

Landscapes2 INDEX REPORT CARD

2010

Landscapes2



Chester County Board of Commissioners

Terence Farrell

Kathi Cozzone

Ryan Costello

INTRODUCTION

Purpose

The purpose of the Landscapes2 Index is to measure progress being made to achieve the goals of *Landscapes2, the Chester County Comprehensive Policy Plan*. This “report card of progress” will be published annually by the Chester County Planning Commission.

Background

The Chester County Board of Commissioners adopted Landscapes2 on November 9, 2009. This plan updates Landscapes, adopted in 1996, and recommits the county to the vision of preserving and enhancing the unique character of Chester County’s landscapes by concentrating growth in the most appropriate areas. The plan provides a framework for managing growth by encouraging sound economic development, revitalizing urban centers, and protecting open space and agricultural resources. The plan includes goals for eleven elements to guide development of policies and actions, and refinement of the Livable Landscapes map. The plan established three initiatives for change: build working partnerships, create sustainable communities, and keep Chester County green. These initiatives promote the accomplishment of the principles of Landscapes2.

With the adoption of Landscapes2, the Planning Commission has updated the Landscapes Index to more closely reflect the new plan. The Planning Commission developed the original Landscapes Index to measure the progress toward achieving the goals of Landscapes and to keep the plan in the forefront of community discussion. The Landscapes Index, consisting of 18 indicators, measured changing conditions from 1996 to 2010. The overall index showed a steady positive trend, but it was not uniform among all the indicators.

Continuing to monitor progress toward the goals of Landscapes2 is important because it is a long-term plan. The new index is designed to correlate with changes in the updated Landscapes2 plan. To update the index staff compared the new goals of Landscapes2 to the existing index measures. Measures that were no longer relevant were dropped from the index. Measures that were still relevant to the updated plan were modified when possible to make the findings more useful. New measures were developed to address new issues.

Landscapes2 Index and measures

The Landscapes2 Index consists of sixteen measures within seven categories related to the three initiatives for change and the goals of Landscapes2. Each measure shows the status of an element of the Landscapes2 plan. Positive trends in a measure signify improvement. Negative trends reveal deficiencies that should be addressed.

The selected measures have to meet several criteria. They have to be relevant to the goals of Landscapes2. The data has to be understandable and clearly indicate whether the trend is positive or negative for Landscapes2. All measures have to be based on reliable data that is updated every year and reported in a consistent manner. An increasing value must signify a positive trend for Landscapes2.

The Landscapes2 Index serves as a barometer of many diverse trends. The index provides a snapshot of current conditions compared to conditions around 2009 when Landscapes2 was adopted. The component measures show trends for specific subjects and help to show why the index improved or regressed. Over time the trend line created by the annual index shows the degree of progress being made to achieve the goals of Landscapes2.

Calculating the index

Each of the sixteen measures has base year data to serve as a starting point for establishing a trend and developing the Landscapes2 Index. The desired base year is 2009, the year Landscapes2 was adopted. Ten of the measures have 2009 data for the base year. The remaining six measures use 2008 for the base year because that was the latest data available at the time the index was established. Most of the measures use a three year average calculated with the base year and the two preceding years. This statistical technique minimizes short term dips or spikes that may not be typical of the trend. This establishes a more reliable base value for future comparison.

The data for each measure is converted to a base year value of 100 for the index. This provides a common initial value for each measure. Every year after the base year, the current data for each measure is divided by the base year data to calculate the current value for that measure. All measures are calculated so that an increasing value represents a positive trend and a decreasing value represents a negative trend. The Landscapes2 Index is calculated as the average of all component values.

Key features of the index

- Value of each measure = (Current year/Base year) x 100
- The base year value is 100.
- In each following year:
 - Above 100 shows improvement
 - Below 100 shows decline
- Landscapes2 Index = average of all 16 measures

The Index is the average of
16 measures
within **7** categories
related to the
**three initiatives for
change and the goals
of Landscapes2.**

HIGHLIGHTS

Summary of findings from the 2010 index

The 2010 Landscapes2 Index is 100, meaning there has been no overall change from the base year conditions. The positive changes in some measures were offset by negative changes in other measures. Although the overall index did not change, there was change in the component measures. Ten measures are above 100, indicating improvement. Five measures are below 100, indicating declining conditions. One measure remained the same.

