

## **EXECUTIVE SUMMARY**

Plum Borough's Comprehensive Plan is intended to serve as a policy guide for future decision making. The borough has prepared this plan to produce a blueprint for actions that will retain and attract businesses and jobs, improve the borough's housing stock, preserve and protect its natural and manmade environment, improve its transportation network, and enhance the quality of life for its residents and businesses. The plan will also serve as a basis for zoning matters and other land development review and approval criteria and procedures.

The preparation of this comprehensive plan began in January 2009. It was guided by the borough's planning department staff and a thirteen-member steering committee whose members represented various sectors and interests in Plum Borough. Additional input was gathered from a variety of sources, e.g., interviews with key stakeholders, comments received at public meetings, and the 2007 Penn State University community survey. That survey identified the following as the borough's priorities for improvement:

1. Transportation and infrastructure issues
2. Availability and quality of healthcare services
3. Outdoor recreational activities

The Plum Borough Comprehensive Plan has been prepared in accordance with the Pennsylvania Municipalities Planning Code, Smart Growth principles, and Pennsylvania's Keystone Principles for Growth, Investment, and Resource Conservation.

The plan includes elements for historic, cultural and environmental resources, a demographic analysis, community facilities and services, transportation, housing, economic development, land use, intergovernmental cooperation and implementation.

The Plum Borough Comprehensive Plan will serve as a guide to both the public and private sectors concerning the borough's development and growth. As a general plan, it is intended to provide policies and principles that can be applied to address the borough's needs, while also being consistent with *Allegheny Places* – Allegheny County's comprehensive plan.

### **Statement of Objectives**

The formulation of the various elements of the Plum Borough 2010 Comprehensive Plan was guided by several overarching goals: to maintain and improve the quality of life for borough residents and businesses, to manage growth and minimize the impact of development, and to protect the borough's natural and manmade resources and assets. The following are a more specific statement of the borough's goals, objectives and strategies concerning its future development and growth.

## **Chapter 2**

### **Physical Environment, Natural and Historic Resources Plan**

#### **Historic and Cultural Resources**

**Goal 1: Protect and preserve significant historic structures and sites within the borough**

**Objective A: Develop a historic and cultural resources inventory.**

**Strategy**

- Request the assistance of the Pittsburgh History and Landmarks Foundation and the Pennsylvania Historical and Museum Commission to identify and evaluate potential historic structures.

**Objective B: Preserve identified historical and cultural resources.**

**Strategy**

- Continue the development of the coal miners memorial
- Encourage the Allegheny County Parks Department to continue to maintain the Carpenter House
- Work with the Allegheny Foothills Society, the Pittsburgh History and Landmarks Foundation, and the PA Historical and Museum Commission to promote historic preservation efforts
- Request the Plum Borough School District to incorporate historic preservation into the social studies curriculum

**Objective C: Preserve Oakmont Country Club Historic District and Logan's Ferry Powder Works Historic District**

**Strategy**

- Preserve the districts through zoning

**Objective D: Preserve historic sites and structures**

**Strategy**

- Develop historic overlay district to protect historic sites and structures

**Environment**

**Goal 1: Protect, conserve and preserve the natural resources and rural character of the borough**

**Objective A: Protect and restore wetlands, scenic areas, riparian buffers/streams, biodiversity areas, native flora and fauna, floodplains, steep slopes, watersheds, woodlands, etc.**

### **Strategy**

- Consider creation of a borough environmental advisory council
- Develop new or strengthen existing borough ordinances governing and protecting land disturbance, logging, tree replacement, landslide prone areas, biodiversity areas, riparian buffers, streams, vegetation, wetlands, and greenways by utilizing such resources as the Allegheny Land Trust Greenprint, etc.
- Implement smart growth techniques and sustainability principles to develop and enact natural resource protection ordinances for farmlands, steep slopes, flood plains, watercourses, riparian buffers, and open spaces

**Objective B: Use native landscaping as much as possible and other buffering measures to enhance all future land development and minimize any adverse impacts of conflicting land uses.**

### **Strategy**

- Define “appropriate screening” in the Unified Development Ordinance and continue to enforce the screening provisions of the ordinance
- Shorten the time for replacing vegetation that does not survive on new development sites from three years to one year after the date of installation to ensure vegetative growth
- Develop a list of vegetation that may be used for landscaping and buffering
- Consider developing landscaping standards for all future commercial and light industrial development.
- Require landscaped walkways, trails and paths throughout proposed developments.

