in rural areas. The general characteristics of rural areas are as follows:

Uses: Agriculture, conservation, parks/recreation, very low-density residential.

Intensity: Residential Density – 0.3 to 0.45 dwelling units per net developable acre
 Minimum Open Space – 40-70% required

- Utilize open space and cluster zoning to maximize protection of wooded areas, and in particular contiguous forest
- Identify and protect specimen or heritage trees of exceptional ecological, cultural, or aesthetic value
- Prohibit to the extent possible introduction of invasive species
- Adopt timber harvesting regulations that include a re-establishment and management plan for species diversity, age stratification, and prevention of the establishment of invasive species

Native and Invasive Species

Native plants provide essential food supply and habitat for numerous insect and bird species, including many that are critical to our overall ecology such as bees and other pollinator species. Due to agricultural and development practices that promote monocultures and exotic plants with limited habitat value, many dependent species have been threatened or pushed to extinction. To correct this, diverse landscapes of native plantings should be incorporated wherever possible. This includes within and at the margins of agricultural areas, along riparian corridors and wetland margins, and even in urbanized and other highly developed areas. Replacing expansive lawns, that have almost no habitat value, with abundant native landscapes of warm season grasses and wildflowers will provide habitat for dependent native insects and birds, infiltrate and purify stormwater, and provide seasonal aesthetic interest and beauty. And oftentimes, native landscapes are far less expensive to maintain. Member municipalities can undertake numerous steps to reestablish native habitats in our built and unbuilt landscapes:

- Introduce native plant requirements in development ordinances
- Require native plant components in open spaces and unbuilt areas in new developments
- Manage public lands as natural landscapes
- Utilize stormwater management areas and conveyances as native planting areas
- Utilize municipal facilities as model projects for native landscaping
- Educate public works staff on the advantages of and techniques for natural landscape management
- Introduce native landscaping in unpaved urban/built areas to replace lawns and nonnative groundcovers
- Compile and provide technical resources to educate constituents

Formatted: List Paragraph, Bulleted + Level: 1 + Aligned at: 0.25" + Indent at: 0.5"

Invasive species are generally non-native and have competitive advantages to the point where they destabilize and alter the ecosystem by pushing out native species on which the ecological web depends. Invasive species typically seed and reproduce rapidly and are often introduced into areas that have been disturbed by agriculture, development, or other human interventions. Invasive plant species are widespread throughout the region and thus are very difficult to control. They cause significant environmental and economic damage¹⁰.



Japanese Barberry is a commercially available invasive plant. In addition to out-competing native plants, Barberry creates¹⁰ favorable conditions for ticks that spread Lyme disease. Image credit: National Park Service.

¹⁰ (Williams, Linske, & Ward, 2017)

- ER-7 Implement programs to promote diverse and abundant native landscapes and prevent, eradicate, and control invasive species.**

Utilize public information/awareness, direct community action, and regulatory strategies.

- ER-8 Evaluate municipal lot and tract area net-out provisions to assure that lands with environmentally sensitive resources are not over-developed.**

Adopt appropriate net-out provisions to promote protection of steep slopes, floodplain and riparian corridors, and wetlands.

- ER-9 Coordinate municipal zoning along resource corridors to create open space greenways for environmental protection and recreation.**

Create greenways that respond to environmental conditions and that do not terminate based on municipal boundaries where sensitive resource lands extend across them.

- ER-10 Adopt zoning to promote preservation of lands with Prime Agricultural soils.**

Utilize low intensity and agricultural use districts, open space zoning, and transfer/purchase of development rights to protect agricultural lands.

- ER-11 Utilize Regional and municipal resources to promote conservation and agricultural land easements.**

Create online and printed municipal and Regional information banks for landowners to learn about easement programs and their benefits. Host educational events and showcase model examples and programs. Expand Regional Agricultural Security Areas.

requesting relief from certain aspects of complete street requirements due to an anticipated lack of pedestrian, transit or bicycle use. Granting such requests essentially eliminates the possibility of these alternative modes becoming established in the future, so granting such relief should be avoided. Throughout the Region gaps can be seen in the infrastructure for pedestrians and bicycles resulting in unsafe conditions for those who have no alternative to walking and bicycling. These gaps also discourage others from walking or bicycling due to the lack of safe facilities. Retrofitting rights-of-ways later to accommodate such infrastructure tends to be challenging and a significant financial burden to the tax payers within a community. Complete streets provide residents and employees with choices of alternative forms of transportation and enhance the livability of the Region.

Plug-in and Alternative Fuels

Significant progress has been made with plug-in car technology in the past several years, ~~but challenges continue regarding available and the network of available~~ public charging stations ~~has grown~~. ~~Recently, Phoenixville has added 16 Electric vehicle charging stations (EVSEs) in its municipal parking lots, and has adopted ordinance to require EVSEs at new developments.~~ According to Plugshare.com, there are three ~~other~~ charging stations within the Phoenixville Region, and others in nearby Lionville, Eagle, Exton, and King of Prussia. ~~Without convenient and accessible charging stations, people with electric cars may be less likely to travel to the Region.~~ Municipalities within the Region should consider opportunities to provide such stations at municipal buildings and public parking lots and encourage local businesses and multifamily residential developments to provide charging stations.

The Region has a significant and growing number of hybrid and electric cars, and this trend will accelerate as more people recognize their numerous advantages. Individuals can utilize a number of incentives to switch to hybrid and electric vehicles (EVs) and significantly diminish both operating costs and carbon emissions. By themselves, EVs cost less than half to operate than their gasoline powered equivalents. Coupled with onsite solar and/or electricity purchased from 100% renewable sources, an EV can operate essentially emissions free. PECO and the Pennsylvania Department of Environmental Protection each have substantial rebate programs applicable to new and used hybrid and EV purchases.



Example of an Electric Vehicle

In addition, programs to obtain electric vehicle supply equipment (EVSE, level 2 charger) for free or at reduced cost have been implemented in various parts of the country.

