

GREENWAYS AND TRAILS

Linear corridors of open space, greenways are important connectors linking wildlife habitats and ecosystems and providing access to open space and recreation spaces. A network of greenways can provide necessary connections between people and recreational facilities. Greenways

link various conservation areas and can include existing and proposed trails.

The Open Space, Greenways & Outdoor Recreation Master Plan identifies greenways along natural corridors, such as stream valleys, rivers, or ridgelines, as well as

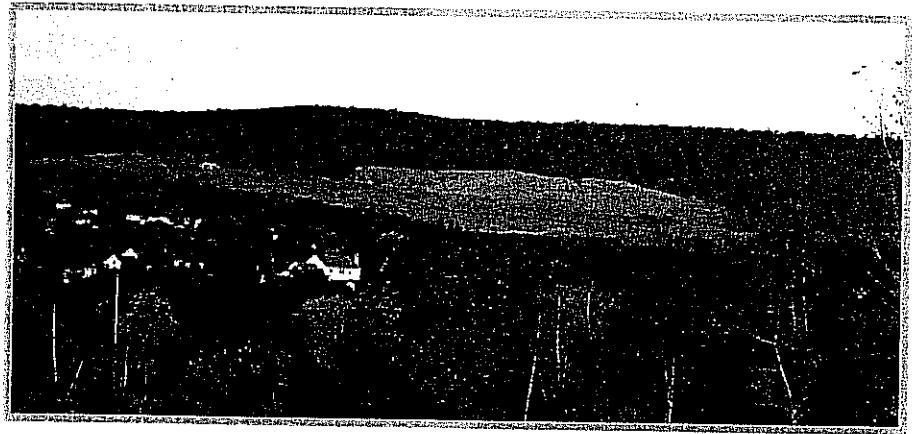
along transportation corridors like rail, canals, and roadways. Greenways are linear and extend through several jurisdictions; effective protection of greenways requires multi-municipal



RESOURCE EXTRACTION PLAN

GOAL

The Goal of the Resource Extraction Plan is to maximize the opportunity for reuse and redevelopment of environmental contaminated lands, abandoned industrial areas, strip-mined areas and vacant or underutilized commercial areas of the region and to encourage the environmentally-sensitive extraction of natural gas from the Marcellus Shale.



OBJECTIVES

The objectives of the Resource Extraction Plan are as follows:

- A. Mitigate the negative effects of resources extraction.
- B. Identify areas of potential mine subsidence.

RESOURCE EXTRACTION AND MAJOR PLANNING CONCEPTS

Priority and Infill Areas in some cases coincide with locations that have been disturbed by mining activities. These places are clearly appropriate for a designation as highest priority for reclamation. The Regional Plan emphasizes the reclamation of mine spoils for development areas for future industrial, commercial, residential, and open space uses. The focus

of the plan on revitalizing areas in and around existing communities and creating Priority Areas represents a course of action that, among other benefits, tries to harness new development and redevelopment as means to reclaim mine spoils areas. At the same time, directing new development to these concentrated mixed use areas promotes the Plan's goal to control sprawl and to conserve the natural resources of the region.

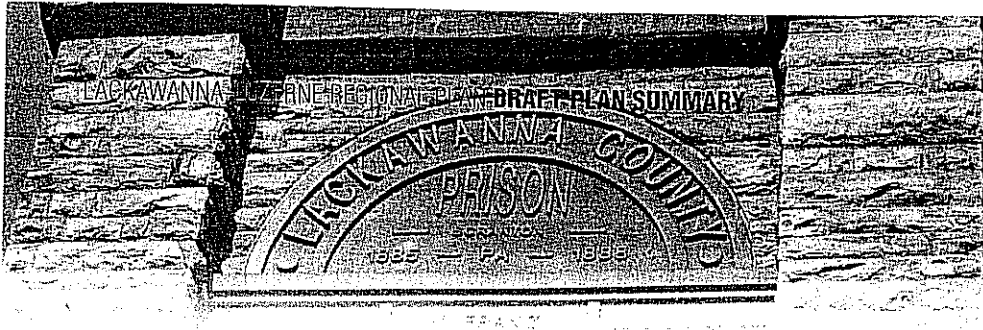
ABANDONED MINE DRAINAGE, SUBSIDENCE, AND RECLAMATION

Lackawanna and Luzerne Counties have many abandoned mine land features from past mining, including dangerous pits, shafts and cropfalls, which pose serious public safety and environmental hazards. Abandoned mine lands also collect and direct good water

into old underground mines, turning it into acid mine drainage that pollutes local waters.

Mine subsidence, another major concern, can be defined as movement of the ground surface due to collapse or failure of underground mine workings. Surface subsidence features usually take the form of either sinkholes or troughs.

According to the National Water-Quality Assessment program, efforts to remediate the effects of mining activities will significantly improve water quality. Each county will support the efforts of state agencies and nonprofits who are working to reclaim and remediate abandoned mine lands to minimize the impacts of acid mine drainage.



HISTORIC AND CULTURAL RESOURCES PLAN

GOAL

The goal of the Historic and Cultural Resources Plan is to protect and enhance historically- and culturally-significant areas and features of Lackawanna and Luzerne Counties.