**Objective C: Secure and maintain adequate open space in the borough.**

### **Strategy**

- Promote conservation and agricultural easements throughout the borough to create greenways
- Encourage the development of greenways to connect land developments and community features throughout the borough.

- Implement the borough's new parks, recreation and open space plan, including development of the proposed Plum Creek Trail and Allegheny River Trail
- Establish a borough land banking and/or open space program

**Objective D: Ensure protection provisions in borough ordinances are implemented throughout the land development process.**

**Strategy**

- Promote environmentally-friendly land development via smart growth techniques, LEED principles, developer incentives for green building design and construction, etc.
- Continue current land development review practices through the borough planning and zoning department.

**Objective E: Require the borough planning commission to identify environmental impacts of proposed development and any measures that are needed to mitigate or eliminate any negative impacts of such development.**

**Strategy**

- As needed, require an environmental assessment and/or environmental impact statement based on the characteristics of proposed development site and the size of the proposed development

**Objective F: Promote Best Management Practices to Address Stormwater Issues.**

**Strategy**

- Encourage the use of Best Management Practices in all developments in the borough
- Continue to enforce the Best Management Practices set forth in the borough's stormwater management ordinance
- Encourage low impact development projects that include the installation of green infrastructure strategies such as rain gardens, green roofs, tree box filters, permeable pavement, rain barrels and cisterns, bioretention techniques, and other mechanisms to improve water quality.

**Objective G: Continue waste management and recycling efforts.**

### **Strategy**

- Continue the borough's recycling and waste management program
- Encourage schools to educate students about the importance of waste management and recycling
- Continue the borough's leaf collection program

### **Objective H: Preserve and protect the Barking Slopes, Plum Creek and Lower Allegheny River Islands Biodiversity Areas**

#### **Strategy**

- Preserve these areas through zoning

### **Objective I: Protect managed lands such as Dark Hollow Woods Park, Boyce Park, and Penn Hills Community Park**

#### **Strategy**

- Preserve these managed lands through zoning

### **Objective J: Protect Plum Creek from acid mine drainage**

#### **Strategy**

- Complete Act 167 Plan

### **Objective K: Mitigate abandoned mine drainage in Little Plum Creek**

#### **Strategy**

- Require mine subsidence information for developments that drain into Little Plum Creek

### **Objective L: Reduce pollution in storm water runoff**

#### **Strategy**

- Continue to comply with Municipal Separate Storm Sewer System

### **Objective M: Address Renton Mine Fire**

#### **Strategy**

- Have fire extinguished

## Chapter 4

### Community Facilities and Services Plan

#### Goal 1: Provide high quality public safety services

**Objective A: Maintain an efficient and effective police department, fire departments and emergency management services department to meet the municipality's needs.**

##### Strategy

- Keep current on staffing needs
- Continue to participate in county 911 program
- Continue community service programs such as DARE, etc.
- Update fleet and equipment on a regular basis
- Continue to participate in regional DUI Task force
- Share specialized equipment such as ladder trucks, and Quick Response Service (QRS) unit with neighboring fire companies and police departments
- Provide continuing education and training for police, fire and EMS personnel
- Participate in Turtle Creek COG joint purchasing programs
- Comply with National Fire Insurance Standards
- Create a recruiting program to increase memberships in volunteer fire companies
- Acquire additional space for EMS
- Replace equipment on an as needed basis
- Apply for public sector and private sector grants and/or loans for public safety facilities, equipment, and programs

**Objective B: Maintain an updated Emergency Management Plan.**

##### Strategy

- Periodically review and update the emergency management plan

**Goal 2: Expand the recreational facilities and programs available to borough residents**

**Objective A: Maintain existing and develop new recreation facilities and programs to meet the diverse needs of borough residents per the borough's parks, recreation and open space plan.**

