A photograph of a dense forest. The foreground is filled with lush green ferns and moss-covered rocks. The middle ground shows several tall, thin trees with light-colored bark. In the background, there are larger, more mature trees with thick trunks. The overall scene is a vibrant, sun-dappled forest.

Indiana County Open Space, Greenways and Trails Plan

Photo Credit: Old Growth Forest, Pennsylvania Natural Heritage Program

preface

purposes and goals



Photo Credit: Yellow Creek State Park Wetlands, Pennsylvania Natural Heritage Program

Purposes

Goals

Resolution No. ____

resolution

The following individuals and organizations have made the development of the Indiana County Greenways, Open Space and Trails Plan possible:

Steering Committee Members

- Tom Clark—Member, Evergreen Conservancy
- John Dudash—Member, Evergreen Conservancy
- David Frick—Board Member, Indiana County Board of Commissioners
- Linda Gwinn—Board Member, Conemaugh Valley Conservancy
- Delbert Highlands—Member, Indiana County Planning Commission
- Laurie Lafontaine—Member, Indiana County Planning Commission
- Don Peffer—Director of Parks, Indiana Area Recreation and Parks Commission
- Penny Perman—Executive Director, Indiana County Tourist Bureau
- Don Rager—Historical Coordinator, Cherry Tree Heritage Society
- James Resh—Executive Director, Indiana County Conservation District
- John Somonick—Resident
- Nancy Smeltzer—Councilwoman, Smicksburg Borough
- Christopher Tracey—Ecologist, Pennsylvania Natural Heritage Program
- Jeff Wagner—NHI Coordinator, Pennsylvania Natural Heritage Program

Steering Committee Resource Staff

- Leann Chaney—Chief Planner, Indiana County Office of Planning and Development
- Ray Green—Intern Planner, Indiana County Office of Planning and Development
- Jeffrey Raykes—Senior Planner, Indiana County Office of Planning and Development
- Dan Silvis—GIS Coordinator, Indiana County
- Byron Stauffer, Jr.—Executive Director, Indiana County Office of Planning and Development
- George Urban—Assistant Director, Indiana County Office of Planning and Development

Additional Contributors

- Andrew JG Schwartz—Managing Principal, Environmental Planning & Design, LLC
- Jack R. Scholl—Senior Principal, Environmental Planning & Design, LLC

Photos: Pennsylvania Natural Heritage Program; Environmental Planning & Design, LLC

The Indiana County Greenways Plan is made possible through the support of Indiana County’s residents and leaders. This project was financed in part by a grant from the Community Conservation Partnerships Program, Keystone Recreation, Park and Conservation Fund, under the administration of the Pennsylvania Department of Conservation and Natural Resources, Bureau of Recreation and Conservation.

acknowledgments

What are Greenways, and why are they important?

Greenways are linear corridors, comprised of both land and water resources, which serve to connect sensitive natural resources and important open spaces.

The Pennsylvania, Department of Conservation and Natural Resources (DCNR) is working with state residents to realize the possibilities and benefits of designating these types of corridors.

The development of an integrated greenways network can provide opportunities to:

- Expand local and regional-scale recreation;
- Enhance the attractiveness and livability of an area;
- Provide alternative transportation routes/connections;
- Provide for and/or maintain continuity in critical habitats; and
- Improve and/or restore stream quality.

The Indiana County Open Space , Greenways and Trails Plan

Indiana County’s plan to designate a system of greenways is an extension of work that began with the County’s Comprehensive Parks and Recreation Plan. In creating this greenways system, or what is often referred to as a network, the County and its municipalities can work together to strategically provide unique recreation and conservation opportunities to residents and visitors. As part of this effort, several natural resource planning principles are important to consider:

- A. Identified greenways can be comprised of recreation and conservation-oriented corridors and open spaces.
- B. A network of greenways can exist in urban, suburban and rural landscapes.
- C. Opportunity exists to develop greenway connections across county boundaries.

Based upon the presence and patterns of existing natural resources, Indiana County ’s identified greenway projects can provide opportunity to forward local, regional and State-wide conservation and recreation planning initiatives.

purpose and goals | PURPOSES

Indiana County's Greenways Open Space Plan seeks to fulfill numerous purposes and goals.

Purposes of the Plan

The following purposes are listed in order of priority and are based upon comments gained throughout the planning process. Purpose statements identify the "essence" of why the Open Space Plan is important to pursue.

Purpose #1

Conserve important natural resources

Purpose #2

Celebrate cultural heritage

Purpose #3

Bolster economic development

Purpose #4

Promote healthy lifestyles

Purpose #5

Expand recreational opportunities

Purpose #6

Increase non-motorized mobility

Purpose #7

Increase awareness of recreation and environment

Purpose #8

Optimize use of land in the County



Pine Ridge County Park

Indiana County Greenway and Open Space Plan Goals

A goal embodies the desired outcome from an idea. Collectively, the identified purposes have been outlined to work in tandem with the County’s overall planning goals. Specific goals of the Greenways Plan include:

Did you know . . .

“The property for Pine Ridge Park was purchased in 1966 and 1967 primarily with federal Land and Water Conservation Fund grants. At the time Pine Ridge was being constructed, Indiana County was simultaneously constructing Blue Spruce Park and Hemlock Lake. Students from Penn State’s Landscape Architecture and Recreation Management departments created the original design for Pine Ridge Park. Students submitted park designs in a contest held by the Indiana County Planning Office in 1966. At 635 acres, Pine Ridge Park provides a variety of recreation options. Much of the park remains in a natural state with large stands of mature hardwoods. Tom’s Run, a scenic mountain stream, intersects the park. Several miles of hiking and cross-country skiing trails traverse the park.”

Source: *Indiana County Parks and Trails*

- #1 *Conserve unique watersheds and other natural features within the County*
- #2 *Increase visibility, awareness and accessibility to the County’s urban and rural cultural resource sites*
- #3 *Expand economic opportunity by fostering tourism and leveraging previous investments*
- #4 *Enhance opportunities for physical, mental and spiritual wellness through expanded recreation opportunities*
- #5 *Integrate existing open space assets to create a countywide recreation network*
- #6 *Enhance existing trail developments utilizing railway corridors, ridgetops and stream valleys*
- #7 *Promote local understanding of existing natural resources within the County*
- #8 *Determine compatible land uses that best leverage open space and trail resources*



planning
approach

Photo Credit: Tom's Run, Pine Ridge County Park, Pennsylvania Natural Heritage Program