OBJECTIVES

The objectives of the Historic and Cultural Resources Plan are as follows:

- A. Identify and promote historic and cultural resources.
- B. Protect historic and cultural resources.
- C. Utilize cultural resources as a tool to stimulate economic development.
- D. Protect historic landscapes including viewsheds and corridors.

HISTORIC AND CULTURAL RESOURCES AND MAJOR PLANNING CONCEPTS

A clear and effective historic and landscape resources conservation plan will be an important part of the Land Use Plan implementation process. The process must promote development in the locations outlined in the Land Use Plan, and provide specific types of regulations in order to protect rural areas from scattered and breakaway development. It must ensure that such development occurs in a manner sympathetic to the landscape being conserved. The plan must also provide options to preserve and rehabilitate the historic resources in existing communities in ways that are sympathetic to economic and other community concerns.

PROTECTION OF HISTORIC AND CULTURAL RESOURCES

In rural areas, the region's historic fabric is comprised of many elements integral to the landscape in addition to its historic buildings, including roads and site features such as boundary lines, archeological resources, park structures, and bridges. Also important is the historic fabric of each county's existing villages, boroughs, and cities.

The two counties' primary role in the preservation of historic resources is to promote and assist in awareness of the need for preservation at the local level. Key to this effort will be encouragement of the establishment of municipal historical commissions, the detailed inventory and assessment of historic resources at the local level, and the adoption of municipal ordinances and review procedures requiring preservation and mitigation. The protection of historic buildings and structures should include protection of the historical contexts in which the buildings are situated. This is accomplished through the identification and protection of the historically significant landscape areas and features directly associated with the buildings under consideration.



PRESERVATION AS AN ECONOMIC STIMULUS TOOL

Studies have shown that property values increase more in designated historic areas than in non-historic areas. Future economic development in the region should take place within the context of historic preservation, which is a powerful tool for economic revitalization that attracts tourists and investors, generates jobs, and increases property values. In addition, reuse of existing historic buildings supports the local tax base, stabilizes downtowns and neighborhoods, and maintains the fabric and scale

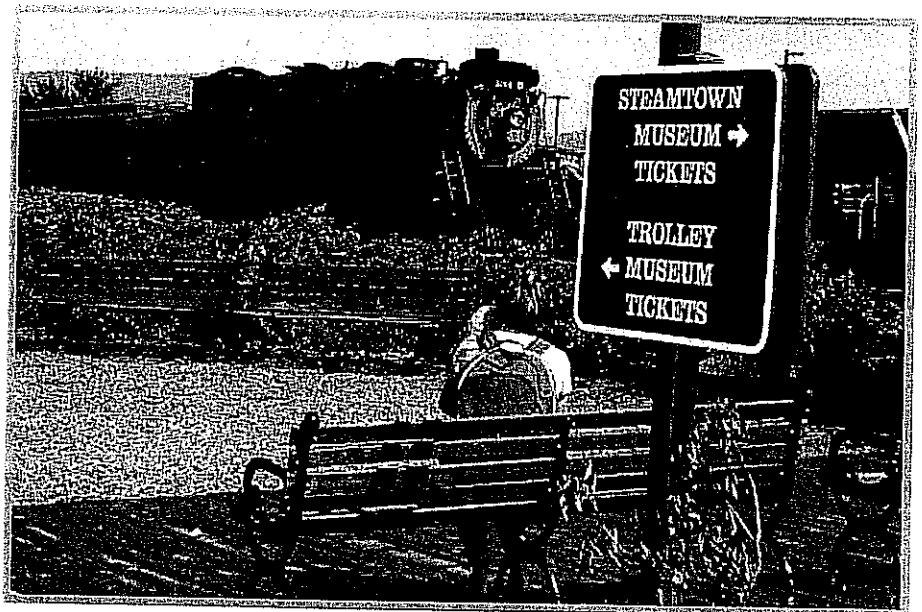
of communities. Developers and property owners will be encouraged to rehabilitate and reuse historic structures whenever possible, especially within historic districts, downtown areas, and Priority Areas in existing centers of human activity.

PRESERVATION OF CHARACTER

Communities often consider historic sites as standing structures with little emphasis on the preservation of the historic character of road corridors, viewsheds, and landscapes. Depending on historic events,

these surroundings may also be eligible for historic recognition of significance.

Preservation of the aesthetic character of the landscape will be the primary focus along scenic byways, which can be considered as linear resources that require effective management in order to preserve what is unique. Any proposed changes – whether roadway or new development – within these corridors must be sensitive to the context, be it a rural landscape, scenic viewshed, or settlement. Designating scenic routes will support heritage tourism by connecting sites together and encouraging exploration of new areas.



AGRICULTURAL RESOURCES PLAN

GOAL

The goal of the Agricultural Resources Plan is to maintain a strong agricultural industry and to protect farmland for agricultural use.

OBJECTIVES

The objectives of the Agricultural Resources Plan are to:

- A. Conserve land for agriculture.
- B. Within Conservation Areas, support agriculture as a viable land use.
- C. Promote sustainable agricultural practices.