Section 5.6 Electricity Grid

The electricity grid system has traditionally been centralized. Centralized systems are dependent on a limited number of energy production facilities, utilizing energy sources such as natural gas, nuclear, or coal, which generate large quantities of electricity a long distance from end-users, and resulting in transmission and distribution inefficiencies due to long distances required for distribution. These systems are also vulnerable to interruptions that result in the loss of power to large areas.

Municipal Programs

Municipalities should advocate energy conservation throughout the community. These efforts can take a number of forms:

- Local recycling and composting programs or participation in and expansion of existing regional programs
- Information gathering and dissemination through printed materials, public exhibits, and web content
- Implementation of sustainable practices at municipal facilities, such as LEED/SITES certification, stormwater/habitat projects, electric vehicle charging stations, and model projects using sustainable materials
- Use of alternative fuel and EV/hybrid vehicles
- Advocacy of multi-modal transportation
- Community fairs and events focused on energy and environmental sustainability
- Coordination with community and regional organizations dedicated to energy conservation



Solar Panels at Phoenixville's Public Works Building

Formatted: Caption

Section 5.8 Implementation Strategies

The following policy recommendations will implement the goals and objectives of the Energy Conservation Plan:

EC-1 Assure that local ordinances promote use of renewable energy.

Develop provisions to advance renewable technologies with straightforward processes and permitting, and eliminate provisions in the codes that act as deterrents. Emphasis should be placed on promoting solar PV and GSHP development.

EC-2 Advocate use of energy efficient technologies in local building and development codes.

Preferred practices should be advanced through simplified permitting and/or fee structures that favor those practices. Eliminate code provisions that prohibit or discourage sustainable building practices.

EC-3 Establish guidelines for community associations to prevent arbitrary prohibitions of sustainable practices.

Examples are aesthetically motivated outright prohibitions on solar panels, outdoor clothes lines, landscaping restrictions, etc. that are commonly found in community association covenants.

EC-4 Create municipal resource centers for activities and information on energy conservation.

the Phoenixville Region including the Phoenixville Area Community Services, the Community Coalition, Orion and several churches. In addition to Liberty House, there are also shelters in Phoenixville that provide temporary housing for those with immediate housing needs.

Proposed Affordable Housing Developments

Table 6.2-2 provides a breakdown of significant approved and pending residential projects as of 2016. More than 50 percent of the proposed units in the Region are apartments, which traditionally tend to be more affordable than single-family attached or detached units. However, it is noted that recent developments have been luxury apartments with much higher rents, further contributing to the challenges of affordable housing.

Affordable Housing Initiatives

Within the Phoenixville Region affordable housing initiatives have been limited but, as housing affordability becomes a bigger issue throughout the Region, more initiatives to address the challenges are being seen. In 2017 the Borough of Phoenixville created an Affordable Housing Task Force, [now called the Phoenixville Council on Affordable Housing \(Task Force Council\)](#) to address rising rents and housing prices. The [Task Force Council](#) prepared a report with four key focus areas summarized as follows:

- **Finance-**
 - Mitigate financial risk for landlords to encourage them to provide affordable housing units
 - Develop a program to offer reduced interest rate loans to landlords to assist them with providing upgrades to rental units
 - Provide incentives for affordable housing developments
- **Properties/Landlords-**
 - Consider allowing mini/tiny houses or accessory dwellings as housing alternatives
 - Use borough owned properties for affordable housing
- **Policy-**
 - Adopt flexible area and bulk standards for development of affordable housing
 - Work with adjacent municipalities to develop an affordable housing plan.
- **Community Education-**
 - Establish coordinated mechanisms between local agencies, landlords, and residents regarding available resources
 - Establish an ownership education program to help renters become homeowners

The [Task Force Council](#) hopes to use this report as the basis for developing an implementation plan to address the key challenges associated with affordable housing.

As the Phoenixville Region continues to see housing become less affordable, residents who can no longer afford to live in the Region may move elsewhere. Regional affordable housing agencies will likely see more demand for limited financial assistance resources, and households may seek more shared housing scenarios, or downsizing to be able to stay in the Region. In an effort to address housing affordability on a regional basis, municipalities within the Region should consider the following:

the disabled. This could include access to public transportation or private shuttle services.

H-6 Develop a Regional Affordable Housing Plan.

Utilize the report created by the Borough of Phoenixville’s ~~Affordable Housing Task Force~~ [Council on Affordable Housing](#) as a basis for an implementation plan to address the Region’s affordable housing challenges. Include zoning provisions and incentives for affordable housing units, as well as finance and community engagement strategies. Coordinate with the Future Land Use Plan.

H-7 Amend zoning provisions to incentivize creative solutions to regional housing affordability challenges.

Implement the recommendations in the Regional Housing Plan (strategy H-6) and the Affordable Housing Initiatives cited in Section 6.4 to promote development that creates diverse and accessible affordable housing options.

Section 10.8 Public Transportation

In the Phoenixville Region public transportation is currently limited to SEPTA bus service to Phoenixville, Schuylkill Township, Charlestown Township and East Pikeland Township. Phoenixville is served by two SEPTA bus routes. Route 99 provides regular transit service between Royersford and King of Prussia including stops in Audubon and Norristown. Route [93-139](#) also serves Phoenixville, Schuylkill Township, and East Pikeland Township with stops along Route 724 in East Pikeland and stops along Route 23 in all three municipalities. The Commons at Great Valley in Charlestown Township is served by bus 206, which connects the Great Valley Corporate Center with the Paoli Train Station and points in-between. West Pikeland and West Vincent Townships do not have SEPTA service available. SEPTA previously provided bus service between Phoenixville, the Great Valley Corporate Center and the Paoli Rail Station, but ridership was low and the service was cancelled in 2014.

Providing transit opportunities throughout the Region remains challenging because much of the Region is rural and does not lend itself to opportunities for high volumes of riders outside the more urbanized areas. While increased frequency and coverage could help increase ridership, the SEPTA routes tend to be circuitous between major destinations such as Norristown and King of Prussia resulting in long commutes that are often not practical for employees who have other alternatives. Opportunities for express buses during peak hours should be considered, particularly along major roads in the Region including Route 23, Route 29, and Route 724. Reestablishment of SEPTA service between Phoenixville, the Great Valley Corporate Center and the Paoli Rail Station should be considered and establishment of a bus route along Route 100 in West Vincent connecting Ludwigs Corner to the Exton train station should also be considered.