County Profile

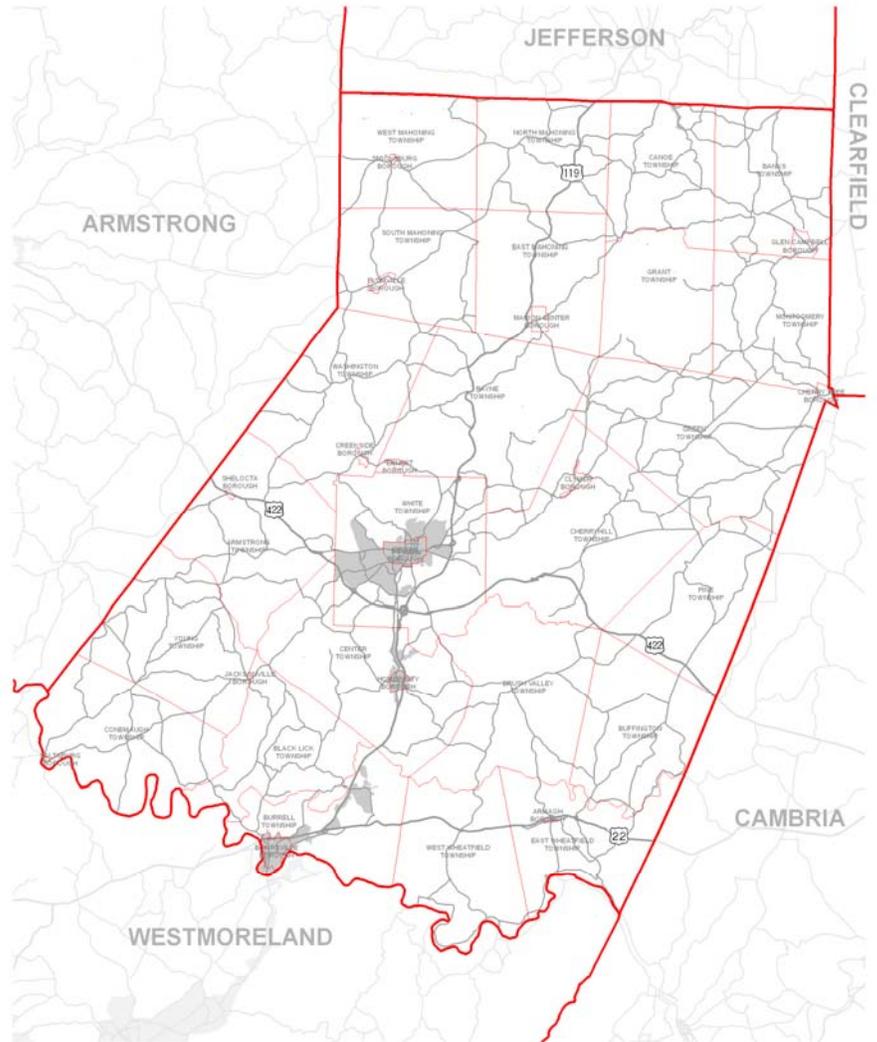
Methodology

Public Participation

County Profile

Indiana County is 834 square miles in size. Approximately 90,000 residents live within the County's 38 municipalities. There are several offices in the County's government structure charged with coordinating and overseeing planning-related projects. The Office of Planning and Development is responsible for overseeing and coordinating growth and economic development for the residents, businesses, and communities of Indiana County.

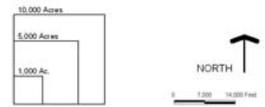
The County's Office of Parks and Trails is charged with the care of three regional parks, three historic sites, two natural areas and two bicycle trails. These existing resources, totaling more than 2,600 acres of land and 36 miles of trail, form the foundation upon which numerous future greenway and open space opportunities can be established.



LEGEND

- County Boundary
- Municipal Boundary
- Urban Areas (2000)
- US Highway
- Other Roads

Source: Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission



Consider...

The County's Open Space, Greenways, and Trails planning efforts consider nearly 30 types of resources ranging from land use to biological diversity areas. Sources of the resource information include County data, State and Federal agencies as well as other conservation groups such as the Evergreen Conservancy and Western Pennsylvania Conservancy.

This section describes the general principles guiding the data gathering and analysis process used to develop the Indiana County Open Space, Greenways and Trails Plan. The process is generally described in chronological order and was iterative in nature. The overall goals and key assumptions for the planning process were continually revisited to permit reflection, refinement and the analysis to be re-evaluated.

Background information was gathered and mapping prepared within the County using a computer-based geographic information system (GIS). More than 27 datasets ranging from population and land use to steep slopes, ridgetops and biological diversity areas (BDAs) were gathered and mapped. Using GIS software, the background maps were overlain with one another and relationships were subsequently analyzed. The background mapping and GIS software formed the basis for the analysis process used to define greenway elements.

Data from a wide range of sources was compiled to create the background mapping. Sources included State and Federal agencies, county GIS inventories and non-governmental organizations such as the Evergreen Conservancy and Western Pennsylvania Conservancy. In some cases where data was not available in a digital format, GIS mapping was created by digitizing paper maps and other sources. One example of this is the ridgelines dataset. This information was visually identified using United States Geological Survey (UGS) and other topographic information and

digitized from these sources.

One of the important pieces of background mapping for this project was the topography of the County. The location of stream valleys, ridge tops and other landform elements proved to be a key component used to define the extents of potential greenway corridors. Prior to beginning this project, digital topographic information was not available at the same level of detail for the entire region. To ensure compatibility, topographic data was compiled at the same level of detail for the entire County. To do so, the highest quality available data was used to prepare a comprehensive GIS inventory of topography. Because this information was in USGS quadrangle map format, it had to be digitized and matched at the edges of each quadrangle. Previously existing data of the same quality was integrated with newly digitized data to create the comprehensive coverage necessary. The complete topographic coverage included 3-D elevation information which allowed for a much wider range of analysis. This dataset is a significant improvement over the data previously available.

While it formed the basis of the Plan, the mapping information developed for this project, including the topography, is also available for future county and regional projects.

Steering Committee

Throughout the development of the Plan, a group of County residents and leaders met as a Steering Committee to outline desired goals, projects, opportunities and challenges of pursuing greenway, trail and open space efforts.

opportunities and challenges



Photo Credit: Yellow Creek, Pennsylvania, Natural Heritage Program

Opportunities

Challenges

Greenway Features and Analysis

Overview

The process for identifying the future greenway and open space opportunities and challenges that exist in Indiana County builds upon a series of background mapping and related technical research activities.

Opportunities

Opportunities which emerged from the planning process include the following:

UNDERSTANDING EXISTING RESOURCE PATTERNS

Of all land within the County, more than 2/3 of the landscape is comprised of natural resources. More than 20 datasets were evaluated using a computer –based geographic information system (GIS). Elements highlighted in this assessment include watersheds, landform, slopes, ridges/valleys, wetlands/floodplains, woodland habitats, prime agricultural soils, general stream quality, biological diversity areas, State Parks/Forests/Gamelands, transportation, utility corridors, sewer service, water service, historic sites, as well as land and water trails.

Numerous sources were utilized to complete resource mapping. Primary data providers include State and Federal agencies, Indiana County ’s GIS inventory and the Indiana County Natural Heritage Inventory. In developing these analyses, the County has gained a comprehensive understanding of the locations, characteristics and relationship of existing natural resource areas.

CONCURRENT PLANNING EFFORTS

Concurrent to the creation of the Greenways, Open Space and Trails Plan, the County developed its Comprehensive Plan, its Natural Heritage Inventory and its Comprehensive Parks and Recreation Plan. Indiana County administers a significant portion of zoning and subdivision reviews and enforcement throughout the County.

