
II-G. Plan Components Interrelationship Statement

PLAN COMPONENTS INTERRELATIONSHIP STATEMENT

The synthesis of interrelated activities to resolve issues and problems is always the thrust of community planning. In this regard, there are linkages among the elements of the goals and objectives and recommendations of the Comprehensive Plan. All are related and should further the overall goal which *is to make Rice's Landing Borough an attractive and functional community in which people will want to live, shop, and work.* This clearly underlies all future land use recommendations which attempt to protect environmental features, promote rehabilitation where needed, encourage low intensity economic development, and discourage sprawl.

The Zoning and Subdivision/Land Development Ordinances place the land use, division of property, and land development recommendations in a regulatory framework. Housing recommendations not only come to terms with demographic trends, rehabilitation needs, and existing housing conditions, but also further the goals of low-intensity and complementary residential development, the elimination of blighting influences, and the conservation of the existing way of life in the Borough. Transportation recommendations not only address safety issues and strengthen and improve the existing transportation system, but seek to enhance future land use recommendations and economic development potentials as well. The community facility and services recommendations reflect the land use recommendations related to the enhanced village center concept, the avoidance of sprawl, and the preservation historic settlements and the industrial heritage. Finally, heritage/tourism development recommendations have obvious impacts on future economic development potentials.

The various relationships among the components of the Plan and the required implementation considerations are summarized in the remainder of this subsection. The following abbreviations are used in this summary.

- GCP&DD: Greene County Planning and Development Department
- PaDOT: Pennsylvania Department of Transportation
- GCHS: Greene County Historical Society
- Governing Body: Rice's Landing Borough Council.
- DCED: Pennsylvania Department of Community and Economic Development
- GCHA: Greene County Housing Authority

**Plan Component Interrelationships
and Implementation Considerations**

<u>RECOMMENDATIONS AND COMMENTS</u>	<u>COMPONENTS AFFECTED</u>	<u>IMPLEMENTING AGENCIES</u>	<u>RELATIVE PRIORITY</u>
A. <u>Overview</u>			
1. Municipal Cooperation/Consolidation	Land Use Housing Economic Base Transportation Community Facilities Municipal Financial	Governing Body	On-going and mid-term
2. Regional Planning Area Needs	Land Use Public Utilities Community Facilities Economic Base Housing Transportation Physiography	GCPⅅ Governing Body	On-going and mid-term
B. <u>Historic Preservation</u>			
1. Continue local historical/heritage group	Historic	GCPⅅ GCHS;	Immediate
2. Resource Conservation/Development - Districts - Workshops - Review Board	Historic Economic Base Community Facilities Housing	GCHS	Immediate and Short-term

RECOMMENDATIONS AND COMMENTS	COMPONENTS AFFECTED	IMPLEMENTING AGENCIES	RELATIVE PRIORITY
3. Facade Program and Calendar of Events	Historic Economic Base	Governing Body, DCED	Long-term
C. Land Use			
1. Regional Planning - Reviews - Plan Update	Land Use Physiography Community Facilities Population/ Demographics Economic Base Transportation	Governing Body	On-going
2. Zoning Ordinance Preparation and Enforcement	Land Use Physiography Economic Base Housing Transportation Historic	Governing Body	Immediate
3. Subdivision/Land Development Ordinance Prepar- ation and Enforce- ment	Land Use Physiography Economic Base Housing Transportation	Governing Body	Immediate
D. Housing			
1. Assisted Rehab- ilitation - Owner - Renter	Housing Historic Population/ Demographics	GCPⅅ Governing Body	Short-term and Long-term
2. Strategic demolitions	Housing Land Use	GCPⅅ Governing Body	Immediate
3. Senior Housing	Housing Land Use	Governing Body; GCHA	Short-term

<u>RECOMMENDATIONS AND COMMENTS</u>	<u>COMPONENTS AFFECTED</u>	<u>IMPLEMENTING AGENCIES</u>	<u>RELATIVE PRIORITY</u>
E. <u>Economic Base</u>			
1. Tourism and Heritage Development	Economic Base Historic	GCHSG GCPⅅ Governing Body	Immediate and On-going
F. <u>Transportation</u>			
1. Regional Highway Improvements - Route 219 - Route 30	Transportation Land Use Economic Base	PaDOT; GCP&DD Governing Body	Short- and Long-term
2. Intersection Improvements	Transportation Land Use	PaDOT; GCPⅅ Governing Body	Short-term
3. Local Street Resurfacing and Improvements	Transportation Land Use Community Facilities	Governing Body	Immediate and On-going
G. <u>Community Facilities</u>			
1. Water and Sewer Enhancements	Community Facilities Land Use Economic Base Physical/Environmental	MBWA; MBSA; Governing Body	Long-term
2. Recreation Facility	Community Facilities Land Use Physical/Environmental	Governing Body;	Short-term

RECOMMENDATIONS AND COMMENTS	COMPONENTS AFFECTED	IMPLEMENTING AGENCIES	RELATIVE PRIORITY
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3.	Local Police	Community Facilities Economic Base	Governing Body	Long-term
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H. Physical/Environmental

1.	Developmental Limitations	Land Use Community Facilities Economic Base Housing Physical/Environmental Municipal Financial	GCPⅅ Governing Body	On-going
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I. Municipal Financial

1.	Municipal Consolidation	Land Use Population/ Demographics Community Facilities Transportation Economic Base Housing Physical/Environmental Municipal Financial	Governing Body	Long-term
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II-H. Contiguous Municipalities Statement

CONTIGUOUS MUNICIPALITIES STATEMENT

Rice's Landing Borough, Greene County, is located in Jefferson Township bordering Cumberland Township and the Monongahela River, near the northeastern corner of the Greene-Fayette County line. It is influenced by the economies of the two townships and neighboring boroughs as well as the county. Therefore, for purposes of this analysis, the Borough is compared to the commonwealth and county totals including the boroughs and townships which surround it. Rice's Landing is surrounded by Cumberland, Greene, Franklin, and Morgan Townships in Greene County and Luzerne Township in Fayette County. Several boroughs share the region with Rice's Landing and will share similar demographics and trends. Recommendations made within this plan were coordinated with these surrounding municipalities in mind. This plan seeks to be regionally consistent; it is believed the goals, objectives and recommendations are consistent with the neighboring municipalities. A summary of the Goals, Objectives, and Recommendations were sent to these municipalities and the local school district for comment.