Due to limited funding for public transit, the amenities associated with bus stops tend to be minimal, further reducing the appeal of choosing transit. Improved amenities such as protected shelters at bus stops, bicycle parking, WiFi on the buses, and more comfortable seating should be considered to increase ridership. Some amenities could be sponsored by the local municipality and/or businesses to make transit more appealing.

Public transportation accessibility is addressed in part in the County's *Phoenixville Region Multimodal Transportation Study* (Chapter 3). The aim of the plan is to enhance rider experience on SEPTA's bus service in the Phoenixville Region, as well as other service hubs across the county.

Transportation ridership focuses on the design of bus stops and curbside amenities needed to improve the safety, circulation, and comfort of this region's SEPTA riders. Phoenixville is a bus transit hub with more than 50 riders per day; therefore, a priority for enhancing bus ridership and experience. As a hub, the Multimodal plan identifies, at a minimum, the amenities required for the best ridership experience, which includes, signage, ADA platform access, real-time transit information, bike racks, shelters, system map, benches, and paved walkway connections.

A number of the recommendations of this chapter reinforce policies of the Chester County *Public Transportation Plan*.

Rail Service

Phoenixville was served by commuter rail service until the 1980's when it was



SEPTA Regional Rail train at station. Web source image.

landscape.

Phoenixville NHD comprises areas of downtown Phoenixville developed between the 18th century and the steel boom extending to the mid-20th century. The area includes the commercial downtown area along Bridge Street, as well as much of the residential community in neighborhoods south of Bridge Street. The Borough has a local historic zoning district that includes the NHD and lands north of Bridge Street and French Creek that were occupied by Phoenix Steel and are now undergoing redevelopment. The Schuylkill River Trail extends through this NHD, making it an important trail head and destination.

Valley Forge NHD and NHL include National Park Service lands that make up Valley Forge National Historic Park, plus some adjacent private properties with residential and business uses. The 3,500 acre Park includes historic monuments and structures that commemorate the American Revolutionary War, including the **General Friedrich von Steuben Headquarters NHL**, and serves as a destination and trailhead for the Schuylkill River Trail and Horse-Shoe Trail. It will also connect with the proposed Schuylkill Freedom Trail when constructed.

The **West Vincent Highlands NHD** includes 147 contributing buildings, seven contributing sites, and six contributing structures in the rural landscape of West Vincent Township. This NHD features farmhouses, barns, residences, mills and other outbuildings dating from the early to mid-19th century. The Horse-Shoe Trail passes through this landscape, as will the proposed Brandywine Trail when constructed.

Municipally Designated Resources, HARBs, and Historic Commissions

Beyond National Register buildings, sites, and places, PRPC member municipalities also retain lists and maps of the area's abundance of locally designated significant historic resources. These resource inventories are managed by Historical Commissions and play a crucial role in maintaining the historical and cultural character of the Region.

In order to protect historic resources, municipalities can utilize Historic Architecture Review Boards (HARBs) and Historical Commissions. HARBs are given authority under zoning ordinances to advise on development and architectural standards within historic zoning districts. Historical Commissions can serve an advisory function in applications for building, land development, or demolition on properties with historic buildings and other resources.

Charlestown Township has a Charlestown Village Historic Zoning District and a combined HARB/Historical Commission. The HARB/Historical Commission maintains a survey of historic resources and advises the Board of Supervisors and other Township boards/commissions on the preservation of historic resources. As the HARB, they advise the Board of Supervisors on lands development, building, additions, or demolition in the Charlestown Village Historic Zoning District.

East Pikeland Township has historic resource protection standards incorporated within the zoning ordinance, as well as a combined Historic Commission and HARB. The Historic Commission/HARB serves to identify historic resources and advise on their protection, including review of ordinances that have bearing on historic resource protection. As a HARB, they advise the Board of Supervisors and Zoning Officer on building, development, and demolition in Certified Historic Districts, including Kimberton Village.



CHAPTER 12 IMPLEMENTATION PLAN



The Implementation Plan summarizes and prioritizes the implementation strategies contained in the previous plan element chapters. It is designed as a quick reference for the Region and its member municipalities to facilitate implementation and monitor progress.

Implementation strategies are organized by plan element and chapter. Each action is assigned a timeframe for implementation (short-term, long-term, or on-going), and the parties responsible for implementation are identified along with entities and organizations that can provide technical and hands on assistance as well as funding. It is vital that citizens, commissions, stakeholders, Chester County, and state and federal agencies be involved in supporting and carrying out the policies of the Comprehensive Plan. Forming such collaborative partnerships will expand the PRPC's resources dedicated to accomplishing Regional goals, while increasing public support of the initiatives.

The following pages should be utilized as an Action Checklist for the Region and its governing officials, planning commissions, and other municipal boards and committees to track progress on meeting the goals, objectives, and policy initiatives of the Phoenixville Regional Comprehensive Plan. Short term refers to those strategies to be implemented immediately or within five years of Comprehensive Plan Adoption. Long term refers to those efforts to be undertaken within five to 10 years of Plan adoption. Ongoing work refers to policies and undertakings with continuous priority.