Another major planning effort underway in the County is the assessment for conservation in the Little Mahoning Creek watershed. This assessment was supported through the emerging research conducted as part of Western Pennsylvania Conservancy ’s conservation and technical assessment initiatives.

Challenges

Both physical characteristics and policies have the potential to be challenges to effective implementation of future greenways and open space planning initiatives. Some challenges include:

- Limited existing ordinance provisions to promote corridor designations
- Limited regulatory tools currently available for implementation
- Limited funding and staffing resources currently available for implementation
- Lack of coordinated implementation approach
- Majority of development in southern portion of County
- Majority of land under private ownership
- Other environmental concerns

Greenway Features and Analysis

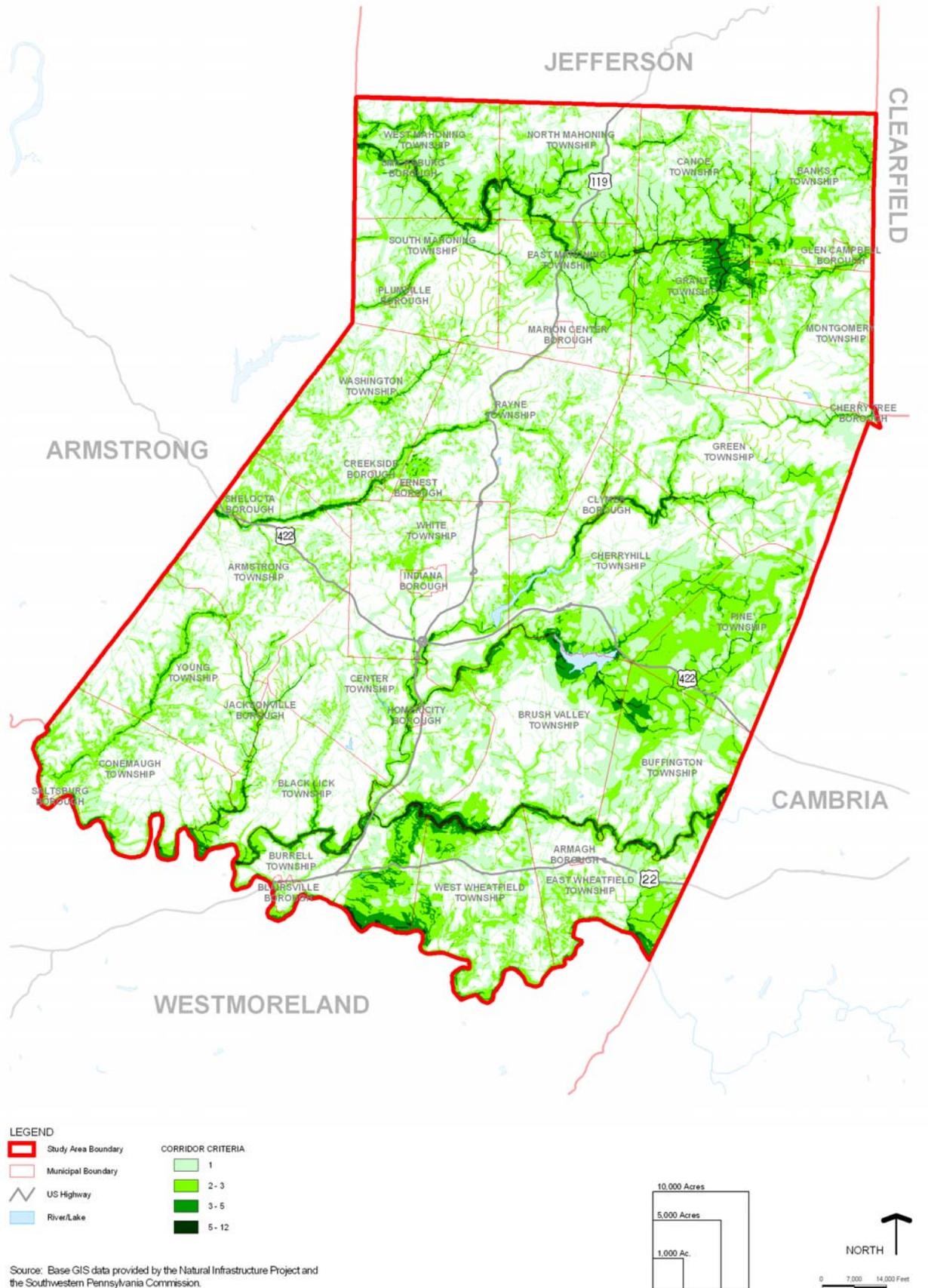
As part of completing the project’s initial analyses, the County’s compiled mapping of the wide range of natural and built resources was layered to determine which areas possess the highest and the least concentration of resources with no significance attached for future use or sensitivity to human interaction. This compilation is represented in the Plan’s Preliminary Resource Composite Map.

PRELIMINARY RESOURCE COMPOSITE MAP

Based upon completed base mapping, the County Steering Committee Members identified what components, or features, could be potentially relevant to future recreation and/or conservation efforts. Selected features, outlined on the table below and illustrated on the Preliminary Resource Composite Map (see facing page), range from wetlands to railroad corridors. At this stage of the planning process, all resources were determined to be equally important or “significant” to the County’s future greenway network. Consequently, lighter areas on the map contain fewer resources; higher concentrations of resources are represented by the map’s darker areas.

Resource	Buffer Distance (feet)
Abandoned Railroads	100
Active Railroads	100
Biological Diversity Areas - High Sensitivity	-
Biological Diversity Areas - Low Sensitivity	-
Cultural Sites	500
Federal Lands	-
Flood Plains	-
Habitable Woodlands	-
High Quality Streams	100
Important Bird Areas / Important Mammal Areas	-
Landscape Conservation Areas	-
Municipal, County, State, Federal Parks and Recreation Areas	-
Ridges	1,000
Reservoir Watersheds	-
Riparian Buffers (streams)	100
Slopes >25%	-
State Forests	-
State Gamelands	-
Trails (land)	500
Trails (water)	500
Trout Stocked Streams	100
Utility Corridors	100
Valleys	1,000
Wetlands	-