**Strategy**

- Implement the recommendations of the borough's parks, recreation and open space plan
- Develop recreation facilities at the proposed town center on the borough-owned Renton site

**Objective B: Establish a Borough Parks and Recreation Commission.**

**Strategy**

- Prepare a written description of the purpose and duties of the parks and recreation commission.
- Adopt a resolution establishing the parks and recreation commission
- Find volunteers to serve on the parks and recreation commission

**Objective C: Establish a Borough Parks and Recreation Department.**

**Strategy**

- Prepare a written description of the purpose, responsibilities and functions of the parks and recreation department.
- Adopt a resolution establishing the parks and recreation department
- Hire a full-time, part-time or shared recreation director who is a certified parks and recreation professional

**Objective D: Ensure that borough parks and open spaces are accessible to persons with handicaps.**

**Strategy**

- Install and maintain all recreational facilities in compliance with the Americans with Disabilities Act standards

**Goal 3: Protect and promote public health, safety, and welfare**

**Objective A: Ensure that basic utilities are available, maintained and upgraded (where desired or feasible) throughout the borough.**

**Strategy**

- Maintain existing facilities to the highest levels of service
- Require all developers to demonstrate concurrency of development with sanitary sewer, storm water management, public water, and high speed/broadband internet availability
- Maintain existing sanitary sewers to prevent pollution from infiltration and inflow and sewer overflows/bypasses

**Objective B: Require all residential subdivisions with lot sizes averaging less than one acre to provide public water and sanitary sewer service.**

**Strategy**

- Revise borough ordinances to require all developments with lot sizes averaging less than one acre to provide public water and sanitary sewer service
- Continue to enforce Ordinance 507-93 whereby every lot in a subdivision (regardless of size) shall be capable of being served by utilities

**Objective C: Ensure new on-lot sewage disposal systems (OLDS) are approved by Allegheny County Health Department Sewage Officials.**

**Strategy**

- Require proof of approval before building permit is issued

**Objective D: Where feasible, encourage water and sewer system interconnections when system expansions or extensions occur.**

**Strategy**

- Identify gaps in service lines and, where feasible, make line connections to close the gaps.

**Objective E: Improve the availability and quality of healthcare services in the borough.**

**Strategy**

- Contact healthcare providers to investigate the feasibility of locating any type of healthcare facility in Plum.
- Work with non-profits such as the YMCA to provide limited health care options in Plum.

**Goal 4: Promote educational opportunities for all borough residents**

**Objective A: Encourage the efforts of the school district, library, private schools, day care centers, and other educational facilities to maintain high quality facilities, programs, and curriculum.**

**Strategy**

- Meet and exceed state-mandated standards for facilities, programs and curriculum

**Objective B: Promote Community College of Allegheny County (CCAC) adult educational programs and other adult educational opportunities.**

**Strategy**

- Provide link to CCAC on Borough website

**Chapter 5**

**Transportation Plan**

**Goal 1: Provide an efficient transportation network for the circulation and movement of goods and people through the borough**

**Objective A: Maintain a safe and efficient road system.**

**Strategy:**

- Adopt a pavement management system to insure a well-maintained road system.
- Work with PennDOT and Allegheny County to develop and implement safety improvements, including traffic-calming measures, for roads with high accident rates.
- Maintain liaisons with PennDOT and Allegheny County to identify and implement needed improvements and upgrades to state-owned and county-owned roads and bridges in the borough.

- Solicit the assistance of state and county legislators to secure the funding needed to implement improvements and upgrades to state-owned and county-owned roads in Plum, including the widening of Route 286 through the borough and addressing existing road network deficiencies that were identified in the borough's 2006 transportation capital improvements plan. The widening of Route 286 should incorporate landscaping, i.e., the planting of trees along both sides of the road to beautify this highway strip commercial development area.
- Through zoning and land development regulations, promote clustered commercial development with limited curb cuts and connecting service roads.
- Solicit PennDOT to periodically re-time and coordinate traffic signals on state-owned roads to provide optimum traffic flow and to reduce traffic congestion, travel times, and fuel consumption.
- Support improvements that reduce/minimize pedestrian/vehicular conflicts.
- Amend the borough's Unified Development Ordinance to:
  - Incorporate sidewalk construction design standards.