Chapter 3 – Land Use Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
LU-1 Municipal zoning map consistency with Future Land Use Map	ST,OG	1,2,3	A,U,V
LU-2 Compatibility, interconnections along municipal boundaries	OG	1,2,3	A,B,H,I,R,U,V
LU-3 Uses and development intensities consistent with Future Land Use Map	ST	1,2,3	A,B,U,V
LU-4 Revise Commercial and certain Industrial zones to be mixed use districts	LT	2,3	A,B,O,U,V
LU-5 Develop context sensitive infill development standards	ST	2,3,5	A,B,D,U,V
LU-6 Dedicate Industrial areas for large scale uses	OG	2,3	A,B,U,V
LU-7 Create and maintain zoning for historic Villages	ST,OG	2,3,5	A,B,D,U,V
LU-8 Concentrate higher density housing in Phoenixville and designated Villages	OG	2,3	A,B,U,V
LU-9 Encourage moderate density infill development in Phoenixville and Villages	OG	2,3	A,B,U,V
LU-10 Coordinate low density development with existing settlement, Open Space	ST,OG	2,3	A,B,I,U,V
LU-11 Place rural lands in conservation and agricultural easement	OG	2,3,4,6	A,B,I,U,V
LU-12 Establish rural area zoning	ST	2,3,6	A,I,U,V
LU-13 Enact transferable development rights and purchase of development rights	LT	1,2,3,6	A,I,U,V
LU-14 Identify brownfields and other areas for revitalization	OG	2,3	A,B,G,N,O,P,Q,U,V
LU-15 Create revitalization districts	ST	2,3	A,B,G,N,O,P,Q,U,V
LU-16 Share Regional zoning and land use obligations	OG	1,2,3	A,B,U,V

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBs
6 – Municipal Open Space Committees
7 – Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMAAC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 4 – Environmental Resources Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
ER-1 Create Regionally consistent steep slope zoning protections	LT	1,2,3,7	A,C,E,I,T,U,V
ER-2 Assure Floodplain ordinance consistency with DCED, FEMA guidelines	OG	2,3,7	A,B,K,T,U,V
ER-3 Create Regionally consistent riparian buffer policy	ST	1,2,3,6,7	A,C,E,I,U,V
ER-4 Create Regionally consistent wetland buffer policy	ST	1,2,3,7	A,C,E,I,U,V
ER-5 Create Regionally compatible woodland protection ordinances	ST	1,2,3,6,7	A,C,E,I,U,V
ER-6 Establish zoning for protection of critical habitats	LT	2,3,7	A,C,E,F,I,U,V
ER-7 Prevent, eradicate, control invasive species	OG	2,7	A,B,C,E,F,H,I,J,L,P,R,U,V
ER-8 Create environmental lot area net out provisions in zoning	ST	2,3,7	A,I,T,U,V
ER-9 Zone for greenways along environmental resource corridors	ST	2,3,7	A,C,E,I,U,V
ER-10 Prime agricultural soil zoning protections	LT	2,3,7	A,I,U,V
ER-11 Promote conservation and agricultural easements	OG	2,6,7	A,I,U,V

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBs
6 – Municipal Open Space Committees
7 – Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMAAC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 5 – Energy Conservation and Sustainability Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
EC-1 Amend zoning to promote renewable energy	ST	2,3	A,E,U,V
EC-2 Advocate energy efficiency in building and development codes	OG	2,3	A,B,E,U,V
EC-3 Promote sustainability in community association rules	OG	2	E,H,U,V
EC-4 Create municipal energy conservation resource centers	ST	2	A,C,E,I,J,P,U,V
EC-5 Create/expand municipal recycling programs	LT	2	A,E,P,U,V
EC-6 Create municipal and institutional model projects in sustainability	OG	2,4	A,B,C,D,E,G,I,J,L,M,P,R,U,V
EC-7 Promote passenger rail service to Phoenixville and the Region	LT	1,2	A,G,N,O,V
EC-8 Promote alternative modes of transportation	OG	1,2,3	A,B,G,R,V
EC-9 Improve mass transportation service	LT	2	A,G,N,R,V
EC-10 Provide electric vehicle charging stations	ST	2	A,E,G,U,V
EC-11 Advocate for statewide community solar legislation	ST	1,2	A,I,U,V

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBs
6 – Municipal Open Space Committees
7 – Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMAAC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 6 – Housing Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
H-1 Zone to concentrate housing in/near developed areas and redevelopment areas	ST,OG	2,3	A,B,U,V
H-2 Zone for interrelated mixed uses and housing types and to discourage sprawl	ST,OG	2,3	A,B,U,V
H-3 Provide adequate diversity of housing types in the Region	OG	2,3	A,B,U,V
H-4 Create incentives for infill development, rehabilitation, and adaptive reuse	ST	2,3	A,B,O,U,V
H-5 Ensure adequate housing for elderly and infirm	LT	2,3	A,B,U,V
H-6 Develop a Regional Affordable Housing Plan	LT	2,3	A,B,U,V
H-7 Amend zoning for affordable housing incentives	LT ST	2,3	A,B,U,V

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBs
6 – Municipal Open Space Committees
7 - Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMACC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 7 – Economic Development Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
ED-1 Zone for place-making in walkable mixed use areas	ST	2,3	A,B,G,N,O,U,V
ED-2 Employ growth initiatives in blighted and underutilized industrial areas	ST	2,3	A,B,O,S,U,V
ED-3 Establish flexible zoning to accommodate economic change and startups	LT	2,3	A,B,O,U,V
ED-4 Evaluate possibility of a health care economic cluster around Phoenixville Hospital	LT	2,3	A,B,G,N,O,U,V
ED-5 Create satellite health care facilities in the Region’s villages	LT	2,3	A,B,G,N,O,S,U,V
ED-6 Support Regional agriculture through zoning, preservation, and market access	OG	2,3,6	A,I,O,U,V
ED-7 Utilize place-making for successful downtown, village, and redevelopment areas	OG	2,3,5	A,B,D,O,U,V
ED-8 Promote cultural tourism through place-making and lifestyle-based economy	OG	2,3,5	A,B,C,D,J,O,S,U,V
ED-9 Encourage businesses oriented toward family and lifestyle	OG	2	B,L,S,O
ED-10 Coordinate infrastructure with development	OG	2,3	A,B,G,M,N,O,Q,R,T,U,V
ED-11 Provide funding support and incentives for revitalization	OG	2,3	A,B,O,U,S,V
ED-12 Focus efforts on Economic Development Areas	OG	2,3	A,B,G,N,O,Q,S,U,V
ED-13 Promote adaptive reuse of existing historic, commercial, and industrial spaces	OG	2,3,5	A,B,D,O,S,U,V
ED-14 Provide a variety of types and affordability for workforce housing	LT	2,3	A,B,O,U,V