Preliminary Resource Composite Map



DESIGNATING RECREATION CORRIDORS/DESTINATIONS

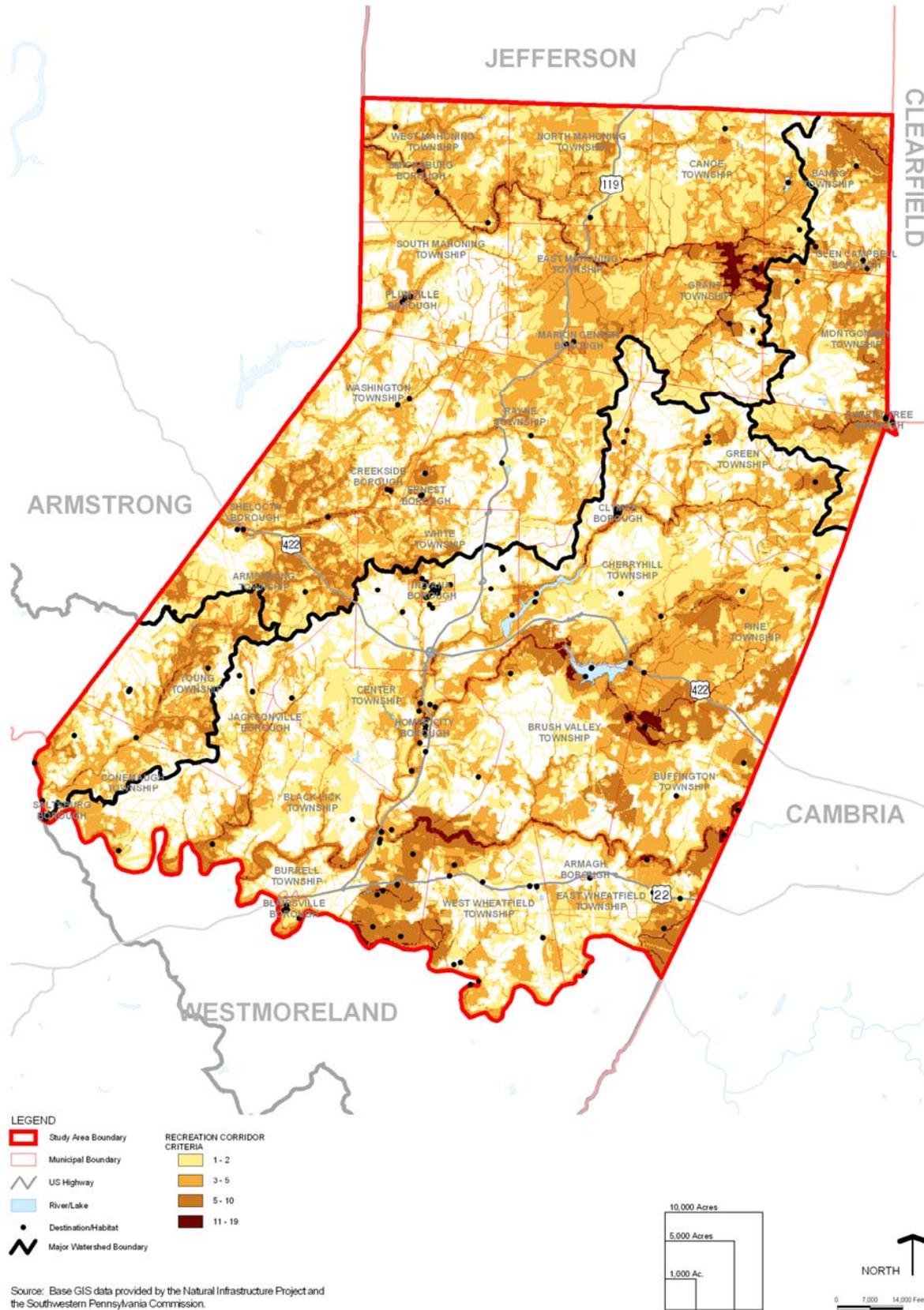
In examining the Composite Analysis of existing resources, the County Steering Committee identified how these varying features could or should not relate to potential recreation. Each resource was evaluated based upon its existing and/or potential role to support human interaction as well as varying levels of recreation intensities. Each resource was then further assessed based upon its potential contribution for enriching the County’s system of greenway corridors and/or a greenway destination. A corridor represents a linear composition or system of natural resources; a destination represents a single point or what often is referred to as a “hub” of activity.

In the table below, those features having a highly significant contribution to a recreation corridor are marked with a +; those with a moderate contribution to a recreation corridor are designated with a ✓; and those features with little to no significance to a recreation corridor are noted with a -. When potential destinations were considered for recreation, features which could contribute to such a place were marked with a O. The map on the facing page identifies where recreation-related features exist. The darker the color, the greater the number of resource features that exist within an area.

Table 2: Recreation-Related Features

Resource	Recreation	
	Corridor	Destination
Abandoned Railroads	+	
Active Railroads	-	
Agricultural Land	✓	
Biological Diversity Areas - High Sensitivity	-	
Biological Diversity Areas - Low Sensitivity	+	O
Contiguous Forest (250 Acres)	+	
Cultural Sites	+	O
Federal Lands	+	O
Fish Habitats	+	
Flood Plains	+	
High Quality Streams	+	
Important Bird Areas / Important Mammal Areas	+	O
Landscape Conservation Areas	✓	
Large Contiguous Forest (1,500 Acres)	+	
Municipal, County, State, Federal Parks and Recreation Areas	+	O
Population Centers (Cities, Boroughs and Villages)	+	O
Ridges	-	
Riparian Buffers (streams)	✓	
Slopes >25%	-	
State Forests	+	
State Gamelands	+	O
Trails (land)	+	
Trails (water)	+	
Utility Corridors	✓	
Valleys	✓	
Wetlands	✓	
Woodland Habitats	+	

Recreation Composite Map



IDENTIFYING CONSERVATION CORRIDORS/DESTINATIONS

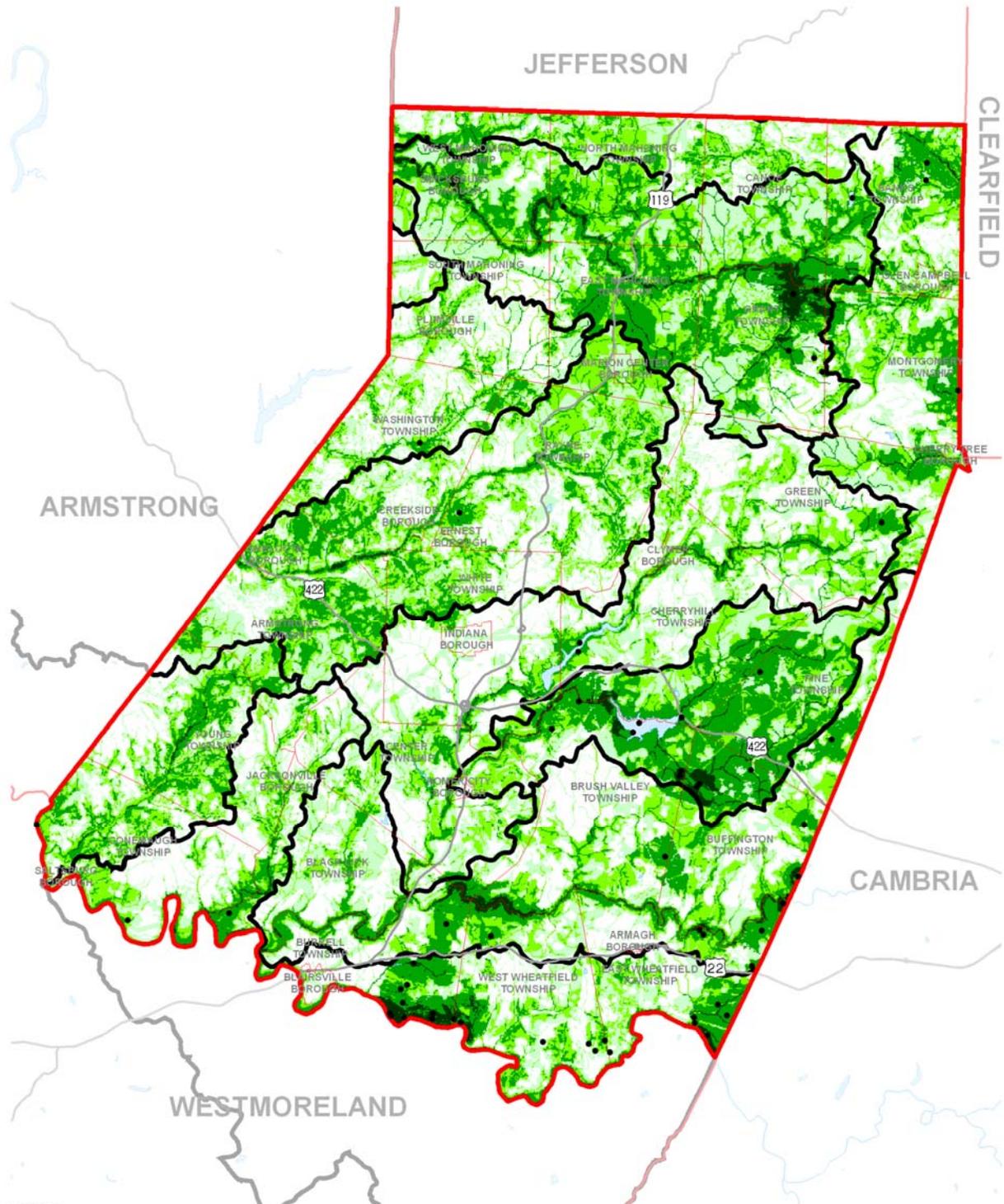
Similar to the analysis and mapping completed for recreation, the County Steering Committee identified how varying resources related to potential conservation goals and objectives. Each resource was evaluated based upon its existing and/or potential role to support wildlife and other ecological systems. Again, similar to the recreation analysis, each resource was further analyzed based upon its potential contribution for enriching the County’s system of conservation corridors and/or conservation destinations.