Measures showing noteworthy progress include:

- **Proposed Non-residential Development:** This measure improved to 126 with 93 percent of the square feet of proposed non-residential structures located in designated growth areas. This represents a large increase in consistency with Landscapes2.
- **Farm Production:** Chester County's agricultural production increased to 10.5 percent of the total value in Pennsylvania. The strength of crop production, especially mushrooms, in Chester County overcame the weakness in the statewide and county livestock and dairy markets.
- **Air Quality:** The region had 22 more days in 2010 than the base period when both ozone and particulate matter were rated good. This represents improved air quality.
- **Sewer Infrastructure:** There was an increase in the percentage of sewer projects consistent with Landscapes2. This shows proposed sewer facilities are supporting the objectives of Landscapes2, including the designated growth pattern.
- **Municipal Ordinance Amendments:** All adopted municipal ordinance amendments relevant to Landscapes2 were judged consistent with the plan.

Measures raising concerns include:

- **Small Business Loans:** The number of loans issued to small businesses declined dramatically from the base year average due to the great recession. The base years (2006–2008) were an economic boom time with extensive borrowing for expansion. It is likely to take many years to return to the high loan activity of the base period.
- **Public Transportation Access:** There was less transit service available due to a reduction in bus service on several SEPTA routes.
- **Travel Time:** Automobile trips took longer than in the base period.

The 2010
Landscapes2 Index

is **100**

Although the overall
index did not change,
there was change in the
component measures.

Landscapes2 Index Report Card 2010

The *Landscapes2 Index Report Card 2010* measures progress that has been made to achieve the goals of *Landscapes2, the Chester County Comprehensive Policy Plan*.

[Click](#) on each measure for detailed information.

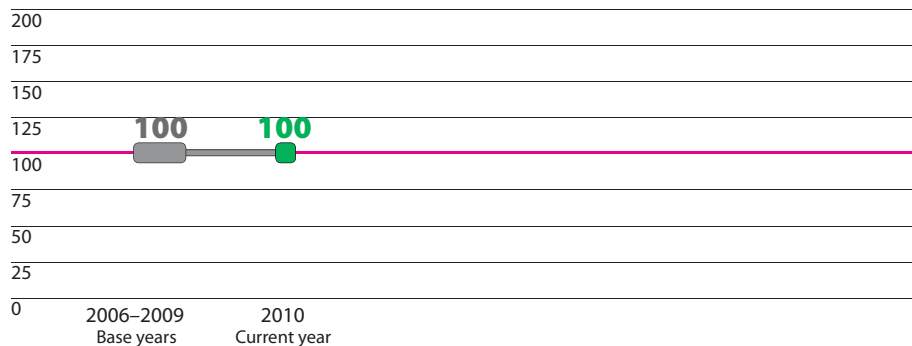
Category	Measure	Base year	Current year
Preserved land	▶ Protected Farmland	100	105
	▶ Protected Open Space (non-farmland)	100	101
Development	▶ Proposed Housing Units	100	103
	▶ Proposed Non-residential Development	100	126
	▶ Sewer Infrastructure	100	109
Housing	▶ Housing Affordability	100	99
	▶ Residential Loans in Urban Areas	100	102
	▶ Housing Density	100	100
Transportation	▶ Traffic Safety	100	102
	▶ Public Transportation Access	100	92
	▶ Travel Time	100	90
Economy	▶ Farm Production	100	117
	▶ Small Business Loans	100	41
Resources	▶ Stream Quality	100	97
	▶ Air Quality	100	111
Partnership	▶ Municipal Ordinance Amendments	100	108

100

**Landscapes2
Index
2010**

The index is the average of all 16 measures.

Landscapes2 Index



Protected Farmland

105

Index Value

Purpose Statement

Preservation of farmland is important to maintain the agricultural industry, productive soils, and cultural heritage of Chester County. The amount of eased farmland is an indication of the commitment of property owners and the public sector to preserve land for agricultural production.

Description

Cumulative acres of farmland protected by easement purchases.