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBS
6 – Municipal Open Space Committees
7 - Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMACC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 8 – Community Facilities Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
CF-1 Coordinate sewer and water service with Land Use Plan, Development Areas	OG	2,3	A,B,E,O,Q,S,T,U,V
CF-2 Establish policies to inspect and maintain private on lot septic and wells	OG	2,7	A,E,H,I,T
CF-3 Advance municipal recycling and composting programs	LT	2,7	A,E,I,L,P
CF-4 Implement Municipal Separate Storm Sewer Systems (MS4)	ST	2,3,7	A,E,I,L,P,T,U,V
CF-5 Use municipal resources and partnerships to support emergency services	OG	2	A,M
CF-6 Enhance the role of schools as community assets	OG	2,4,7	A,I,L,M,P
CF-7 Enhance the use of libraries as community resources	OG	2,5,7	A,L,P
CF-8 Promote accessible health care and healthy lifestyles	OG	2,3,4,6,7	A,B,E,G,I,J,L,M,P,T,U,V
CF-9 Adopt or update pipeline ordinances per effective model standards	ST	2,3,7	A,E,I,T,U,V
CF-10 Promote high speed internet access and distributed antenna networks	ST	2,3	A,B,M,O,P,T,U,V
CF-11 Modernize electric and communications grids	LT	2	A,B,O,T,U
CF-12 Utilize sustainable building and energy practices at public facilities.	ST,OG	2,3,7	A,B,C,E,I,J,L,M,N,O,P,Q,R,S T,U,V

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBs
6 – Municipal Open Space Committees
7 – Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMACC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 9 – Parks, Recreation, and Open Space Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
PRO-1 Promote resource protection through open space designation	OG	2,3,4,5,6,7	A,C,E,F,I,U,V
PRO-2 Assess provision of universally accessible recreation	OG	2,3,4,6	A,C,F,G,I,J,L,P,U,V
PRO-3 Address deficiencies in youth sport facilities	ST	2,3,4,6	A,C,I,L,P,U,V
PRO-4 Implement Regional and Municipal trail plans	ST, OG	1,2,3,4,6	A,B,C,F,G,H,I,J,L,P,V
PRO-5 Develop Regional network of bicycle routes	OG	1,2,3,4	A,B,C,G,J,N,T,U,V
PRO-6 Monitor and maintain open space and recreation assets	OG	2,4,6	H,I,L,P,T,U,V
PRO-7 Consider Official Maps for critical open space acquisition	LT	2,3,4,6	A,C,I,U,V
PRO-8 Obtain open space funding through grants and partnerships	OG	2,4,6	A,C,I,L,U
PRO-9 Regulate for recreation provision in all developments	ST	2,3,4	A,L,P,T,U,V
PRO-10 Assure access to recreation facilities throughout the Region	OG	2,3,4	A,C,H,L,P,U,V
PRO-11 Develop signage program for trail connections	LT	1,4	A,C,F,G,H,I,J,O,U,V

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBs
6 – Municipal Open Space Committees
7 – Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMACC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 10 – Transportation Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
T-1 Undertake studies related to improving the Regional transportation system	ST	2,3	A,B,G,N,O,R,T,U,V
T-2 Coordinate improvements and funding at federal, state, and regional levels	OG	2	A,B,G,N,O,R,T,U,V
T-3 Develop traffic calming plans	ST	2,3	A,B,G,N,O,R,T,U,V
T-4 Improve missing pedestrian and bicycle linkages	ST,OG	1,2,3,4	A,B,G,I,N,O,P,R,T,U,V
T-5 Identify and protect scenic roadways	LT	2,3,5,6	A,G,I,R,U,V
T-6 Implement the Regional Multi-Modal Accessibility Plan	ST,OG	2,3,4	A,B,G,I,N,O,P,R,T,U,V
T-7 Develop Regional network of on road bicycle routes	OG	1,2,3	A,G,O,R,T,U,V
T-8 Create network of electric vehicle charging stations	ST	2,7	A,B,E,G,I,N,O,P,R,T
T-9 Encourage shared and flexible parking	ST	2,3	A,B,G,O,T,U
T-10 Improve Regional mass transportation	ST	2,3	A,B,G,N,O,R,T,U
T-11 Re-establish passenger rail service to the Region	LT	2,3,7	A,B,G,I,N,O,R,T,U
T-12 Support alternative modes of transportation	OG	2,3,7	A,B,G,I,N,O,R,T,U
T-13 Create a Regional policy for complete streets	ST	1,2,3,7	A,B,G,I,N,O,R,T,U

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
LT – Long-Term
OG – On-Going

1 – PRPC (Phoenixville Regional Planning Committee)
2 – Municipal Commissioners/Boards of Supervisors
3 – Municipal Planning Commissions
4 – Municipal Park and Recreation Boards
5 – Municipal Historical Commissions/HARBs
6 – Municipal Open Space Committees
7 – Municipal Environmental Advisory Committees

A - Chester County
B - PADCED (PA Dept. of Community and Economic Development)
C - PADCNR (PA Department of Conservation and Natural Resources)
D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
F - PA Game Commission and PA Fish & Boat Commission
G – TMACC (Transportation Management Association of Chester County)
H - Community Associations
I – Conservation and Environmental Organizations
J - National Park Service
K - FEMA (Federal Emergency Management Administration)
L – Area Youth/Recreation Organizations
M – Fire, Police, EMS Organizations
N – SEPTA (Southeastern Pennsylvania Transportation Authority)
O – CCEDC (Chester County Economic Development Council)
P – Schools
Q – Sewer/Water Authorities
R – PennDOT (PA Department of Transportation)
S – PA Office of the Budget
T – Municipal Engineer
U – Municipal Planning Consultant
V – PRPC (Phoenixville Regional Planning Committee)

