

KEYSTONE PRINCIPLES AND CRITERIA FOR GROWTH, INVESTMENT & RESOURCE CONSERVATION

I. Core Criteria

1	Project avoids or mitigates high hazard locations (e.g., floodplain, subsidence or landslide prone areas).
2	Project/infrastructure does not adversely impact environmentally sensitive areas, productive agricultural lands, or significant historic resources.
3	Project in suburban or rural area: Project and supporting infrastructure are consistent with multi-municipal or county & local comprehensive plans and implementing ordinances, and there is local public/private capacity, technical ability, and leadership to implement project.
4	Project in "core community" (city, borough or developed area of township): Project is supported by local comprehensive vision & plan, and there is local public/private capacity, technical ability, and leadership to implement project.
5	Project supports other state investments and community partnerships.

II. Preferential Criteria

1. Development/Site Location

1a	Brownfield or previously developed site.
1b	Rehabilitation or reuse of existing buildings (including schools and historic buildings).
1c	Infill in or around city, borough, or developed area of township.
1d	If greenfield site, located in or adjacent to developed area with infrastructure.
1e	Located in distressed city, borough or township.

2. Efficient Infrastructure

2a	Use of existing highway capacity, rail infrastructure &/or public transit access available.
2b	Within 1/2 mile of existing or planned public transit access (rail, bus, shared ride or welfare to work services).
2c	Use of context sensitive design for transportation improvements.
2d	Use/improvement of existing public or private water & sewer capacity and services.

3. Density, design, and diversity of uses.

3a	Mixed residential, commercial & institutional uses within development or area adjacent by walking.
3b	Sidewalks, street trees, connected walkways & bikeways, greenways, parks, or open space amenities included or nearby.
3c	Interconnected project streets connected to public streets.
3d	Design of new water, sewer & storm water facilities follows Best Management Practices, including emphasizing groundwater recharge & infiltration, and use of permeable surfaces for parking and community areas.

4. Expand Housing Opportunities

4a	Adopted county and multi-municipal or local municipal plans include plan for affordable housing; and implementing zoning provides for such housing through measures such as inclusion of affordable housing in developments over a certain number of units (e.g., 50), provision for accessory units, and zoning by right for multifamily units.
4b	Project provides affordable housing located near jobs (extra weight for employer assisted housing).
4c	Project adds to supply of affordable rental housing in areas of demonstrated need.

5. Increase Job Opportunities

5a	Number of permanent jobs created and impact on local labor market.
5b	Number of temporary jobs created and impact on local labor market.
5c	Number of jobs paying family sustaining wages.
5d	Increased job training coordinated with business needs & locations.

6. Foster Sustainable Businesses

6a	Sustainable natural resource industry improvement or expansion: agriculture, forestry, recreation (fisheries, game lands, boating), tourism.
6b	Business or project is energy efficient; uses energy conservation standards; produces, sells or uses renewable energy; expands energy recovery; promotes innovation in energy production and use; or expands renewable energy sources, clean power, or use of Pennsylvania resources to produce such energy.
6c	Project meets green building standards.
6d	Project supports identified regional industry cluster(s).

7. Restore/Enhance Environment

7a	Cleans up/reclaims polluted lands and/or waters.
7b	Protects environmentally sensitive lands for health, habitat, and biodiversity through acquisition, conservation easements, planning and zoning, or other conservation measures.
7c	Development incorporates natural resource features and protection of wetlands, surface & groundwater resources, and air quality.

8. Enhance Recreational/Heritage Resources

8a	Improves parks, forests, heritage parks, greenways, trails, fisheries, boating areas, game lands and/or infrastructure to increase recreational potential for residents & visitors.
8b	Historic, cultural, greenways and/or opens space resources incorporated in municipal plans and project plan.
8c	Makes adaptive reuse of significant architectural or historic resources or buildings.

9. Plan regionally; Implement Locally

9a	Consistent county and multi-municipal plan (or county and local municipal plan) adopted and implemented by county and local governments with consistent ordinances.
9b	County or multi-municipal plan addresses regional issues and needs to achieve participating municipalities' economic, social, and environmental goals. All plans (county, multi-municipal, and local) follow standards for good planning, including: <ol style="list-style-type: none"> 1. <i>Is up-to-date.</i> 2. <i>Plans for designated growth and rural resource areas, and developments of regional impact.</i> 3. <i>Plans for infrastructure, community facilities, and services, including transportation, water & sewer, storm water, schools.</i> 4. <i>Plans for tax base and fair share needs for housing, commercial, institutional, & industrial development.</i> 5. <i>Identification of high hazard areas where development is to be avoided.</i> 6. <i>Identification of and plans for prime agricultural land, natural areas, historic resources, and appropriate mineral resource areas to be conserved.</i> 7. <i>Open space plan for parks, greenways, important natural & scenic areas and connected recreational resources.</i>
9c	County and local ordinances implement the governing plans and use innovative techniques, such as mixed use zoning districts, allowable densities of 6 or more units per acre in growth areas, and/or clustered development by right, transfer of development rights, Specific Plans, and tax and revenue sharing.