In the table below, features having a highly significant contribution to a conservation corridor are marked with a +; those with a moderate contribution to a conservation corridor are designated with a ✓; and those features with little to no significance to a conservation corridor are noted with a -. When potential destinations were considered for conservation, features which could contribute to such a place were marked with a O. The map on the facing page identifies where conservation-related features exist. The darker the color, the greater the number of resource features that exist within an area.

Table 3: Conservation-Related Features

Resource	Conservation	
	Corridor	Destination
Abandoned Railroads	✓	
Active Railroads	-	
Agricultural Land	+	
Abandoned Railroads	✓	
Active Railroads	-	
Agricultural Land	+	
Biological Diversity Areas - High Sensitivity	+	O
Biological Diversity Areas - Low Sensitivity	+	O
Contiguous Forest (250 Acres)	+	
Cultural Sites	-	
Federal Lands	+	O
Fish Habitats	+	
Flood Plains	+	
High Quality Streams	+	
Important Bird Areas / Important Mammal Areas	+	O
Landscape Conservation Areas	+	
Large Contiguous Forest (1,500 Acres)	+	O
Municipal, County, State, Federal Parks and Recreation Areas	+	
Population Centers (Cities, Boroughs and Villages)	-	
Ridges	+	
Riparian Buffers (streams)	+	
Slopes >25%	+	
State Forests	+	O
State Gamelands	+	O
Trails (land)	✓	
Trails (water)	+	
Utility Corridors	-	
Valleys	+	
Wetlands	+	
Woodland Habitats	+	

Conservation Composite Map



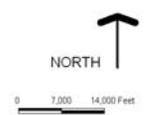
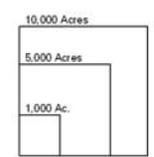
LEGEND

- Study Area Boundary
- Municipal Boundary
- US Highway
- River/Lake
- Destination/Habitat
- Major Watershed Boundary

CONSERVATION CORRIDOR CRITERIA

- 1 - 2
- 3 - 5
- 5 - 10
- 11 - 22

Source: Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



WEIGHTED RESOURCE COMPOSITE

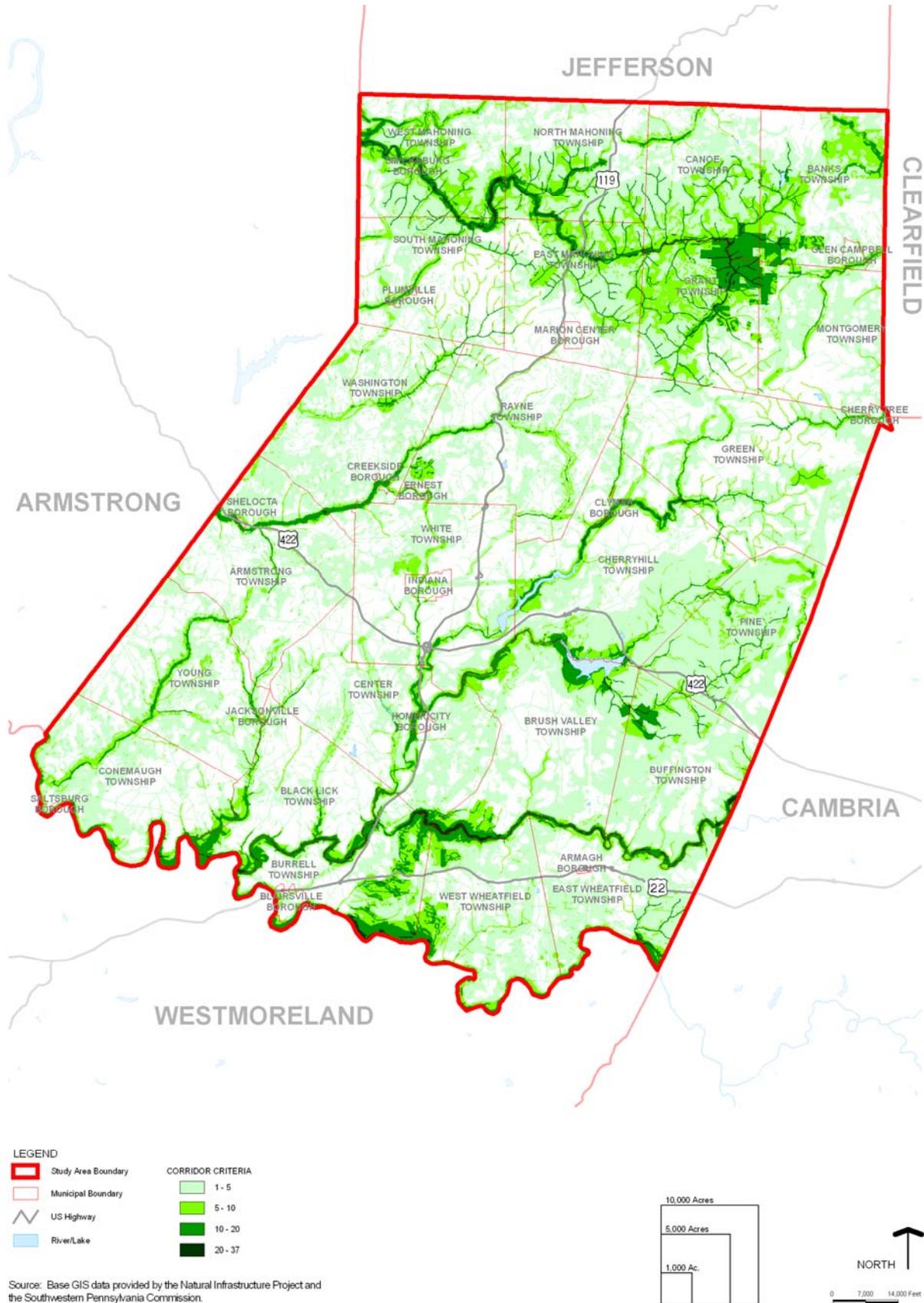
Following review of the Preliminary Conservation Composite Map, each resource was then evaluated on the degree to which it could “contribute” to either future recreation and/or conservation efforts. As part of this assessment, a scoring system was developed, and each feature was weighted accordingly. The results of these scoring assignments are outlined in the table below. The higher the score, the greater the significance that particular resource potentially has to contributing to the County’s open space greenway, and trails network.