Chapter 11 – Cultural Resources Plan Implementation Strategies	Time Frame	Responsible Parties	Partners/Funding
CR-1 Create and maintain zoning provisions for historic villages and Districts	LT	2,3,5	A,D,O,I,U,V
CR-2 Review historic resource zoning for effectiveness and reasonableness	LT	2,3,5	A,D,O,U,V
CR-3 Identify and protect historic, cultural, and natural landscapes	LT , OG	2,3,5,6,7	A,C,D,E,I,U,V
CR-4 Advance cultural and heritage tourism	ST,OG	2,3,5,6,7	A,B,D,I,O,S,U,V
CR-5 Develop a Phoenixville Regional Cultural Center	LT	2,5	A,B,I,O,S
CR-6 Support community arts and culture	OG	2	A,B,D,I,L,O,P,S

Timeframes for implementation, responsible parties, and organizations offering technical assistance and funding are coded as follows:

ST – Short-Term
 LT – Long-Term
 OG – On-Going

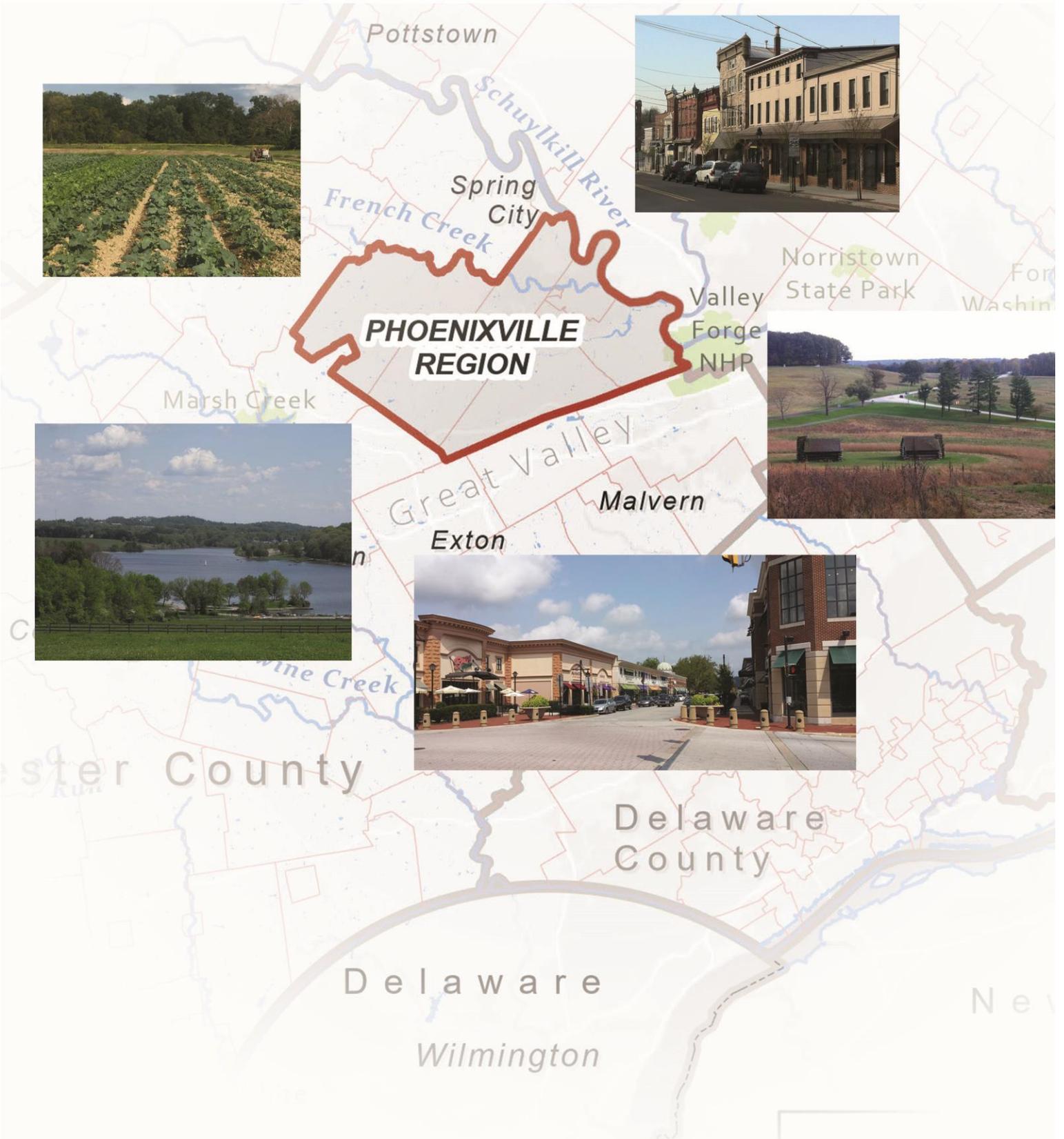
1 – PRPC (Phoenixville Regional Planning Committee)
 2 – Municipal Commissioners/Boards of Supervisors
 3 – Municipal Planning Commissions
 4 – Municipal Park and Recreation Boards
 5 – Municipal Historical Commissions/HARBs
 6 – Municipal Open Space Committees
 7 - Municipal Environmental Advisory Committees

A - Chester County
 B - PADCED (PA Dept. of Community and Economic Development)
 C - PADCNR (PA Department of Conservation and Natural Resources)
 D - PHMC (Pennsylvania Historical and Museum Commission)

E - PADEP (PA Department of Environmental Protection)
 F - PA Game Commission and PA Fish & Boat Commission
 G – TMACC (Transportation Management Association of Chester County)
 H - Community Associations
 I – Conservation and Environmental Organizations
 J - National Park Service
 K - FEMA (Federal Emergency Management Administration)
 L – Area Youth/Recreation Organizations
 M – Fire, Police, EMS Organizations
 N – SEPTA (Southeastern Pennsylvania Transportation Authority)
 O – CCEDC (Chester County Economic Development Council)
 P – Schools
 Q – Sewer/Water Authorities
 R – PennDOT (PA Department of Transportation)
 S – PA Office of the Budget
 T – Municipal Engineer
 U – Municipal Planning Consultant
 V – PRPC (Phoenixville Regional Planning Committee)

—

CHAPTER 13 CONSISTENCY STATEMENT



As required by §301(a)(5) of the Pennsylvania Municipalities Planning Code (MPC), the Regional Comprehensive Plan shall contain a “statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan”.

