

EXPAND HOUSING OPPORTUNITIES. Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstrate local capacity, technical ability and leadership to implement the project. Coordinate the provision of housing with the location of jobs, public transit, services, schools and other existing infrastructure. Foster the development of housing, home partnerships, and rental housing opportunities that are compatible with county and local plans and community character.

Preferential criteria:

- ▶ 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
- ▶ Project provides affordable housing located near jobs (extra weight for employer assisted housing)Project adds to supply of affordable rental housing in areas of demonstrated need



PLAN REGIONALLY; IMPLEMENT LOCALLY. Support multi-municipal, county and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.

Preferential criteria:

- ▶ Consistent county and multi-municipal plan (or county and local municipal plan) adopted and implemented by county and local governments with consistent ordinances
- ▶ 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.
- ▶ County and local ordinances implement the governing plans and use innovative techniques, such as mixed use zoning districts, allowable densities of six 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

BE FAIR. Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met. Ensure that in applying the principles and criteria, fair consideration is given to rural projects that may have less existing infrastructure, workforce, and jobs than urban and suburban areas, but that offer sustainable development benefits to a defined rural community.



French Azilum

KEYSTONE PRINCIPLES AND CRITERIA FOR GROWTH, INVESTMENT & RESOURCE CONSERVATION

January 1, 2010



Lock Haven

Pennsylvania's future prosperity depends on effective collaboration among state and local governments working with public and private partners to make wise development and investment choices that enhance Pennsylvania's exceptional built communities and rural and natural resources. How we coordinate our land use, economic development, community revitalization and conservation plans and projects directly affects the quality of life our citizens enjoy in their communities.

Developed by the Interagency Land Use Team and adopted by the Economic Development Cabinet in 2005, the Keystone Principles and Criteria make a strategic effort to target Pennsylvania's investments through a coordinated interagency approach to fostering sustainable economic development and conservation of resources in Pennsylvania's diverse communities.

The principles lay out general goals and objectives for economic development and resource conservation agreed upon among the agencies and programs that participated in their development. The criteria help measure the extent to which particular projects accomplish these goals.

The principles and criteria are designed to encourage sound planning and project development that will integrate programs and funding sources from a variety of state agencies into a comprehensive strategy that improves whole communities. There are two categories of criteria:

Core Criteria, where relevant, should be given primary consideration in all investment decisions made by commonwealth agencies when making grants or loans to public or private projects using agency funds.

Preferential Criteria should be used by commonwealth agencies in all programs to which they are applicable to evaluate projects and make decisions on grants or loans using agency funds.

Projects are evaluated with the recognition that rural, suburban, and urban areas in Pennsylvania have different characteristics and needs, and that what might work in an urban area might not work for rural communities.

Keystone Principles

Core Criteria

Project avoids or mitigates high hazard locations (e.g., floodplain, subsidence or landslide prone areas)

Project/infrastructure does not adversely impact environmentally sensitive areas, productive agricultural lands, or significant historic resources

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

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

Project supports other state investments and community partnerships

REDEVELOP FIRST. Support revitalization of Pennsylvania's many cities and towns. Give funding preference to reuse and redevelopment of “brownfield” and previously developed sites in urban, suburban, and rural communities for economic activity that creates jobs, housing, mixed use development, and recreational assets. Conserve Pennsylvania's exceptional heritage resources. Support rehabilitation of historic buildings and neighborhoods for compatible contemporary uses.

Preferential criteria:

- ▶ Brownfield or previously developed site
- ▶ Rehabilitation or reuse of existing buildings (including schools and historic buildings)
- ▶ Infill in or around city, borough, or developed area of township
- ▶ If greenfield site, located in or adjacent to developed area with infrastructure
- ▶ Located in distressed city, borough or township



Pittsburgh

PROVIDE EFFICIENT INFRASTRUCTURE. Fix it first: use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Provide transportation choice and intermodal connections for air travel, driving, public transit, bicycling and walking. Increase rail freight. Provide public water and sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.

Preferential criteria:

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



Philadelphia

CONCENTRATE DEVELOPMENT. Support infill and “green field” development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and walkable, bikeable neighborhoods that offer healthy life style opportunities for Pennsylvania residents. Recognize the importance of projects that can document measurable impacts and are deemed “most-ready” to move to successful completion.

Preferential criteria:

- ▶ Mixed residential, commercial & institutional uses within development or area adjacent by walking
- ▶ Sidewalks, street trees, connected walkways & bikeways, greenways, parks, or open space amenities included or nearby
- ▶ Interconnected project streets connected to public streets
- ▶ 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



Ohiopyle State Park

INCREASE JOB OPPORTUNITIES. Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania's varied communities. Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water & sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).

Preferential criteria:

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

FOSTER SUSTAINABLE BUSINESSES. Strengthen natural resource based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy. Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change. Lead by example: support conservation strategies, clean power and innovative industries. Construct and promote green buildings and infrastructure that use land, energy, water and materials efficiently. Support economic development that increases or replenishes knowledge-based employment, or builds on existing industry clusters.

Preferential criteria:

- ▶ Number of permanent jobs created and impact on local labor market
- ▶ Number of temporary jobs created and impact on local labor market
- ▶ Number of jobs paying family sustaining wage
- ▶ Increased job training coordinated with business needs & locations

RESTORE AND ENHANCE THE ENVIRONMENT. Maintain and expand our land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat. Promote development that respects and enhances the state's natural lands and resources.

Preferential criteria:

- ▶ Sustainable natural resource industry improvement or expansion: agriculture, forestry, recreation (fisheries, game lands, boating), tourism
- ▶ 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
- ▶ Project meets green building standards
- ▶ Project supports identified regional industry cluster(s)

ENHANCE RECREATIONAL AND HERITAGE RESOURCES. Maintain and improve recreational and heritage assets and infrastructure throughout the Commonwealth, including parks & forests, greenways & trails, heritage parks, historic sites & resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.

Preferential criteria:

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



Wellsboro