On the facing page, the Weighted Resource Composite Map illustrates the results of layering each weighted resource. The darker the shade represents concentrations of highly weighted resources which those which received high scores. Lighter areas represent either one higher scoring resource or a combination of resources which were each assigned lower scores.

Table 4: Weighted Resource Features

Resource	Score
Abandoned Railroads	4
Active Railroads	1
Biological Diversity Areas - High Sensitivity	5
Biological Diversity Areas - Low Sensitivity	5
Cultural Sites	3
Federal Lands	5
Flood Plains	4
Habitable Woodlands	2
High Quality Streams	5
Important Bird Areas / Important Mammal Areas	3
Landscape Conservation Areas	2
Municipal, County, State, Federal Parks and Recreation Areas	5
Ridges	3
Reservoir Watersheds	
Riparian Buffers (streams)	3
Slopes >25%	3
State Forests	5
State Gamelands	5
Trails (land)	4
Trails (water)	4
Trout Stocked Streams	2
Utility Corridors	1
Valleys	3
Wetlands	2

Weighted Resource Composite Map



open space and greenways vision



Photo Credit: Charles F. Lewis Natural Area, Pennsylvania Natural Heritage Program

Project Corridors
Corridor Types
Planning
Corridors
Characteristics
Investments
Priorities

Project Corridors

Project corridors present a simple abstraction of the greenways and open space network plan. Discrete segments or “projects” are defined where improvements could occur.

As part of these recommendations, the Plan identifies each corridor’s general suitability as it relates to future use for recreation- and/or conservation-oriented activities.

Recreation-oriented project corridors are highlighted as those which present opportunity to introduce more intensive use of land and/or water resources.

Conservation-oriented projects are generally envisioned as those areas which should remain largely similar to their current natural state so that important open space and wildlife areas can continue flourishing.

The adjacent table lists each of the County’s recommended 26 project corridors. The location of each corridor is shown on Project Corridors Plan on the facing page with darker shaded corridors representing conservation opportunities and lighter shaded corridors representing those areas most suitable for recreation greenways and open spaces.