The Phoenixville Regional Comprehensive Plan was created to maximize positive inter-municipal relationships both within and beyond the Region. As described in Chapter One and subsequently throughout this Comprehensive Plan, the Phoenixville Region is viewed in context with the broader geographic and social setting, including Chester County, the Schuylkill Highlands, the greater Philadelphia metropolitan area, and the Delaware Valley. The protection of critical ecological and cultural factors both within and beyond the boundaries of the Region is fundamental to each of the policy plan elements. As such, the Phoenixville Regional Comprehensive Plan fully meets the consistency requirement of the MPC.

Consistency with Adjacent Municipalities

The Phoenixville Region borders ~~thirteen~~ [twelve \(12\)](#) municipalities in Chester and Montgomery Counties. Policy consistency between the PRPC Regional Comprehensive Plan and neighboring municipalities is summarized as follows:

Spring City Borough, Chester County

Spring City’s Zoning indicates industrial lands along the Schuylkill River and residential areas along the remaining border with East Pikeland Township. In addition, the Schuylkill River Trail (SRT) extends along the River from East Pikeland Township to East Vincent and destinations north. This is fully consistent with the PRPC Comprehensive Plan Land Use; Parks, Recreation, and Open Space; and Transportation elements, which show similar land uses along border and River areas, and the SRT.

Upper Providence Township, Montgomery County

The Upper Providence 2010 Comprehensive Plan indicates open space/resource protection along the Schuylkill River. In addition, adjacent land uses include some industrial lands, as well as a mixed use Village area across the Mont Clare bridge from Phoenixville. The Route 29 Mont Clare Bridge is the only road crossing between the PRPC Region and Upper Providence, and includes a dedicated route for the SRT. The uses and connections are consistent with the PRPC Regional Comprehensive Plan, which indicates protected buffers along the River, along with mixed use/urban area in Phoenixville up to the bridge, and the continuation northward of the SRT.

Lower Providence Township, Montgomery County

Lower Providence’s [2002](#) Comprehensive Plan calls for protection of the riparian corridor along the Schuylkill River, which is consistent with riparian buffers advocated on the PRPC Regional Plan. In addition, the Township accommodates the SRT, which is accessible to a bike route crossing the River at Pawlings Road shown on the PRPC Plan. This bike route is also designated PA State Bicycle Route S.

Both the Region and Lower Providence include lands within Valley Forge National Historic Park. [The Township is currently updating its Comprehensive Plan.](#)

Upper Merion Township, Montgomery County

The PRPC Regional boundary with Upper Merion is comprised ~~on both sides~~ of lands within Valley Forge National Historic Park. Trails and roads within the Park serve as extensions of Regional Bike routes shown on the PRPC Comprehensive Plan.

Tredyffrin Township, Chester County

The boundary between the Phoenixville Region and Tredyffrin consists of lands designated [on the 2009 Comprehensive Plan](#) as Valley Forge Park and residential on the Tredyffrin side, and Rural, Low Density Residential, and Medium Density Residential on the Region side. Both the Region and Tredyffrin support the Horse-Shoe Trail, and a proposed Warner Spur Trail to the Chester Valley Trail would constitute logical extension of the proposed Devault Rail Trail. [Tredyffrin is currently updating its Comprehensive Plan, and adjacent to the PRPC boundary with Schuylkill and Charlestown Townships, land use designations are expected to remain low density residential, with parklands and open space.](#)

East Whiteland Township, Chester County

East Whiteland's [2016 Comprehensive Plan](#) designates the lands along Route 29 as a growth corridor, and land to the west is designated Medium Density Residential, Low Density Residential, and Open Space (County Park). These are consistent with the PRPC designations as Mixed Use along Route 29, then Industrial, Low Density Residential, and Rural as one heads west. The proposed Devault Rail Trail on the PRPC Plan would be extended by a multi-use trail corridor headed south on Route 29 and the Warner Spur into Tredyffrin.

West Whiteland Township, Chester County

West Whiteland's 1994 Comprehensive Plan shows the boundary with the PRPC Region to consist of Low Density Residential and Open Space. Subsequently, the Open Space Lands have been established as Exton County Park. Adjacent lands within Charlestown are designated Low Density residential on the PRPC Comprehensive Plan.

Uwchlan Township, Chester County

The ~~2012~~20 Uwchlan Township Comprehensive Plan describes the built out area bordering Charlestown Township as Medium Density Residential, [and the boundary along West Pikeland comprised of Medium Density Residential, Open Space associated with development, and Low Density Residential.](#) The adjacent land in the PRPC Region is designated as Low Density [and Medium Density Residential.](#) ~~The adjacent residential areas are essentially built out and are compatible~~ [With the exception of Milky Way Farm, which is designated preserved, Uwchlan Township lands adjacent to PRPC are built out.](#)

~~West Pikeland Township, Chester County~~

~~West Pikeland's 2010 Comprehensive Plan shows the northeastern two-thirds of the Township as Rural/Conservation area, and the southwestern third as Residential Growth area, with PA Route 401 acting as the rough dividing line. This is consistent with PRPC designations of Rural and Low density~~

~~Residential along the West Vincent, East Pikeland, and Charlestown boundaries, and Low and Medium Density Residential southwest of Route 401. In addition, both the PRPC and West Pikeland Comprehensive Plans support the Horse Shoe Trail and designated bicycle routes.~~

Upper Uwchlan Township, Chester County

The 2014 Upper Uwchlan Township Comprehensive Plan shows mostly Suburban/Site Responsive Development along the boundary with West Vincent and West Pikeland, with the area along the Route 100 Corridor as a Suburban Employment Area. Much of the land in Upper Uwchlan that borders PRPC is in designated conservation areas along streams. The PRPC Comprehensive Plan shows Low and Medium Density Residential Use along most of the border area, with Rural designations close to the boundary with East Nantmeal. The PRPC Mixed Use and Industrial Areas near Ludwigs Corner support the Upper Uwchlan Employment Area designation. The 2009 Upper Uwchlan Open Space, Recreation, and Environmental Resources Plan supports the Brandywine Trail and Bicycle accessibility aspects of the PRPC Plan.