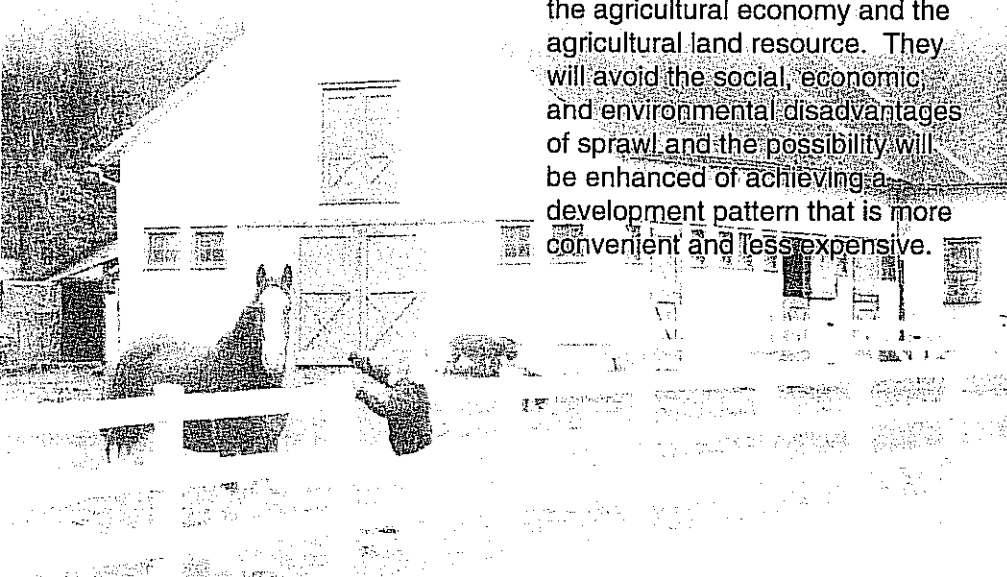
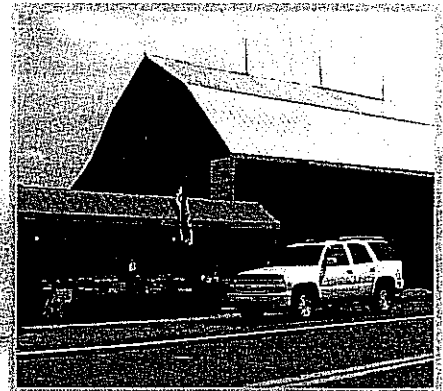
AGRICULTURAL RESOURCES AND MAJOR PLANNING CONCEPTS

The two parts of the general goal are equally important and are interrelated. If the farming industry is to continue, it is necessary that its land resource base be maintained. But the protection of the land base will not assure that the agricultural industry will remain profitable. And if farming is not profitable, there will not be an economic reason to protect the land resource. Many of the policies advocated to advance one objective will also advance the other.

If the general goal for agriculture can be achieved, the counties' residents and visitors will enjoy numerous additional benefits in addition to the maintenance of the agricultural economy and the agricultural land resource. They will avoid the social, economic, and environmental disadvantages of sprawl and the possibility will be enhanced of achieving a development pattern that is more convenient and less expensive.

MAINTAINING A STRONG AGRICULTURAL INDUSTRY

Urbanization often results in additional financial costs to farmers, as well as conflicts between farmers and non-farm neighbors. Strategies for the strengthening of the agricultural community include increasing profitability of farming by allowing accessory activities on farms, reducing obstacles that make it difficult for young people to enter farming, and reducing obstacles to the economic expansion of the agricultural industry in the two-county area.



FARMLAND PROTECTION

According to the American Farmland Trust, the United States is losing two acres of farmland every minute to new development. Protecting the Lackawanna and Luzerne Counties' agricultural heritage requires solid strategies and sound planning.

AGRICULTURAL ZONING

The most promising and well-tested technique is strong agricultural zoning. Strong agricultural zoning strictly limits land uses to agriculture and related uses and limits residential development to no more than one dwelling per 20 acres on average.

For municipalities in Luzerne and Lackawanna Counties that have local zoning, adoption of agricultural zoning is ultimately the responsibility of each municipality. Both counties can assist local municipalities by developing model ordinances and providing technical assistance to municipalities that are exploring zoning alternatives.

AGRICULTURAL CONSERVATION EASEMENTS

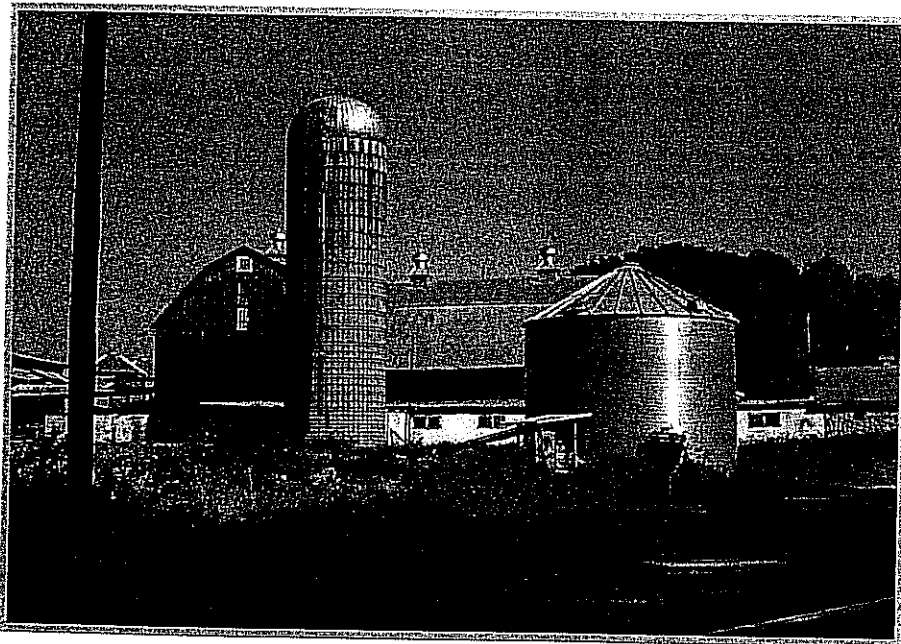
The most effective measure for preventing the development of farmland is the acquisition of agricultural conservation easements. These are legally binding instruments, which go with the deed, that prevent development forever.