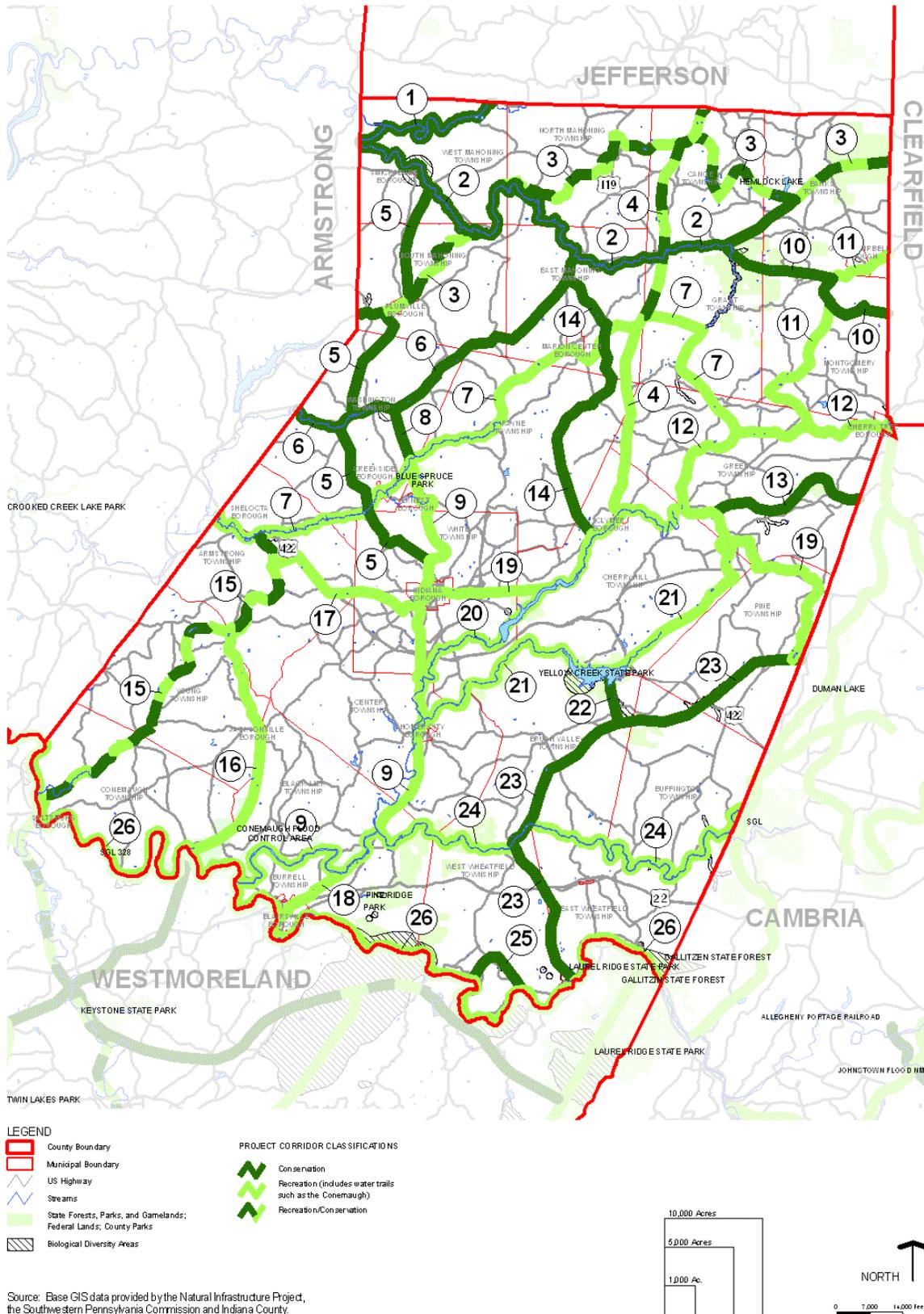
Table 5: Project Corridors

#	NAME
1	Mahoning Creek Corridor
2	Little Mahoning Creek Corridor
3	Sagamore Greenway (includes Plumville Greenway)*
4	Northern Passage
5	Sugar Camp Greenway
6	Plum Creek Wildlife Corridor
7	Crooked Creek Greenway
8	Plum Creek/Crooked Creek Connector
9	Hoodlebug Trail
10	Montgomery Canoe Greenway
11	The Glen Campbell Passage
12	Susquehanna Greenway (includes Cherry Tree Trail)
13	Green Township Wildlife Corridor
14	Clymer/East Mahoning Greenway
15	Black Legs Corridor
16	Aultman Run Corridor
17	Curry Run Passage
18	Hoodlebug/Mainline Canal Connector
19	Two Lick Corridor
20	Hoodlebug Greenway (includes Two Lick Creek Greenway)
21	Yellow Creek Trail
22	The Yellow Creek Connector
23	Little Yellow Creek Greenway
24	Ghost Town Trail**
25	Northern Mainline Canal Loop
26	Harrisburg to Pittsburgh Mainline Canal Greenway™ (includes West Penn Trail/Conemaugh River Greenway)

* As defined in the Indiana County Comprehensive Park, Recreation and Open Space Plan.

**Also Referred to as the Black Lick Greenway in the Indiana County Comprehensive Park, Recreation and Open Space Plan.

Project Corridors Plan



LEGEND

- County Boundary
- Municipal Boundary
- US Highway
- Streams
- State Forests, Parks, and Game Lands; Federal Lands; County Parks
- Biological Diversity Areas

PROJECT CORRIDOR CLASSIFICATIONS

- Conservation
- Recreation (Includes water trails such as the Conemaugh)
- Recreation/Conservation

Source: Base GIS data provided by the Natural Infrastructure Project, the Southwestern Pennsylvania Commission and Indiana County.

Corridor Types

There are five types of corridors that comprise the Greenways and Open Space vision including:

TYPE I—OPEN SPACE

No constructed trails; unblazed/unmarked; public access permitted



TYPE II—MAINTAINED DIRT TRAIL

Light impact trails; blazed/marked; pedestrian trail approximately 2' wide



TYPE III—IMPROVED/MAINTAINED DIRT TRAIL

Medium impact trails; blazed/marked; multi-purpose trail approximately 6' wide



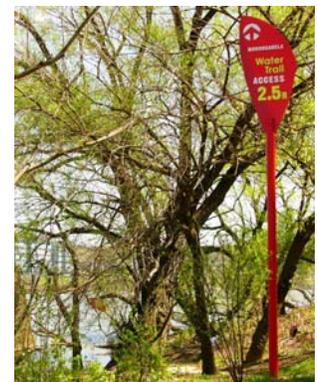
TYPE IV—IMPROVED/MAINTAINED CRUSHED AGGREGATE/ASPHALT TRAIL

High impact trails; blazed/marked; multi-purpose trail approximately 6' - 10' wide



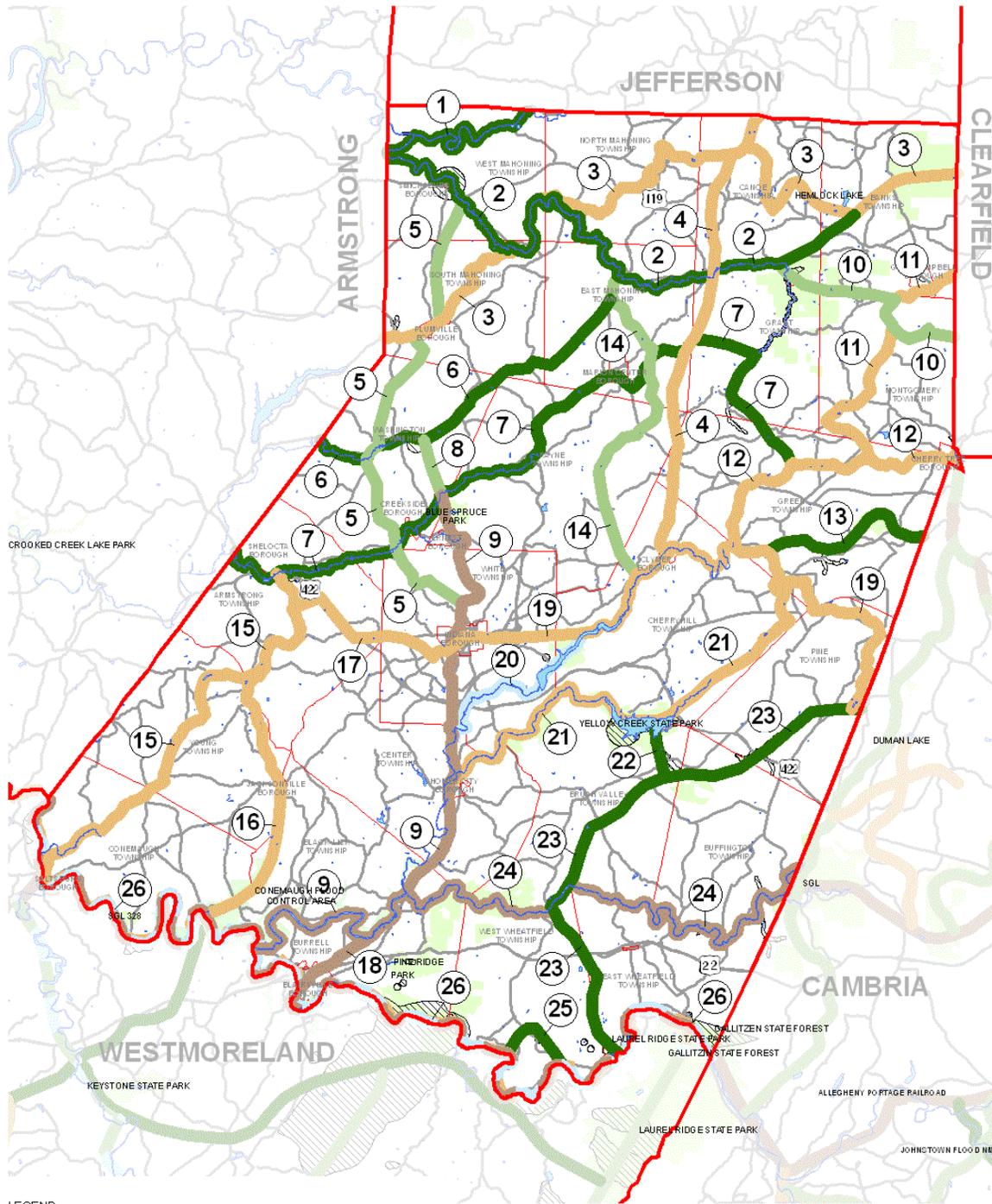
TYPE V—WATER TRAIL

Mapped and identified water routes with public access points at least every five miles



A map of the proposed types of corridors is illustrated on the following page followed by a brief description of each of the County's 26 proposed greenway projects.