Base year	2009	26,710 Acres
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Current year	2010	28,140
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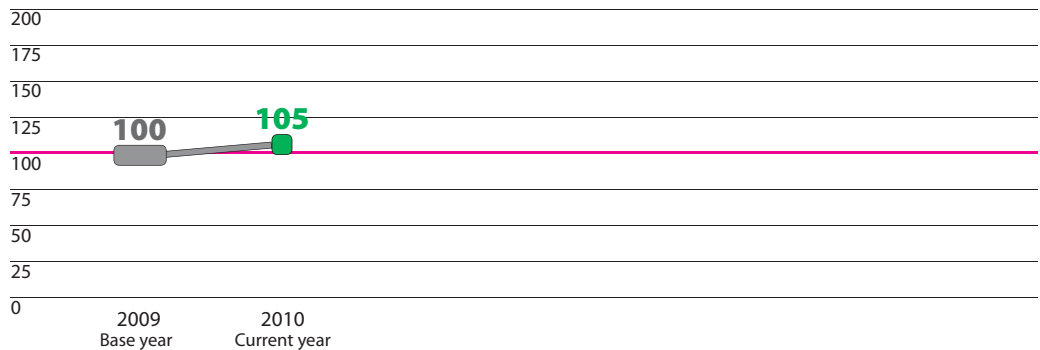
Data Source: Chester County Department of Open Space Preservation

Index value formula:

$$\frac{\text{Acres Current year}}{\text{Acres Base year}} \times 100 = \text{Index value}$$

$$\left(\frac{28,140}{26,710} \right) \times 100 = 105$$

Index trend line



Interpretation

There were 1,430 acres placed under easement protection in 2010 through the State and Chester County farmland easement grant programs. Farmland easement purchase programs have been successfully protecting Chester County farmland since 1990. The number of acres eased in 2010 is approximately 90 acres more than the annual average since the beginning.

Protected Open Space, Non-Farmland

101
Index Value

Purpose Statement

Open space protection is necessary to maintain the balance between growth and preservation. Open space protects natural resources, provides land for recreation, and enhances the quality of life. The amount of protected land is an indication of the commitment of the public sector, organizations, and land owners to preserve open space.

Description

Cumulative acres of open space protected by public ownership, land trusts, or home owners associations (excluding agricultural conservation easements).

Base year	2009	84,540 Acres
Current year	2010	85,000

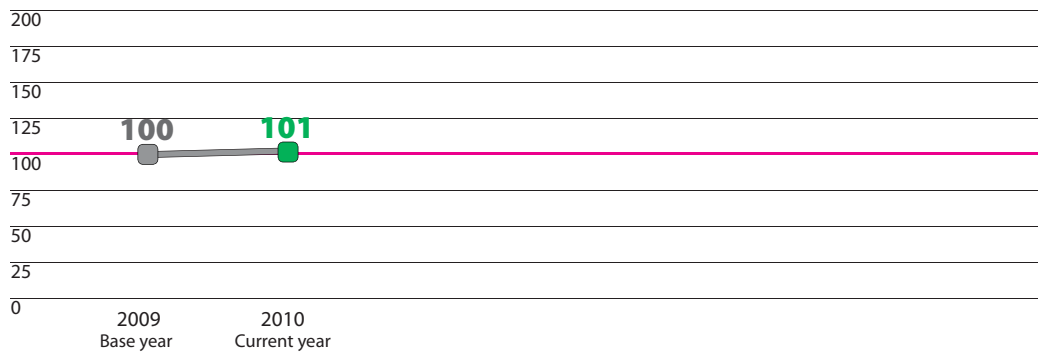
Data Source: Chester County Planning Commission, annual open space inventory

Index value formula:

$$\frac{\text{Acres Current year}}{\text{Acres Base year}} \times 100 = \text{Index value}$$

$$\left(\frac{85,000}{84,540} \right) \times 100 = 101$$

Index trend line



Interpretation

The amount of land protected as open space increased by 460 acres to a current total of 85,000 acres in Chester County. This increase was well below average compared to other years.

Proposed Housing Units, in Growth Areas

103

Index Value

Purpose Statement

The Livable Landscapes map is divided into two core areas, growth areas and rural resource areas. The growth areas consist of the urban and suburban landscapes and suburban centers. The county encourages future development to be concentrated in these landscapes. Proposed housing development is an indication of whether new residential development is located in the appropriate areas.

Description

Percent of total proposed housing units in designated growth areas.