**Objective B: Coordinate land development and transportation improvements as identified in the borough's 2006 transportation capital improvements plan.**

**Strategy:**

- Solicit the cooperation and resources of PennDOT, Allegheny County and the private sector (via traffic impact fees) to implement the improvements needed to address the existing and projected deficiencies identified in the 2007 roadway sufficiency analysis.

**Objective C: Amend the borough's Unified Development Ordinance regulations concerning off street parking.**

**Strategy:**

- Require interior landscaping in parking lots that have 50 or more parking spaces, with landscaped islands required at the end of parking rows and within parking rows that contain more than 20 spaces.
- Increase the minimum size of an off-street parking space to 9'x20'

- Where feasible, permit paving methods that are partially pervious to reduce the amount of impervious pavement in the borough.

**Goal 2: Promote alternate methods of transportation and a multi-modal transportation network**

**Objective A: Create pedestrian and bicycle linkages within and between existing and planned developments and community facilities/features.**

**Strategy:**

- Develop walking and bicycling trails by amending the Borough’s unified development ordinance to require sidewalks, trails and paths in new residential developments and sidewalks in commercial developments.
- Evaluate the feasibility and potential location of walking and biking trails in the forthcoming borough parks, recreation, and open space plan.
- Promote dense mixed-use development that reduces the need for automobiles for daily activities.
- Work with PennDOT and Allegheny County to identify roads that are suitable for bicycling and install appropriate signage, e.g., “Share the Road” signs.
- Work with PennDOT and Allegheny County to provide bicycle/pedestrian facilities (including sidewalks or paved berms with bicycle/pedestrian lane markings) as part of improvements to rights-of way, e.g., the widening of Route 286.
- Require bicycle racks in large scale commercial developments.
- Install bicycle racks at all public buildings and facilities.

**Objective B: Encourage the use of public transportation.**

**Strategy:**

- Solicit the Port Authority of Allegheny County to develop additional (or enlarge existing) Park ‘n Ride lots in Plum.
- Request that the Port Authority of Allegheny County install bicycle racks at Park and Ride lots.

**Objective C: Support efforts to establish commuter rail traffic through Plum Borough.**

**Strategy:**

- Maintain liaison with the Westmoreland County Transit Authority and other parties that are studying the feasibility of establishing commuter rail service through Plum Borough.
- Seek support of local legislators to secure a stop in Plum if commuter rail service is established on the Allegheny Valley Railroad line.

**Objective D: Work with Allegheny County and other regional trail-building organizations to implement the proposed segment of the Allegheny County Regional Trail System that runs along the borough's Allegheny River frontage.**

**Objective E: Improve access to the Allegheny River in conjunction with efforts to develop or redevelop the riverfront for commercial, mixed use or recreational uses.**

**Strategy:**

- If warranted, widen and/or improve Barking Road
- Encourage private development (and consider public development) that provides riverwalks, off-street parking, fishing piers, boat launches, riverfront parks, etc.

## **Chapter 6**

### **Housing Plan**

**Goal 1: Provide a variety of housing types for existing and future residents at all income levels.**

**Objective A: Facilitate the development of housing.**

**Strategy**

- Maintain an adequate supply of land zoned for various housing types and densities in appropriate locations, including housing in mixed-use developments, and various types of housing within individual developments.
- Adopt or amend land use control regulations to permit both conventional and alternative forms of housing development, including mixed-income housing, conservation subdivisions, etc.
- Encourage homeowners and housing developers to take advantage of public sector and private sector programs that facilitate housing

development, e.g., homebuyer programs, tax credits, HUD's Section 202 (Elderly) Program, and HUD's Section 811 (Persons w/ Disabilities) Program, etc.