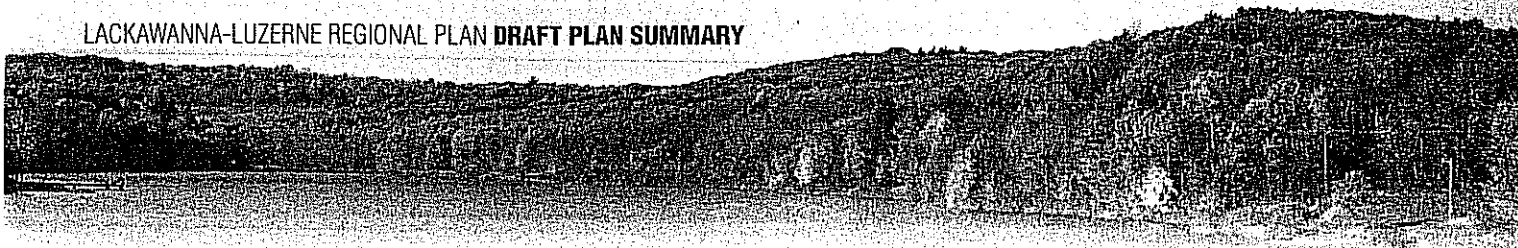
MINIMIZE DEVELOPMENT PRESSURE ON FARMLAND

Highway improvements in agricultural areas should be kept to a minimum, and utilities should not be extended into agricultural areas. Prevention of such growth-generating infrastructure will require firm and consistent action by the counties and their municipalities.

TRANSFER OF DEVELOPMENT RIGHTS (TDRs)

Under a transfer of development rights system, an owner of a tract of land can separate the rights to develop that land from the property in question and transfer those rights to a different tract of land. TDRs can be very useful as a general growth management tool. Areas to remain undeveloped for non-urban uses, such as agriculture, may be designated as "transferring-out" or "sending" areas for TDRs; and areas appropriate for more intensive development, such as Priority and Infill Areas, may be designated as "transferring-in" or "receiving" areas for TDRs.





ENVIRONMENTAL PROTECTION PLAN

GOAL

The goal of the Environmental Protection Plan is to protect environmentally-sensitive areas of Lackawanna and Luzerne Counties.

OBJECTIVES

The objectives of the Environmental Protection Plan are as follows:

- A. Meet federal, state, and local air quality standards.
- B. Improve quality of surface water and ground water resources, including the Susquehanna River.
- C. Protect and restore critical stream valleys, floodplains, and wetlands to preserve their functions for floodwater storage, water supply, and ground water recharge.
- D. Identify and protect ecologically sensitive areas such as wooded steep slopes, stream headwaters, woodlands, and wildlife corridors.
- E. Mitigate negative impacts from resource extraction.

ENVIRONMENTAL PROTECTION AND MAJOR PLANNING CONCEPTS

The environmental protection element of the Regional Plan identifies the specific areas in the two counties that are environmentally sensitive, including floodplains, wetlands, aquifer recharge and wellhead areas, and other critical natural features. It also addresses wildlife and plants, and stormwater management.

Many aspects of natural resource protection are based upon state and federal laws and programs, such as the National Flood Insurance Program and the Pennsylvania Department of Environmental Protection wetlands regulations. The desire for protection of natural resources at a two-county and local level led to many of the recommendations in the two counties' *Open Space, Greenways, and Outdoor Recreation Master Plan*.

PROTECTION OF WETLANDS

Wetlands are generally areas within forested lands with a high water table and poor drainage, and having some degree of surface ponding during the year. Given the many environmental benefits wetlands provide, wetland conservation and restoration should be an integral part of a comprehensive local watershed management strategy.

Lackawanna and Luzerne Counties and their constituent municipalities can provide long-term wetlands protection by directing development away from these areas, by encouraging clustered construction on higher ground surrounding wetlands, and by purchasing wetlands important to protecting local floodplains or ecological systems.



PROTECTION OF STREAM CORRIDORS

Stream course water quality may be affirmed or improved through the maintenance of riparian buffers. A riparian buffer is a corridor of varying width adjacent and generally parallel to a stream or similar water course, extending for some distance back from the stream bank.