Base years	2007–2009	74% in growth areas
Current year	2010	76%

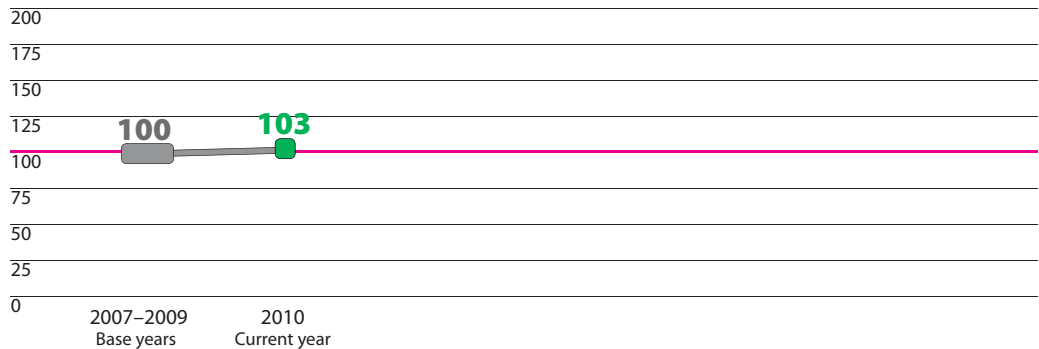
Data Source: Chester County Planning Commission reviews of subdivision and land development plans

Index value formula:

$$\left(\frac{\text{Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{76\%}{74\%} \right) \times 100 = 103$$

Index trend line



Interpretation

The percentage of proposed housing units in the growth areas increased slightly. This is a positive trend for Landscapes2—concentrating development in the growth area landscapes. Although the overall percentage in the growth areas increased, the proposals were mostly located in the suburban landscape and very little in the urban landscape. Ideally, there should be a more equal mix of proposed units in both landscapes. While it was good that the percentage of units in the rural resource areas declined, the largest proportion of proposed units in these areas was in the agricultural landscape. The rural centers are more appropriate locations for housing in the rural resource areas.

Proposed Non-residential Development, in Growth Areas

126

Index Value

Purpose Statement

The Livable Landscapes map is divided into two core areas, growth areas and rural resource areas. The growth areas consist of the urban and suburban landscapes and suburban centers. The county encourages future development to be concentrated in these landscapes. The location of proposed non-residential development is an indication of whether new development is occurring in the appropriate areas.

Description

Percent of total proposed non-residential structure square feet in designated growth areas.

Base years	2007–2009	74% in growth areas
Current year	2010	93%

Data Source: Chester County Planning Commission reviews of subdivision and land development plans

Index value formula:

$$\left(\frac{\text{Percent in growth areas Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{93\%}{74\%} \right) \times 100 = 126$$

Index trend line



Interpretation

There was a large increase in the percentage of proposed non-residential development in the growth areas. This is a major improvement from the base year for consistency with Landscapes2.

Sewer Infrastructure

109

Index Value

Purpose Statement

Concentrating development in designated growth areas and limiting it in rural resources areas is essential to balancing growth and preservation. Public sewer systems support concentrated development in growth areas. Wastewater facilities protect groundwater, other natural resources, and public health. Planned sewer projects consistent with Landscapes2 indicate coordination between wastewater and land use planning.

Description

Percent of Act 537 sewer project reviews consistent with Landscapes2 map and policies.

Base year	2009	77%	of sewer projects consistent with Landscapes2
Current year	2010	84%	

Data Source: Chester County Planning Commission, Act 537 reviews

Index value formula:

$$\frac{\text{Percent of sewer projects consistent with Landscapes2 Current year}}{\text{Base year}} \times 100 = \text{Index value}$$

$$\left(\frac{84\%}{77\%} \right) \times 100 = 109$$

Index trend line



Interpretation

The percentage of sewer projects consistent with Landscapes2 increased in 2010. This shows greater coordination between sewer infrastructure and the growth pattern proposed by Landscapes2.

Housing Affordability

99

Index Value

Purpose Statement

Landscapes2 identified affordable housing as one of the most important issues facing Chester County. A good indicator of housing affordability is monthly housing costs as a percentage of household income. Housing is generally considered affordable if the household is paying less than 30% of its income for monthly housing costs. These households are not considered to have a cost burden.

Description

Percent of households paying less than 30% of monthly household income for housing costs. Households include owners with a mortgage, owners without a mortgage, and renters.

