

CHAPTER 10

INTERRELATIONSHIP OF PLAN ELEMENTS

In one sense, all comprehensive plan elements are related to one another and further the overall goal of the plan, i.e., to provide a blueprint for the orderly growth and development of Plum Borough. However, there are numerous direct links between and among the goals, objectives and strategies of the plan. These links include the following:

1. The Land Use strategy to produce an annual report that recommends changes to borough land use and development ordinances is linked to a Natural Resource strategy to protect natural resources and environmentally sensitive areas through borough ordinances.
2. The Land Use strategy to periodically update the borough land use map is tied to Housing and Economic Development strategies to maintain adequate supplies of appropriately zoned land for various types of residential, commercial and industrial uses.
3. The Transportation objective to collaborate with other parties to implement the proposed segment of the Allegheny River Trail that runs along the borough's Allegheny River frontage is linked to the Economic Development strategy to encourage recreational riverfront development.
4. The Natural Resources strategy to promote conservation easements throughout the borough to create greenways is tied to the Land Use strategy to amend the borough's unified development ordinance to require greenways in residential subdivisions.
5. The Natural Resources strategy to consider developing landscaping standards for all future commercial and light industrial development is connected to both the Transportation strategy to incorporate landscaping as part of the proposed widening of Rt. 286 and the Economic Development strategy to produce development that is physically attractive and has minimal adverse impacts.
6. The Transportation goal to promote alternate methods of transportation is linked to the Natural Resources strategy to require walkways, trails and pathways throughout proposed developments.
7. The Natural Resources strategy to promote environmentally friendly development via green building design and construction is tied to Housing and Land Use strategies to create incentives for green building techniques and energy efficient design.
8. The Housing strategy to zone land for affordable housing along public transit lines is tied to the Transportation goal and Economic Development objective of maximizing the linkages between and among land development, transportation improvements, and economic development.
9. The Economic Development strategy to inventory, prioritize and promote brownfields and greyfields for redevelopment is connected to the Land Use objective to identify and promote preferred development sites.
10. The Economic Development strategies to develop a commercial component at the proposed town center on the 110-acre borough-owned property in Renton

and to pursue commercial redevelopment of the current municipal complex on New Texas Road is linked to the Land Use strategies to appropriately zone these two sites for such development and redevelopment.

11. The Economic Development objective to promote agriculture as an economic generator is tied to the Land Use objective to encourage the preservation of prime agricultural lands.
12. The Community Facilities objective to promote Community College of Allegheny County adult educational programs is linked to the Economic Development strategy to work with the Plum School District, local colleges and job training agencies to provide educational, vocational, and entrepreneurial training programs that will prepare borough residents for existing and future jobs.

The Plum Borough Comprehensive Plan contains other cohesive elements in addition to those enumerated above. All of the linkages between and among the plan's elements are intended to create and maintain a community that offers current and future borough residents a high quality of life and provides them with options regarding housing choices, transportation modes, career opportunities, leisure pursuits, etc.