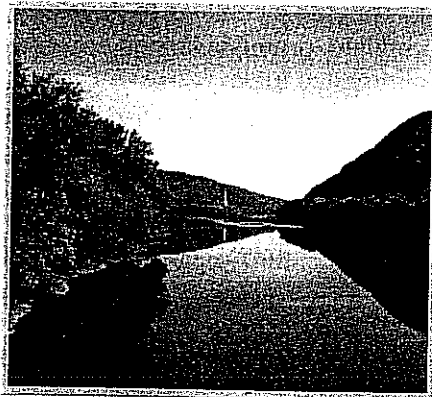
Many municipalities have adopted riparian buffer provisions into their zoning ordinances, limiting the development of lands within a certain distance of a stream bank, and taking into account whether floodplains, wetlands, steeply-sloped terrain, and woodlands are present. Lackawanna and Luzerne Counties should prepare a model ordinance for the protection of stream corridors and hydric soils and should promote the inclusion of such an ordinance in local zoning.

**AQUIFER RECHARGE AND WELL-HEAD AREAS**

Groundwater is the source of many residents' drinking water in the two-county area. It is therefore essential that zoning and other land development regulations be employed to protect well heads and aquifer recharge areas. Protection of each well's aquifer should be ensured by limiting the type of development permitted throughout the recharge area.

For the residents and businesses in each county that obtain their drinking water through reservoirs, source water supply watershed protection should be enacted. Efforts to protect water at its sources should be undertaken at the local and county levels, in addition to state regulations.

The Land Use Plan reveals a generous proportion of the two-county area intended for Conservation Areas that can act as an extensive aquifer recharge area and assure a permanent



framework for source water recharge, even as development may proceed into the future. Lackawanna and Luzerne Counties should employ this framework for source water recharge and protection of source water quality.

ACID MINE DRAINAGE

According to the National Water-Quality Assessment program, efforts to remediate the effects of mining activities will significantly improve water quality. Each county will support the efforts of state agencies and nonprofits who are working to reclaim and remediate abandoned mine lands to minimize the impacts of acid mine drainage.

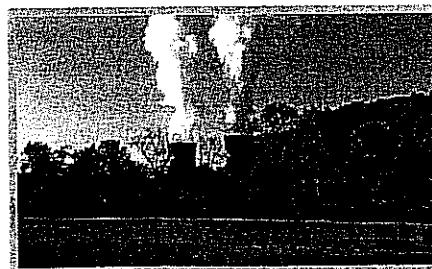
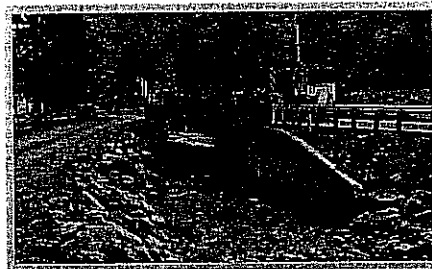
STORMWATER MANAGEMENT

The two-county area should prepare and promote the adoption of model ordinances and design guidelines for the retention of stormwater from new development and for temporary and permanent sedimentation and erosion control. Stormwater management areas should be located and designed to be extensions of permanent natural open space areas, rather than conventional retention basins, with appropriate native vegetation and wildlife habitat.

UTILITIES AND ENERGY CONSERVATION PLAN

GOAL

The goal of the Utilities and Energy Conservation Plan is to ensure water, energy, communications, sewage, and stormwater service systems are adequate, well-maintained, affordable, and secure.



OBJECTIVES

The objectives of the Utilities and Energy Conservation Plan are as follows:

- A. Coordinate the planning and funding for utility extensions and expansions so that they are consistent with the Land Use Plan.
- B. Support regionalization and shared use of utility assets.
- C. Protect and enhance the quality and quantity of water resources.
- D. Establish compact mixed-use centers that provide a dense population of potential transit users, both for trips within and between centers.
- E. Make transportation corridors multi-modal, providing vehicular, transit, pedestrian, and cycling options, to encourage trips that are more energy efficient than those by single-occupancy vehicles.
- F. Provide incentives to develop certified 'green' buildings and use alternative fuels.
- G. Lower county and municipal energy consumption.

UTILITIES AND ENERGY CONSERVATION AND MAJOR PLANNING CONCEPTS

The Land Use Plan envisions new development and targeted redevelopment in Priority Areas. Infill development is appropriate for Low Density Infill Areas primarily in and around existing boroughs, villages, and urban places.

Central municipal water supply systems may have to increase their capacity to serve the increased residential and business populations that are part of existing communities. Corresponding increases in wastewater treatment capacity will also be needed.

The utilities element includes provisions for municipal solid waste disposal in accordance with Act 101, requiring each county to prepare a solid waste management plan to ensure disposal capacity for at least the next ten years.

WATER SERVICES

Consideration should be given to zoning, subdivision and land development regulations, and other approaches for protecting groundwater and surface water sources of potable water supplies, particularly for growing communities and planned new centers. Well head protection zones and source water supply zones should be enacted to protect the water supply.

PROTECTION OF WELL-HEAD AND AQUIFER RECHARGE AREAS

Well-head protection zones should be established around each major water supply well, extending at least ¼ mile from the well. In addition, protection of the entire aquifer from which the wells draw their groundwater should be considered. Limitations on development of potentially polluting facilities or activities throughout the “zone of contribution” or “recharge” area for the well (the area on which rainwater falls and percolates through the earth to supply water to the aquifer) should be enacted by all municipalities.