Base Years	2006–2008	67.0% of households paid less than 30 percent
Current year	2009	66.4%

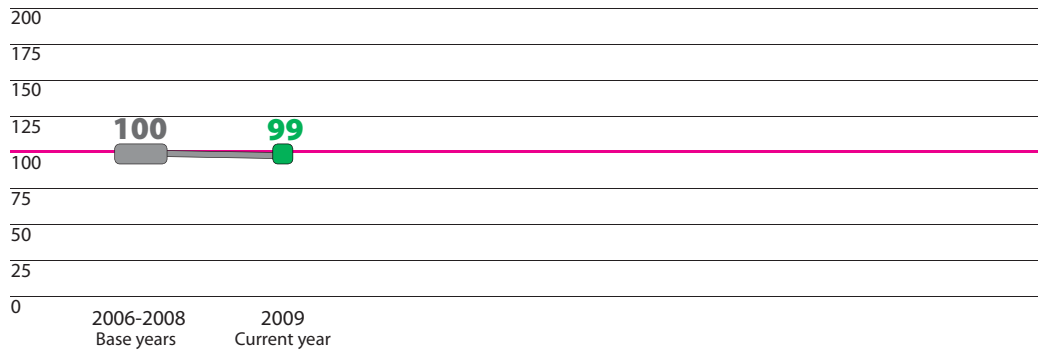
Data Source: U. S. Census Bureau, American Community Survey, Chester County 1-yr. estimates

Index value formula:

$$\frac{\text{Percent of households in affordable housing Current year}}{\text{Base year}} \times 100 = \text{Index value}$$

$$(66.4\% \div 67.0\%) \times 100 = 99$$

Index trend line



Interpretation

Housing affordability remained about the same. The percentage of households paying less than 30% of their income for housing costs decreased slightly. The change is so small that it is not statistically significant. The base year period includes times when the housing market was booming and the beginning of the housing market crash in 2008. The comparison year, 2009, was a year of economic recession and higher than usual unemployment.

Residential Loans in Urban Areas

102

Index Value

Purpose Statement

Maintenance and revitalization of urban areas is important to achieving the vision of Landscapes2. Investment to rehabilitate existing housing, construct new housing, and preserve historic homes is crucial to accomplish that goal. This measure indicates the proportion of residential loans that are committed to houses in urban areas.

Description

The percentage of residential loans located in urban areas relative to the percentage of housing units located in urban areas. A value over 1 means the share of loans in urban areas is greater than the share of housing units in urban areas.

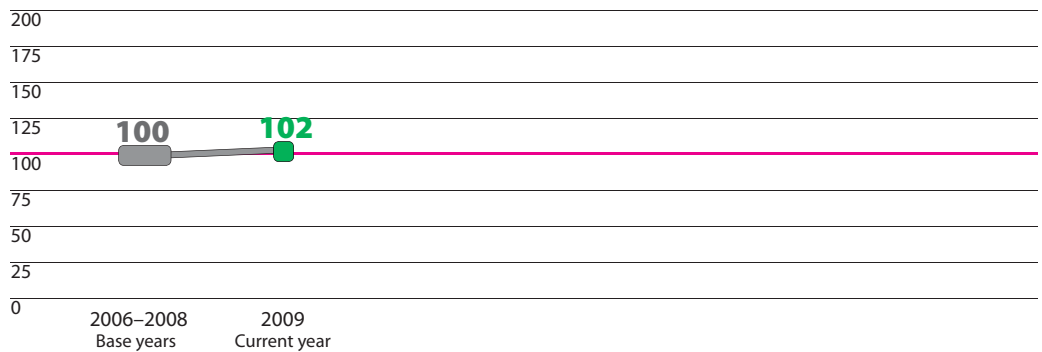
Base years	2006–2008	0.88	(ratio of % of urban loans to % of urban housing units)
Current year	2009	0.89	

Data Source: Home Mortgage Disclosure Act (HMDA) Aggregate Report, provided by Federal Financial Institutions Examination Council (FFIEC)

Index value formula:
$$\frac{\text{Ratio of urban loans to urban housing units Current year}}{\text{Base year}} \times 100 = \text{Index value}$$

$$\left(\frac{0.89}{0.88} \right) \times 100 = 102$$

Index trend line



Interpretation

The percentage of loans in the urban areas increased in 2009 despite a decline in the percentage of housing units in urban areas. This shows a relative increase in housing investment in urban areas compared to the rest of the county. The overall number of loans was low reflecting the weak housing market and reluctance of lenders to issue loans. There is usually a decrease in the percentage of housing units in urban areas each year because more houses are constructed outside urban areas.

Housing Density, in Growth Areas

100

Index Value

Purpose Statement

Landscapes2 encourages compact development in designated growth areas to reduce sprawl. Increased density of new housing units in the growth areas is an indication of development on smaller lots in the appropriate areas.

Description

Average density (units/acre) of new single-family housing units (attached and detached) located in growth areas.