East Nantmeal Township, Chester County

East Nantmeal's land use and zoning is Agricultural/Preservation and Agricultural/Residential along most of the boundary with West Vincent, with a strip of Commercial along PA Route 100. This is consistent with the PRPC Rural and Low density Residential designation along the boundary and the Mixed Use Economic Development Area and High Density Residential along Route 100.

South Coventry Township, Chester County

The 2016 South Coventry Comprehensive Plan shows the area bordering West Vincent as Agricultural/Natural Resource Protection area. This is consistent with the PRPC designation of bordering lands as Rural. In addition, the South Coventry and PRPC Plans both support development of the French Creek Trail, as well as bicycle routes along Route 23 and Pughtown Road.

East Vincent Township, Chester County

The 2018 East Vincent Comprehensive Plan indicates Rural/Low Density lands along the West Vincent and southerly part of the East Pikeland border, with much of the land northeast of Route 23 designated Residential Infill. The PRPC Plan shows most of the bordering area southwest of Route 23 as Medium Density Residential, and the area northeast of Route 23 as mostly Rural. Although the adjacent uses are somewhat different, the developed areas on either side of the Regional boundary were largely built in the 1950s and 1960s, and significant future change is not anticipated. The East Vincent Plan also shows bike lanes along Route 23 and Seven Stars Road, which are supported by the PRPC Plan.

Consistency with Chester County Comprehensive Plan

~~Landscapes2 was Chester County's Comprehensive Plan during the formulation of the policy elements of the 2019 Phoenixville Regional Comprehensive Plan, and the PRPC Plan was constructed to be consistent with Landscapes2. Concurrent with development of the PRPC Plan, the County was conducting its own comprehensive plan update, and the resultant Landscapes3 was adopted in December 2018. The PRPC was involved in the Chester County's Landscapes3 Comprehensive Plan update process as a regional stakeholder, and throughout the process of crafting this PRPC Plan the~~

County ~~through its VPP Grant monitor and review~~ advised PRPC in order to promote consistency with *Landscapes3*. Policy consistency between *Landscapes3* and the PRPC Regional Comprehensive Plan is summarized as follows:

Vision and Core Principles

Landscapes3 is organized around six core principles. Each of these principles are embodied and reinforced by the PRPC Regional Comprehensive Plan.

Resource Preservation is the County's continuing commitment to protecting the county's open spaces, natural areas, and historic landscapes. This principle is supported in the PRPC Land Use Plan; Environmental Resource Plan; Energy Conservation and Sustainability Plan; Parks, Recreation, and Open Space (PROS) Plan; Transportation Plan; and Cultural Resources Plan.

Revitalized Centers guides compatible growth in urban and suburban centers. This principle is supported by the PRPC Land Use Plan, Energy Conservation and Sustainability Plan, Housing Plan, Economic Development Plan, Community Facilities Plan, PROS Plan, Transportation Plan, and Cultural Resources Plan.

Housing Diversity seeks to provide diverse and affordable housing for all residents. This principle is supported by the PRPC Land Use Plan, Energy Conservation and Sustainability Plan, and Housing Plan.

Transportation Choices promotes the expansion of public transportation, bicycle, and pedestrian networks. This principle is supported by the PRPC Energy Conservation and Sustainability Plan, PROS Plan, and Transportation Plan.

Collaboration is the promotion of multi-municipal and partner cooperation. This principal is supported through the PRPC Intergovernmental Cooperative Implementation Agreement for Regional Planning, as well as the Implementation Plan component of the Phoenixville Regional Comprehensive Plan.

Resiliency is responsiveness to changing markets, technology, and environmental forces. This principle is supported by the PRPC Land Use Plan, Environmental Resource Plan, Energy Conservation and Sustainability Plan, Housing Plan, Economic Development Plan, Community Facilities Plan, PROS Plan, Transportation Plan, and Cultural Resources Plan.

Based on the guiding principles, *Landscapes3* establishes six comprehensive planning goals that are facilitated by the PRPC Regional Comprehensive Plan.

Preserve is for the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits. This goal is supported by the PRPC Land Use Plan, Environmental Resource Plan, Energy Conservation and Sustainability Plan, PROS Plan, Transportation Plan, and Cultural Resources Plan.

Protect is for the conservation of critical natural resources to ensure a resilient environment that supports healthy communities. This goal is supported by the PRPC Land Use Plan, Environmental Resource Plan, PROS Plan, Transportation Plan, and Cultural Resources Plan.

Appreciate is for the preservation of historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past. This goal is supported by the PRPC Land Use Plan, PROS Plan, Transportation Plan, and Cultural Resources Plan.

Live is for the nurturing of diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities. This goal is supported by the PRPC Land Use Plan, Energy Conservation and Sustainability Plan, Housing Plan, Community Facilities Plan, PROS Plan, and Cultural Resources Plan.

Prosper is for the growth of economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities. This goal is supported by the PRPC Land Use Plan, Energy Conservation and Sustainability Plan, Housing Plan, Economic Development Plan, Community Facilities Plan, PROS Plan, and Cultural Resources Plan.

Connect is for the advancement of efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities. This goal is supported by the PRPC Energy Conservation and Sustainability Plan, Economic Development Plan, Community Facilities Plan, PROS Plan, and Transportation Plan.

The *Landscapes3* Map is the County's guide for growth and resource protection. It is supported and reinforced throughout the PRPC Regional Comprehensive Plan, and most specifically in the following areas:

The PRPC Future Land Use Plan and Map reflect the County's land use and growth areas shown on the *Landscapes3* Map.

The Environmental Resource Plan, maps, and policies reinforce the *Landscapes3* Natural Features Overlay.

The Cultural Resources Plan policies protect the historic and cultural resource assets shown on the *Landscapes3* Cultural Areas Overlay.