A large portion of county residents receive their water from public water supply reservoirs. These source water supply watersheds are in need of protection as well.

STORMWATER MANAGEMENT

The Commonwealth of Pennsylvania, through its Act 167, the Stormwater Management Act, requires the preparation of stormwater management plans for all watersheds. It is recommended that all two-county area municipalities identify stormwater management and control structures that may need repair or replacement, as well as stream segments that may need clearing, riprap, bank improvements or other measures to handle anticipated stormwater flows that may occur

over the course of the next 10 to 20 years.

WATER CONSERVATION

A number of water conservation measures are widely advertised and widely available, from low-flow shower heads to low-flush toilets. Numerous municipalities throughout the country have enacted ordinances or local plumbing codes requiring such devices or measures in new construction. It is a recommendation of this Plan that each municipality in both counties consider enacting such ordinances, codes, or other measures to achieve further reductions in water use.

SEWAGE SERVICE

An overall study of each county is needed to assess the capacity of existing sewer service systems as well as address environmental issues. These studies should also address prospective new development, since the Land Use Plan clearly implies that increases in capacities and improvements to existing sewer systems will need to occur to accommodate growth in and around existing centers during the planning period.

UTILITY REGIONALIZATION

As a way of alleviating capacity and other service problems

associated with municipal water and sewer systems, municipal authorities and other service providers will be strongly encouraged to explore the potential for regionalizing services.

SOLID WASTE SERVICES

For managing the solid waste for the two-county area, the quantity of refuse to be disposed can be greatly reduced through recycling. The counties should vigorously promote recycling.

TELECOMMUNICATIONS PLANNING

As a need for telecommunications services continues to expand in the marketplace, the two-county area should continue to look for opportunities to include telecommunications equipment such as cellular towers and high-speed cable lines as part of new land developments and as part of revitalization projects in existing communities.

ALTERNATIVE ENERGY SOURCES

There are a number of public and private ventures currently taking place in Lackawanna and Luzerne Counties to harness alternative energy sources. These include wind power, cogeneration facilities to use mine spoils as a power source, and the use of methane from landfills as fuel.

IMPLEMENTATION STRATEGY

AN ACTION PLAN FOR IMPLEMENTATION

The *Lackawanna-Luzerne Regional Plan* is a blueprint for the future of the two counties, showing how development and redevelopment may be directed to provide new economic opportunities, revitalize existing communities, preserve natural features, conserve open space, and protect historic and cultural resources throughout the 1,375-square-mile two-county area. The Regional Plan implementation strategy includes a specific sequence of steps for the two counties, municipalities, local agencies, the state, and others to create a positive future for the two counties.

Following adoption, the *Lackawanna-Luzerne Regional Plan* becomes the day-to-day policy document of each county regarding development and redevelopment.

The implementation strategy calls for a higher county profile in planning over the coming years, as well as a higher profile for local planning, with municipalities adhering to the principles of the Plan and working cooperatively with each other and the two counties to achieve common goals. County governments will be the lead agencies in the implementation of the Regional Plan.

Adoption of the Regional Plan implies a commitment to follow through with the establishment or revitalization of Priority Areas, as designated in the Plan. Through the Regional Plan, the counties have identified specific locations for investment, activity, development, and redevelopment. The establishment of an Inter-county Priority Areas Task Force to determine four Priority Areas that should be targeted in the short term for development and for which focused master/urban design plans need to be prepared, and the establishment of Targeted Priority Area Task Forces for each targeted Priority Area, to oversee the preparation of focused master/urban design plans, are two critical early-action items for the implementation of the Regional Plan.



The following Essential Actions describe initial and subsequent critical actions needed to implement the Plan, including internal and external county coordination. Also included is enlisting the services of public and private agencies and organizations at all levels in order to coordinate policies and leverage available technical and financial resources.

The benefits of guided growth and community revitalization may be realized only if the two counties are joined in action by local municipalities, public agencies, private organizations, developers, investors, and others. Timely, coordinated planning efforts to direct development, investment, and activity to specific areas are needed to ensure that initiatives occur in ways that will benefit residents and be sustainable over the long term. Deliberate, cooperative steps to implement the Regional Plan's goals, objectives, and policies are required in order to create a bright future for the two counties.

ESSENTIAL ACTIONS FOR IMPLEMENTATION

LAND USE

- Plan together, with inter-municipal consultation, cooperation, and consensus-building, and with the involvement of the counties, State, and other planning partners, as appropriate.
- Establish an Intercounty Priority Areas Task Force to determine the 4 Priority Areas that should be targeted in the short term for development and for which focused master/urban design plans need to be prepared. Formulate master/urban design plans that incorporate mixed-use buildings, civic space, community facilities, and 'complete' streets, including sidewalks, crosswalks, landscaping, pedestrian-oriented lighting, transit stops, bicycle lanes, and on-street parking.
- Establish Targeted Priority Area Task Forces for each Targeted Priority Area, to oversee the preparation of focused master/urban design plans.
- Limit the amount, extent, and intensity of new development outside designated Priority Areas.
- Enact new county development regulations (Luzerne County). Adopt new development regulations for each Priority Area to achieve a mixing of uses and use tools such as form-based

zoning and design controls to gain pedestrian-scaled settings and land development plans that follow through on the guidelines of the master/urban design plans.