Base Years	2007–2009	1.64 housing units per acre
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Current year	2010	1.64
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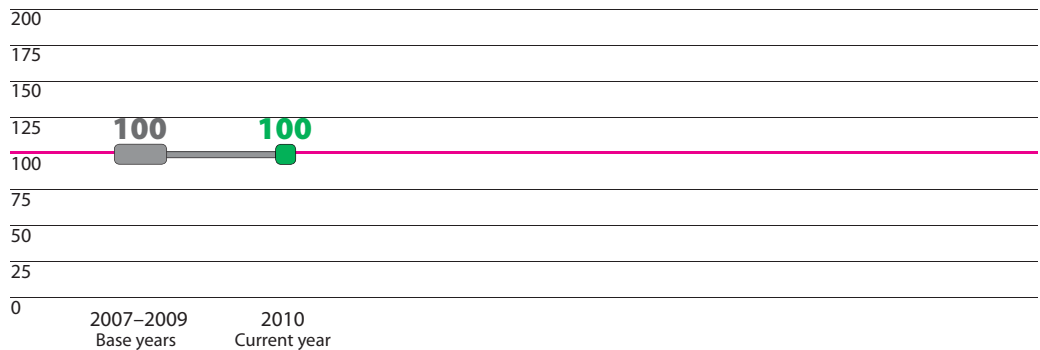
Data Source: New housing unit data from the Chester County Department of Assessment

Index value formula:

$$\left(\frac{\text{Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{1.64}{1.64} \right) \times 100 = 100$$

Index trend line



Interpretation

The average density for new single-family housing units in the growth areas remained the same as the base years.

Traffic Safety

102

Index Value

Purpose Statement

The safety of the transportation system for all users is a concern of Landscapes2. The number of crashes with property damage, injuries or fatalities is an indication of the safety of the transportation system.

Description

Total number of reportable crashes relative to vehicle miles traveled (VMT). This measure is expressed as VMT per crash. It is calculated by dividing the total VMT by the total number of crashes. An increase in the measure means there are fewer crashes relative to total miles of travel, a positive trend.

Base Years	2006–2008	2,605	vehicle miles traveled per crash
Current year	2009	2,666	

Data Source: Pennsylvania Department of Transportation, Pennsylvania Crash Facts and Statistics, and Pennsylvania Department of Transportation, Pennsylvania Highway Statistics

Index value formula:

$$\left(\frac{\text{Vehicle miles traveled per crash Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{2,666}{2,605} \right) \times 100 = 102$$

Index trend line



Interpretation

The total number of crashes declined in 2009 compared to the base period. The total number of daily vehicle miles traveled declined, also. The total number of miles traveled per crash increased. This is an indication of safer travel on Chester County roads. Improved safety is reflected in the severity of crashes, also. The number of crashes with fatalities, 27, was 19 fewer (41% less) than the base year average of 46 fatal crashes. The number of crashes with injuries also declined (7.5%), while the number of crashes with property damage increased less than 1%.

Public Transportation Access

92

Index Value

Purpose Statement

Expanding transportation opportunities, including alternatives to automobile travel, is a priority of Landscapes2. Public transportation can expand mobility, support appropriate land use diversity, and alleviate congestion. Access to public transportation service is an indication of existing alternative transportation options.

Description

Total weekday daily vehicle route miles of all transit routes in the county in December of each year.

Base Years	2009	8,951	daily route miles
Current year	2010	8,244	

Data Source: Chester County Planning Commission

Index value formula:

$$\left(\frac{\text{Daily route miles Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{8,244}{8,951} \right) \times 100 = 92$$

Index trend line



Interpretation

The number of route miles declined in 2010 reflecting a reduction of service. This was mainly due to reductions on SEPTA bus routes 104, 205, and 306 due to low ridership and limited funding. No routes were eliminated or added.

Travel Time

90

Index Value

Purpose Statement

Traffic congestion was a leading issue identified by the survey and focus groups during the development of Landscapes2. Travel time is an indication of traffic congestion and factors affecting congestion, such as travel alternatives and transportation/land use connections.

Description

Average travel time on four selected highways (Routes 1, 30, 202, and 422) at 8:00 AM and 5:45 PM. This measure is expressed as average miles traveled per unit of time (30 minutes) so an increase reflects less travel time, a positive trend. As travel time on the fixed sample routes goes down, the distance traveled in 30 minutes will go up.

Base years	2007–2009	23.7 miles in 30 minutes
Current year	2010	21.4

Data Source: Traffic.com, daily AM and PM peak travel time estimates for the selected routes

Index value formula:

$$\left(\frac{\text{Miles in 30 minutes Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{21.4}{23.7} \right) \times 100 = 90$$

Index trend line



Interpretation

The average distance traveled in 30 minutes was less than the average distance established by driving records for the time when Landscapes2 was adopted. This means that travel time increased on local expressways. Trips are taking longer.