- Adopt ordinances that provide incentives for using green building techniques and energy efficient design.
- Maintain liaisons with housing developers to monitor the types of housing that the residential market demands and determine what municipal actions are needed to facilitate meeting this demand.
- Consider developing part of the proposed town center to meet the borough's underserved housing needs, e.g., senior housing or multifamily units.

**Objective B: Promote the development of special needs housing.**

**Strategy**

- Establish/maintain liaisons with housing providers, real estate agents, and advocacy groups to identify the need for accessible housing, assisted living facilities, etc. to accommodate the special needs population.
- Solicit developers to construct the types of special needs housing required to meet the needs of elderly residents, persons with handicaps, etc.
- Consider converting former public buildings (schools, libraries, municipal buildings, etc.) to meet underserved housing needs, e.g., senior housing and special needs housing.
- Promote the inclusion of special needs and visitable housing as part of mixed-housing type neighborhoods.

**Objective C: Provide affordable housing opportunities.**

**Strategy**

- Zone land for affordable housing, preferably near employment centers and along public transit lines.
- Adopt ordinances that provide incentives for the development of affordable housing.
- Solicit developers to construct affordable housing.
- Support fair housing practices.

**Goal 2: Improve the borough's housing stock.**

**Objective A: Preserve the existing housing stock.**

**Strategy**

- Continue to enforce building and property maintenance codes to ensure safe and physically attractive housing stock.
- Use spot demolition to eliminate blighted or dilapidated housing.
- Encourage homeowners to take advantage of public sector and private sector housing rehabilitation programs.

**Objective B: Construct new housing.**

**Strategy**

- Establish/maintain liaison with housing developers and solicit their interest in developing the types of housing that the borough needs, including mixed-income housing.
- Accommodate residential growth (including infill housing) in areas near existing infrastructure.
- Zone for low density housing in areas that lack public water and sewer systems.
- Promote tax incentives (e.g., a tax abatement program) to encourage residential development.
- Consider the feasibility of developing riverfront housing (either as stand-alone development or as part of mixed use redevelopment) outside of the areas identified as steep slopes, i.e., areas with slopes greater than 40%.
- Provide incentives for the development of visitable housing units.

## Chapter 7

### Economic Development Plan

**Goal 1: Maintain/expand efforts to attract/retain/expand businesses.**

**Objective A: Provide leadership to guide economic development efforts.**

#### Strategies

- Establish/maintain liaisons with county and regional economic development agencies and the Plum Chamber of Commerce to identify growth industries and to market Plum Borough as a place to do business.
- Inventory, prioritize and promote brownfields and greyfields for redevelopment, including the existing municipal complex.
- Establish/maintain liaisons with borough businesses and the Plum Chamber of Commerce to identify and address issues that will facilitate business attraction/retention/expansion.
- Identify and use public sector incentive programs (e.g., tax increment financing and tax abatement) to foster commercial and industrial development and support private sector applications for funding through these programs.
- Encourage a coordinated, intermunicipal development approach in areas zoned for commercial, light industrial and office park uses along the borough borders.
- Implement the goals, objectives and strategies of the borough's park, recreation, and open space plan to provide the facilities and amenities that help attract and retain the workforce that local businesses need.
- Maintain an adequate amount of land zoned for commercial uses and industrial uses in appropriate locations.
- Pursue commercial redevelopment of the current municipal complex and surrounding properties on New Texas Road.
- Monitor and evaluate the effectiveness of the LERTA program to assist borough council in its consideration of whether to renew the program every five years.

**Objective B: Promote quality commercial and industrial development.**

#### Strategies

- Adopt standards that will produce development that is physically attractive

and has minimal adverse impacts.

- Encourage “green” building design and construction.
- Support needed infrastructure improvements and extensions, including intersection improvements listed in the transportation capital improvements plan.
- Encourage commercial property owners to rehabilitate buildings.
- Continue to enforce property maintenance codes.
- As needed, consult with the Allegheny County Redevelopment Authority to pursue small-scale and/or large-scale commercial or industrial redevelopment opportunities.