- Devise focused master/urban design plans and new zoning district regulations for Targeted Priority Areas in the short term and other Priority Areas in the medium and long term.
- Produce and distribute marketing brochures to solicit private partners to participate in the development/ redevelopment of Priority Areas.
- Review and facilitate approval of land development plans for Priority Areas.

TRANSPORTATION

- Monitor the status of existing assets via data and information provided in the plan. Specifically

track structurally deficient bridges and roadway International Roughness Index.

- Provide new and/or upgraded transit service for Priority Areas.
- Utilize project prioritization criteria to rank projects for consideration on the next Transportation Improvement Program update.
- Update the project prioritization criteria for use in the next Plan. By continually updating these criteria, the Plan will be a living document and have more buy-in from all stakeholders.
- Investigate the possibility of developing a travel demand model for the two-county region that would allow better evaluation and tracking of transportation system performance.



ESSENTIAL ACTIONS FOR IMPLEMENTATION (continued)

HOUSING

■ Adopt new development regulations for each Priority Area to achieve a mixing of uses and the inclusion of multi-family, live-work, and accessible and visitable units.

■ Except as noted below, direct public funding for new housing and supporting infrastructure to Priority Areas.

■ As part of Master Plans preparation, complete studies of vacant and abandoned properties in Priority and Mixed Density Infill Areas.

■ Direct strategic rehabilitation of housing units to stabilize and revitalize established communities in Priority Areas and Mixed Density Infill Areas.

■ Provide information on county and municipal websites to encourage housing developers to use the LEED or a similar certification process.

■ Adopt regulations and guidelines that provide incentives for green building techniques and energy efficient housing design.

COMMUNITY FACILITIES

■ Support new and upgraded facilities such as universities, community colleges, high schools, libraries, senior centers, community centers, post offices, State and federal offices, and municipal offices in concert with Priority Areas development.

■ Encourage public and private adult day care centers, senior centers, licensed personal care facilities, and any other age-related facilities to care for the counties' aging population in concert with Priority Areas development.

■ Assist local governments in their efforts to collaborate on providing municipal services.

PARKS, RECREATION, OPEN SPACE, AND GREENWAYS

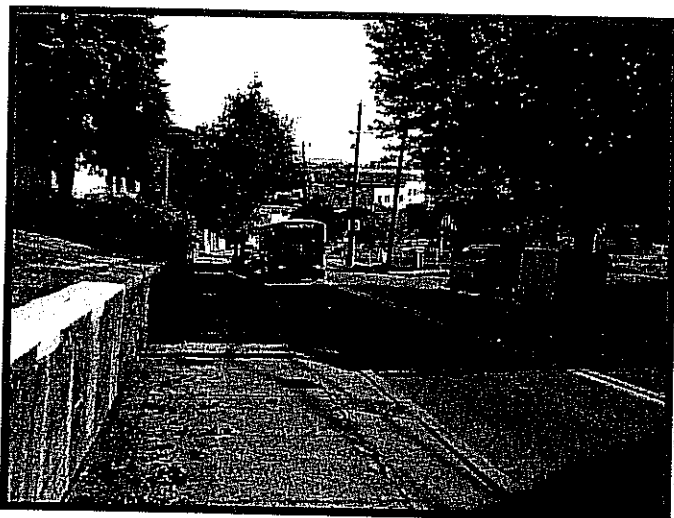
■ Set conservation priorities from Conservation Area identified in the Land Use Plan and the 2004 *Open Space, Greenways, and Outdoor Recreation Master Plan*.

■ Provide a variety of incentives, regulations, and guidelines to ensure that development occurs in a manner that also results in open space being permanently protected.

■ Identify the trail and greenway network that will connect Priority Areas to one another.

■ Facilitate public access to and along riverfronts.

■ Establish new local parks including civic squares near transportation hubs, lot lots, and small green spaces in Priority Areas and Mixed Density Infill Areas, and larger parks toward the edge of Infill Areas.



RESOURCE EXTRACTION

- Set priorities for remediation, particularly those related to natural gas drilling and development associated with the Marcellus shale deposit and acid mine drainage in areas that have been mined (surface and deep) or quarried.
- Require mine subsidence information to be provided as part of any development approvals process.

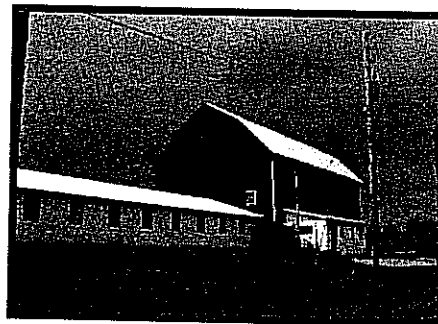
HISTORIC AND CULTURAL RESOURCES

- Attempt to secure funding to conduct a comprehensive survey of resources in all municipalities and prepare a searchable regional database.
- Coordinate with the Pennsylvania Historical and Museum Commission (PHMC) yearly to receive updated electronic versions of the National Register listed and eligible resources.
- Prepare brochures describing historic resources, historic tour opportunities, and counties' websites.
- Provide development incentives to preserve resources, including density bonuses, permitted uses relief, parking requirements relief, and tax abatements.

- Use historic overlay district zoning.
- Identify Scenic Highway and Heritage Park opportunities.