Farm Production

117

Index Value

Purpose Statement

Maintaining agriculture as an important component of the county economy and culture is a goal of Landscapes2. The value of agricultural production in the county compared to the total state value is an indication of whether the county is maintaining its agricultural importance.

Description

Total market value of Chester County agricultural products as a percentage of total value in the state.

Base Years	2006–2008	8.9%	produced in Chester County
Current year	2009	10.5%	

Data Source: U.S. Department of Agriculture, National Agricultural Statistics Service, Pennsylvania Office, Annual Statistical Bulletin

Index value formula:

$$\left(\frac{\text{Percent is produced in Chester County Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{10.5\%}{8.9\%} \right) \times 100 = 117$$

Index trend line



Interpretation

Chester County agriculture performed very well in 2009. The improvement in this measure is related to crop production being the main component of the county's agricultural production. Livestock production provides the larger share of agricultural production in the state. There was a decline in the value of livestock, poultry and dairy for both the county and state in 2009. This was the result of weakness in domestic and global demand for meat and dairy products. Crop production increased in Chester County while it remained the same in the state compared to the base years. The value of agricultural production in Chester County rose as a percentage of the total value in the state as a result of these factors.

Small Business Loans

41

Index Value

Purpose Statement

A strong and diverse economy, a goal of Landscapes2, is necessary to maintain the quality of life of Chester County. The health and growth of businesses is critical to the economy. Access to credit is vital to small business survival. The number of loans is a measure of the interest and ability of businesses to update and expand their operations.

Description

Total number of small business loans made to businesses in Chester County. Small business loans are business loans whose original amounts are \$1 million or less.

Base years	2006–2008	22,647	loans originated annually
Current year	2009	9,264	

Data Source: Community Reinvestment Act (CRA), Aggregate Report Table 1-1, provided by the Federal Financial Institutions Examination Council (FFIEC)

Index value formula:

$$\left(\frac{\text{Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{9,264}{22,647} \right) \times 100 = 41$$

Index trend line



Interpretation

The number of loans granted in 2009 was dramatically less than the average number of annual loans in 2006 through 2008. The economy was booming in 2006, 2007, and 2008 until the national collapse of the housing markets and investment in September 2008. The impact of the recession is evident in the low number of business loans originated in 2009. It is likely to take many years to return to the loan activity of the base period. Progress for this measure may be achieved with steady annual increases rather than a rapid rise back to 100.

Stream Quality

97

Index Value

Purpose Statement

Protecting the network of natural resources is a goal of Landscapes2. Sustaining and enhancing water quality is an important objective. Stream quality is an indication of the safety of our water supply, condition of aquatic habitats, and status of the environment. Biological diversity is an excellent measure of stream quality.

Description

Average Hilsonhoff Biotic Index (HBI) value of eighteen stream samples in the county. The HBI measures biotic diversity on a scale of 0 to 10 with 0 the best quality and 10 the worst quality. The measure uses the average of the eighteen sample values and subtracts it from ten so that 10 is the best quality (10 - average HBI = measure value). This means an increasing value shows a positive trend.

Base Years	2006–2008	5.50 (10 <i>minus</i> average HBI value)
Current year	2009	5.33

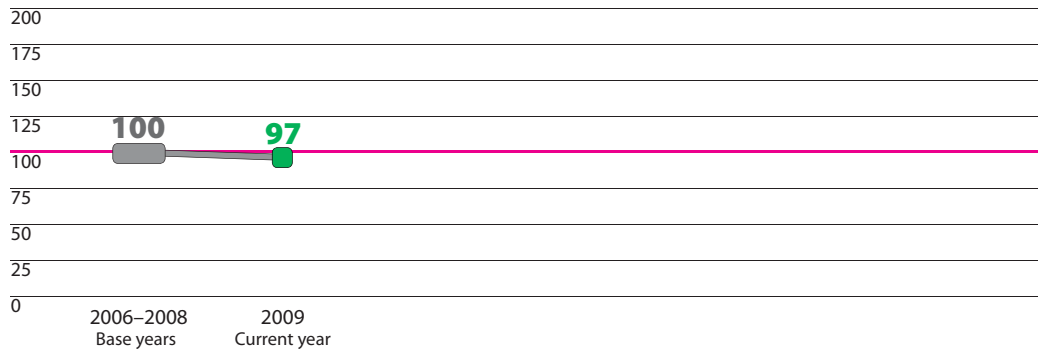
Data Source: Chester County Water Resources Authority providing U. S. Geological Survey data