**Objective C: Collaborate with private sector and public sector entities to secure various types of development in appropriate areas of the borough.**

**Strategies**

- Promote further large-scale commercial and office park development in the Davidson Road area.
- Support commercial development along the following roads: the Golden Mile Highway (PA Route 286), Leechburg Road, Saltsburg Road (PA Route 380), Coxcomb Hill Road (PA Route 909), Old Leechburg Road, Old Frankstown Road and Greensburg Road (PA Route 366). To achieve optimum commercial development in these locations, road infrastructure needs must also be addressed.
- Encourage commercial and recreational riverfront development.

**Objective D: Promote agriculture and historic preservation as economic generators.**

**Strategies**

- Encourage the establishment of Agricultural Security Areas, agricultural easements and similar measures designed to preserve farming and farmland.
- Support a “buy fresh, buy local” campaign in the community.
- Use the Penn State Cooperative Extension’s “Future of Agriculture in Our Community” planning process to identify and support the needs of local farmers.

- Collaborate with local, county, and state historic preservation groups and agencies to explore the feasibility of establishing tourism based on historic resources.

**Objective E: Maximize the linkages between and among economic development, transportation improvement, and land use development actions.**

**Goal 2: Maintain efforts to attract/retain/expand employment opportunities.**

**Objective A: Attain and maintain an adequate labor force.**

**Strategies**

- Establish/maintain liaisons with the Plum Borough Chamber of Commerce, borough businesses, and county and regional economic development agencies to identify the labor force needs of existing and future businesses.
- Work with the Plum Borough School district, local colleges and universities, job training agencies, and borough businesses to provide educational, vocational, and entrepreneurial training programs that will prepare borough residents for existing and future jobs.

**Chapter 8**

**Land Use**

**Goal 1: The Planning Department should keep Plum Borough Council and Planning Commission up to date on the ongoing land development and development trends in the borough, including land development regulation deficiencies and needed amendments.**

**Objective A: Attend land development workshops and seminars to learn the latest land use development trends, strategies and regulations.**

**Strategy**

- Budget for staff, planning commission and borough council members to attend various planning, smart growth and land development seminars on an annual basis.

**Objective B: Review and critique development in the borough.**

**Strategy**

- Review annual development report and update land use map on an annual basis
- Continue to give residents the opportunity to participate in public approval process

**Objective C: Recommend new or revised development strategies.**

**Strategy**

- Produce annual report recommending any suggested changes to the borough's Unified Development Ordinance
- Implement applicable development strategies identified at development seminars

**Objective D: Identify and promote preferred development sites.**

**Strategy**

- Create and maintain a map that identifies sites for various development types and open space
- Identify and map locations for infill development

**Goal 2: Protect the borough's natural resources**

**Objective A: Protect, conserve, and preserve the Barking Slopes, Lower Allegheny River Islands and Plum Creek Biodiversity Areas (BDA), and other environmentally sensitive areas, e.g., wetlands, steep slopes, riparian buffers/streams, native flora and fauna, floodplains, steep slopes, watersheds, woodlands, etc.**

**Strategy**

- Develop standards for protecting, conserving and preserving land within environmentally sensitive areas
- Amend municipal development regulations to incorporate development standards for environmentally sensitive areas.
- Require environmental assessments and environmental impact statements for developments proposed in or adjacent to environmentally sensitive areas.

**Goal 3: Protect rural areas**

**Objective A: Encourage the preservation of prime agricultural lands.**

**Strategy**

- Establish standards for developing on prime agricultural soils
- Promote the creation of agricultural security areas and agricultural easements
- Encourage farmers to participate in the PA Clean and Green program
- Amend the borough's unified development ordinance to better protect farmland
- Promote "buy fresh, buy local" efforts

**Objective B: Require open space, greenways and buffers to be included in new development.**

**Strategy**

- Work with open space and preservation groups to identify, acquire and protect open spaces in the borough
- Amend the borough's unified development ordinance by adding requirements for open space and greenways in residential subdivisions
- Implement Allegheny County Greenways Plan in Plum Borough

**Objective C: Establish a land banking and/or open space program.**

**Strategy**

- Work with conservation groups and similar agencies to identify and acquire open space
- Establish incentives (e.g., density bonuses) for developers to create permanent open spaces

**Objective D: Use natural topography and native vegetation to maintain and enhance rural character.**

**Strategy**

- Establish a Rural Resource Zoning District in the northeastern section of Plum with regulations that will help maintain the area’s rural character, e.g., restrictions on tree removal, maximum developable slopes, etc.