AGRICULTURAL RESOURCES

- Guide all new urbanizing uses (residential, commercial, industrial, and institutional) to Priority Areas and Infill Areas, unless such uses are directly related to the practice of agriculture, outdoor recreation, or forestry.
- Guide all new infrastructure to Priority Areas and Infill Areas, unless it is directly related to the practice of agriculture, outdoor recreation, or forestry.
- Enact effective agricultural zoning.
- Acquire agricultural conservation easements.
- Provide links on county and municipal websites to organizations and agencies active in these efforts.



ENVIRONMENTAL PROTECTION

- Provide incentives for commuting by public transit.
- Encourage programs and/or incentives to promote and attract green renewable power.
- Protect and restore critical stream valleys, floodplains, and wetlands to preserve their functions for flood water storage, water supply, and ground water recharge.
- Enact new and updated development regulations, including riparian buffer ordinances, and green streets ordinances that incorporate street tree, naturalized retention basins, and rain gardens provisions.
- Set conservation priorities from Conservation Area identified in the Land Use Plan and Hydrologic Features, Steep Slopes, Forested Areas, and Composite Constraints mapping.
- Direct development and redevelopment to Priority Areas as identified in the Land Use Plan and strongly limit such activities in the Conservation Area identified in the Land Use Plan.

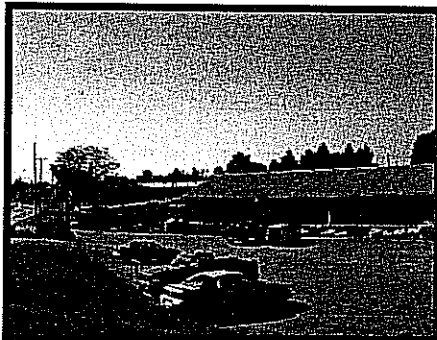
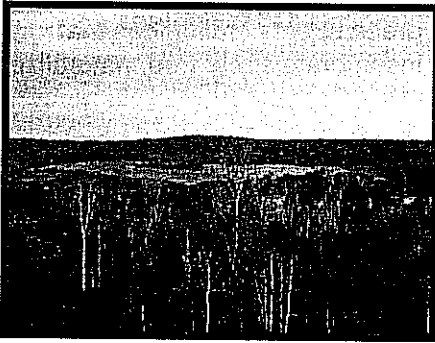
ESSENTIAL ACTIONS FOR IMPLEMENTATION (continued)

- Set priorities for remediation, particularly those related to natural gas drilling and development associated with the Marcellus shale deposit and acid mine drainage in areas that have been mined (surface and deep) or quarried.
- Promote separate stormwater collection systems to eliminate combined sewer overflow problems.

UTILITIES AND ENERGY CONSERVATION

- Focus new, expanded, and upgraded infrastructure development in Priority Areas.
- Use Pennsylvania Sewage Facilities Planning Act (Act 537) planning process to anticipate and prepare for future development and to identify and address on-lot sewage disposal problems.
- Facilitate and coordinate the actions of agencies and governments regarding stormwater management, stream maintenance, and flood mitigation.
- Utilize best management practices (BMPs) for stormwater management as part of new development.

- Guide the layouts of new neighborhoods and districts so that they achieve a grid or modified grid circulation systems and small blocks.
- Encourage municipalities to provide zoning districts that provide the necessary densities and intermingling of uses to achieve compact, mixed-use centers as well as permit live-work structures.
- Guide new development so that it occurs linked to major educational, cultural, and recreational destinations via transit and trail connectors.
- Perform energy audits of county and municipal governmental operations and engage in energy-efficient purchasing and operations.



BENEFITS OF THE PLAN/GOING FORWARD INTO THE FUTURE

The *Lackawanna-Luzerne Regional Plan* benefits the two counties in the following ways:

- Sets the vision and direction for the coming decades
- Provides a framework for decision-making
- Identifies new opportunities for residential, commercial, industrial, institutional, cultural, and recreational activity
- Provides implementation strategies for a more vigorous approach to land development and economic initiatives and to conservation
- Assists in developing partnerships with residents, business operators, property owners, investors, public officials, local organizations, and public and private agency personnel for Plan implementation
- Guides the counties' capital budget process to focus financial resources

The Regional Plan benefits municipalities in the following ways:

- Summarizes the issues facing municipalities
- Contains usable data, including mapping, to support a variety of local initiatives
- Identifies areas for targeted development, consolidation and stabilization, and conservation
- Outlines a framework for intergovernmental cooperation and action to achieve goals
- Provides tools, models, and best practices
- Sets the stage and strengthens opportunities for applications for government grants, loans, and permits (a proposed local action or initiative that is consistent with the Regional Plan will be more likely to gain a favorable review)

The Regional Plan benefits private developers in the following ways:

- Explains the counties' policies and strategies on growth, development, redevelopment, and conservation
- Highlights development opportunities
- Contains usable data, including mapping, to support development initiatives
- Sets the stage and strengthens opportunities for applications for government grants, loans, and permits
- Markets the area generally and specific locations for development and redevelopment

The Regional Plan benefits local nonprofit and civic organizations in the following ways:

- Offers a cohesive vision for enhancing quality of life in the two counties
- Provides direction as to where and how organizations can focus their efforts