

Summary of Planning Component Interrelationships

Planning Component	Historic & Cultural Resources	Natural Resources	Land Use	Community Facilities and Utilities	Housing	Transportation	Economy	Tourism & Recreation
Historic & Cultural Resources		Outdoor recreation and heritage & nature tourism are complimentary and are to be preserved	Ordinances can protect resources and significant buildings	Better infrastructure can extend the functional use of historic structures	Encouraging context sensitive in-fill housing development and rehabilitation of older units	Maintaining existing roadways limits need to construct new ones potentially harming existing resources	Heritage tourism is a part of economic development efforts	Preservation of historic resources increases inventory of places people want to see
Natural Resources	Natural and historic resources and outdoor and heritage tourism are interrelated		Ordinances can protect natural resources and sensitive areas	In-fill and clustering development limit utility needs	In-fill in boroughs and clustering development in townships encourage resource preservation	Trails through natural and scenic areas add transportation capacity and recreational opportunity	Resource extraction needs to be balanced with resource preservation	Outdoor recreation draws large numbers of tourists, preservation of resources is a must
Land Use	Ordinances can protect sensitive historic resources	Clustered development protects natural resources		New facilities and services should be placed adjacent to served areas, encouraging clustered development	Ordinances can encourage in-fill and clustered housing development	Development should consider existing transportation system and strive to maintain regional access, use multi-modal	Well planned development can avoid land use conflicts	Land use adjacent to these assets should strive to be context sensitive to preserve the asset's integrity
Community Facilities and Utilities	Schools can reinforce local history, Utilities should be extended to areas adjacent to existing ones	Encourages development in and/or adjacent to communities with existing infrastructure	Clustered development reduces need for large infrastructure investments, Integrates Act 537 and land use planning		Clustered housing development discourages expensive linear water and sewer service areas	Pedestrian/trail improvements increase transportation modality and recreational opportunity	Clustered development reduces need for large and expensive infrastructure investments	Accommodating the needs of tourists is to be balanced with protecting the character of the areas that attract the tourists

Summary of Planning Component Interrelationships (continued)

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Housing	Historic districts including “millionaires rows” and rural farmsteads are resources	Encouraging in-fill and clustered development preserves open space and natural resources	Ordinances reinforce in-fill and clustered residential development	Housing rehabilitation programs help influence in-fill development		Ordinances set standards for driveway and local road construction, multi-modal access to housing promotes clustered development	Redevelopment of vacant structures can be residential, Affordable housing is crucial to economic stability of the region	Attractive and affordable housing can attract tourists to move to the area after visiting
Transportation	Sensitive areas must be protected while allowing adequate access	Development should not be encouraged in sensitive areas	In-fill development reduces local highway needs	Must maintain existing highway system and add capacity only as last resort	In-fill development discourages linear development along highways		In-fill areas utilize existing highway infrastructure, Better access creates more economic opportunity	Ease of travel is valued by visitors who are unfamiliar with the area
Economy	Heritage tourism should be a large part of economic development efforts	Agriculture is a large sector of our economy, Recreation and nature tourism are also important	Focus should be on in-fill and redevelopment, Ordinances influence	Local health and safety influence development potential, Infrastructure needs to be extended in a few growth areas	Encourage development of housing diversity so all income levels are served by adequate housing	Highway improvements should be focused on major routes to facilitate the transport of goods and services, Multi-modal facilities		Tourism is playing a larger role in the area’s economy today, Develop tourism related businesses
Tourism & Recreation	Heritage tourism continues to grow in popularity in the region due to our large numbers of these assets	Nature tourism is also gaining popularity, elk watching in particular as well as hiking and birding near the parks	Ordinances should protect the rural character of these assets yet allow amenities for tourists to develop	Infrastructure to tourism related businesses should be constructed so as to minimize the affect to the character of the area	An adequate stock of quality affordable housing may entice visitors to move to the area	Transportation to recreation and tourism assets should be easy and well marked, Trails can add capacity as well as become a destination for visitors	Tourism related businesses should be fostered and grown as we move from a manufacturing to a service based economy	