Index value formula:

$$\left(\frac{\text{Current year}}{\text{Base year}} \right) \times 100 = \text{Index value}$$

$$\left(\frac{5.33}{5.50} \right) \times 100 = 97$$

Index trend line



Interpretation

Overall the monitoring values rate the quality of the streams in generally good condition (slightly impaired). Stream quality is lower than the base years. Stream quality ratings are lower at the majority of monitored sites in 2009. Additional stream and watershed protection is warranted.

Air Quality

111
Index Value

Purpose Statement

Protecting, restoring, and maintaining the network of natural resources is a goal of Landscapes2. Air quality in the Philadelphia region is a signal of the magnitude of pollutants and their impacts on the environment and public health.

Description

Percent of days with an AQI rating of good for both ozone and airborne particles (PM 2.5) in the Philadelphia PMSA. The AQI is an index for reporting daily air quality. Ground-level ozone and airborne particles pose the greatest threat to health. Days rated “good” indicate satisfactory air quality with air pollution posing little or no risk to public health. The region is used because of the regional nature of air quality.

Base years	2007–2009	54.7% of days rated good
Current year	2010	60.8%

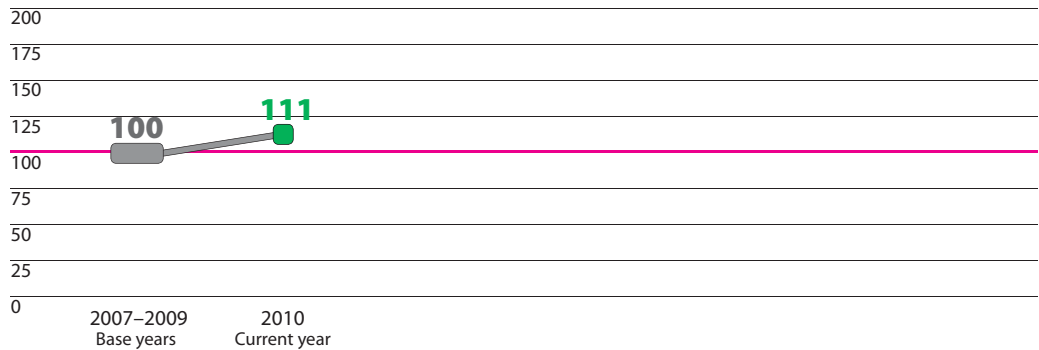
Data Source: U. S. Environmental Protection Agency (EPA), Air Quality Index (AQI)

Index value formula:

$$\frac{\text{Percent of days rated good for air quality Current year}}{\text{Base year}} \times 100 = \text{Index value}$$

$$(60.8\% \div 54.7\%) \times 100 = 111$$

Index trend line



Interpretation

The percentage of days the AQI rated air quality good for both ozone and PM 2.5 increased to 60.8% in 2010. There were 222 good days in 2010 compared to an average of 200 during the base years (2007–2009). There was less risk to public health from air pollution in the region.

Municipal Ordinance Amendments

108

Index Value

Purpose Statement

The county must work in partnership with the municipalities to implement Landscapes2. Municipalities have the authority to regulate land use and development. Municipal plans and ordinances regulating development that are consistent with Landscapes2 policies indicate cooperation to achieve the desired development pattern.

Description

Percent of relevant municipal plan and ordinance amendments adopted that are consistent with Landscapes2 policies.

Base Years	2009	92.9%	of amendments consistent with Landscapes2
Current year	2010	100%	

Data Source: Chester County Planning Commission

Index value formula:

$$\left(\frac{\text{Current year}}{\text{Base year}} \div \frac{\text{Percent of amendments consistent with Landscapes2}}{100\%} \right) \times 100 = \text{Index value}$$

$$\left(\frac{100\%}{92.9\%} \right) \times 100 = 108$$

Index trend line



Interpretation

All amendments to municipal plans and ordinances related to development were consistent with Landscapes2 in 2010.

Chester County Planning Commission

601 Westtown Road • Suite 270

P.O. Box 2747

West Chester, PA 19380-0990

Phone

610-344-6285

Fax

610-344-6515

www.chesco.org/planning

www.Landscapes2.org