**Objective E: Promote development that is environmentally friendly via cluster zoning, conservation subdivisions, transfer of development rights, etc.**

**Strategy**

- Develop standards in the Unified Development Ordinance for conservation subdivisions, density bonuses, sustainability principles, etc.
- Amend the borough’s unified development ordinance to create incentives for green building design and construction

**Goal 4: Provide areas for higher-density commercial, light industrial, and other intensive land uses in a cohesive land-use district(s)**

**Objective A: Encourage commercial and office development.**

**Strategy**

- Through zoning, maintain areas for cohesive commercial and light industrial land uses in the southwest section of the borough along Davidson Road and in the southeast section of the borough along Old Frankstown Road

**Objective B: Encourage development and/or redevelopment along the Leechburg Road, Saltsburg Road (PA Route 380), PA Route 366, Golden Mile Highway (PA Route 286), Coxcomb Hill Road (PA Route 909) and Old Leechburg Rd. corridors.**

**Strategy**

- Maintain areas for cohesive commercial and light industrial uses along Leechburg Road, Saltsburg Road (PA Route 380), Greensburg Road (PA Route 366), Golden Mile Highway (PA Route 286), Coxcomb Hill Road (PA Route 909) and Old Leechburg Road corridors
- Amend the Unified Development Ordinance and Zoning Map to allow for various types of commercial development along the corridors

**Objective C: Promote development of borough property (aka the Renton site) as the new civic center and the redevelopment of the current municipal complex on New Texas Rd. as a commercial town center.**

### **Strategy**

- Determine the feasibility of relocating the borough municipal complex to the Renton site and redeveloping the current municipal complex into a commercial center
- Zone the Renton site to allow for the development of a civic center
- Through zoning, promote the redevelopment and reuse of the current municipal complex as a new commercial center

## **Chapter 9**

### **Intergovernmental Cooperation Plan**

#### **Goal 1: Participate in intergovernmental programs**

**Objective A: Continue as a member of Turtle Creek Council of Governments, South Hills Area Council of Governments, and Central Westmoreland Council of Governments.**

#### **Strategy**

- Budget for annual membership fees
- Continue joint purchasing through councils of governments and through state purchasing programs to maximize savings.

#### **Goal 2: Keep planning commission and zoning hearing board members current with new PAMPC requirements**

**Objective A: Educate new planning commission members about their duties and responsibilities.**

#### **Strategy**

- Participate in Local Government Academy Training seminars
- Host a Local Government Training Academy seminar for the planning commission members of Plum Borough and surrounding municipalities

#### **Goal 3: Avoid duplication of utility services**

**Objective A: Provide potable water service and sanitary sewer service.**

#### **Strategy**

- Continue to purchase water through Penn-Wilkinsburg Joint Authority
- Continue agreement with Oakmont Water Authority to supply water service to appropriate parts of the borough
- Continue agreements with Penn Hills and New Kensington for treatment of sanitary sewerage

**Goal 4: Promote shared services**

**Objective A: Hire a full-time recreation director.**

**Strategy**

- Share a Parks and Recreation Director with a neighboring municipality

**Goal 5: Stay current with the PAMPC requirements**

**Objective A: Keep up-to-date with PA MPC changes.**

**Strategy**

- Update Unified Development Ordinance

**Implementation**

The implementation of a comprehensive plan requires a multi-faceted strategy and entails cooperation and collaboration between and among many public sector and private sector entities. Chapter 12 of the comprehensive plan (Implementation Strategies) contains an implementation chart that is an action schedule for achieving the comprehensive plan's goals, objectives and strategies in phases over a ten-year period. This implementation chart identifies actions to be taken, responsible entities, potential resources, preliminary cost estimates, and timeframes.