Corridor Types Plan

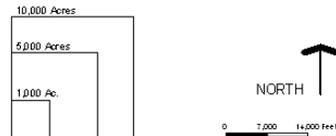


LEGEND

- County Boundary
- Municipal Boundary
- US Highway
- Streams
- State Forests, Parks, and Gamelands;
- Federal Lands; County Parks
- Biological Diversity Areas

PROJECT CORRIDOR TYPES

- Type I: Open Space
- Type II: Maintained Dirt Trail
- Type III: Improved/Maintained Dirt Trail
- Type IV: Improved/Maintained Crushed Aggregate/Asphalt Trail
- Type V: Water Trail



Source: Base GIS data provided by the Natural Infrastructure Project, the Southwestern Pennsylvania Commission and Indiana County.

Land Use Planning Considerations

The feasibility of creating a designated greenways network is largely based upon the evaluation and consideration of the County’s other planning initiatives. The County’s Comprehensive Land Use Plan identifies areas for long-term growth, revitalization and conservation. The relationship of these planned areas in context of the proposed greenway project corridors are illustrated on the following page.

These patterns will influence the feasibility of a greenway, whether an individual corridor or an entire network. Areas geared for growth and/or revitalization present both opportunities and challenges to achieving greenway successes. In turn, as part of the detailed feasibility of a corridor’s location and alignment, the County should assess possible negative impacts, or “threats,” to each project corridor. A “threat” analysis can consider factors such as proximity to public water service, proximity to public sanitary service, location within existing densely populated areas, and location within Indiana County’s identified growth and revitalization areas.

The severity of impacts can be determined by both the number and phasing of features that compose a project corridor. The greater the number of features that exist along a corridor the higher the potential challenge to designating a greenway. However, as illuminated through stakeholder and public feedback gained

throughout the planning process, ensuring the success of desired improvements can be gained through a number of mechanisms. Key mechanisms include the continued promotion of sound planning strategies, preparation of responsive ordinances and encouraged cooperation between the public and private sectors to utilize existing natural resources as assets and enhancements. The County should consider developing a database of property owners that are within the vicinity of potential greenway opportunities so that all stakeholders can be kept abreast of potential project ideas, opportunities and progress.

In addition to the Comprehensive Plan’s recommendations, the County also has the potential to be a host for high power transmission lines included within the US Department of Energy’s proposed National Interest Electric Transmission Corridors. Depending upon which, if any, alignment alternative for these lines may be selected, the County should evaluate what challenges could arise in creating and/or maintaining interconnections among the County’s greenways network.

Land Use Planning Considerations Map

Map image to be updated for 9/13/07 Public Review draft based upon availability of current Comprehensive Plan growth/revitalization mapping designations.

Project Corridors

#1 Mahoning Creek Corridor

Mahoning Creek Corridor is a Type I conservation corridor that runs parallel to the Mahoning Creek in the northwest corner of the County. The 8-mile corridor connects to the Little Mahoning Creek Corridor at the Armstrong County Boundary at its western end and with the Jefferson County boundary at its eastern end, passing through the Little Mahoning Creek and Big Mahoning Creek Watersheds. The Corridor shall serve as open space.

#2 Little Mahoning Creek Corridor

Little Mahoning Creek Corridor is a Type I conservation corridor that traverses the entire County’s northern section from the Armstrong border and Mahoning Creek Corridor in the west to the Clearfield County boundary in the east. The corridor passes notable historic sites including the Lewis Bridge and John B. McCormick House. The 31-mile corridor is primarily located in the Mahoning Creek Watershed and the Susquehanna River Watershed. The Type I designation permits light impact recreation generally designated for activities such as hiking and bird watching. The Corridor links to the Plum Creek Wildlife Corridor, Sagamore Greenway, Sugar Camp Greenway, Northern Passage and the Montgomery Canoe Greenway. Hemlock Lake Park and State gamelands located in the northeastern section of the County are accessible by the Corridor.

#3 Sagamore Greenway

As a recreation counterpart to the Little Mahoning Creek Corridor, the Sagamore Greenway offers nearly 32 miles of Type III: Improved/Maintained Dirt Trail/Road to those within the northernmost portion of Indiana County. The Sagamore Greenway from the Armstrong to Clearfield County line makes this corridor one of the County’s longest recreation-oriented greenways.

#4 Northern Passage

Northern Passage Corridor provides access from a central County location at Clymer Borough to the northern County border with Jefferson County. The Type III recreation corridor provides medium impact recreation activities through several watersheds including Crooked Creek, Two Lick Creek, Little Mahoning Creek and Big Mahoning Creek. The Corridor offers access to several corridors including Two Lick to Black Lick Greenway, Crooked Creek Corridor, Sagamore Greenway and Little Mahoning Creek Corridor.

#5 Sugar Camp Greenway

Sugar Camp Greenway is a Type II recreation Greenway. The 18-mile corridor links to the Hoodlebug Trail at its southern end, intersects both Crooked Creek Corridor and Plum Creek Wildlife Corridor, and offers access through its northern portion to Sagamore Greenway. The corridor travels through the Plum Creek, Crooked Creek and Two Lick Creek watersheds.

#6 Plum Creek Wildlife Corridor

Plum Creek Wildlife Corridor is a major recreation corridor servicing a large area of central Indiana County. The Type I corridor is 31 miles long and offers high impact recreation opportunities such as horseback riding and bicycling. The corridor includes the historic Thomas Covered Bridge as well as links to Northern Passage, Plum Creek/Crooked Creek Connector, Hoodlebug Trail, Susquehanna Greenway, Clymer/ East Mahoning Greenway, Shelocta/ Clarksburg Trail and Curry Run Passage. Little Mahoning Creek, Crooked Creek and Two Lick Creek are watersheds Plum Creek Wildlife Corridor offers access.

#7 Crooked Creek Corridor

The Crooked Creek Greenway completes the third in a series of lengthy conservation-oriented corridors which traverse a significant east-west passage within the County. This Greenway, approximately 32 miles long, is recommended to be comprised of Open Space and categorized as a Type I corridor.

#8 Plum Creek/Crooked Creek Connector

The 2-mile conservation corridor serves as a visual and physical link between the Plum Creek Wildlife and Crooked Creek Corridors. This Type II: Maintained Dirt Trail also creates a more remote/rugged extension of the Hoodlebug Trail accessible to the immediate south of the Connector.

#9 Hoodlebug Trail

Based largely upon the presence of the evolving Trail system, the Hoodlebug Trail is classified as a Type IV: Improved/Maintained Crushed Aggregate/Asphalt Trail project. The 28-mile corridor also links to Curry Run Passage, Two Lick to Black Lick Greenway, Hoodlebug Greenway, Yellow Creek Trail and Ghost Town Trail. The corridor offers access to several historic sites.

The Hoodlebug Trail is a recreation and commuter trail located in the central portion of Indiana County. The trail passes through residential, commercial, and natural settings, providing direct trail access to many local residents and employees of several schools, industries, and small businesses.

The trail follows the abandoned Indiana Branch of the Pennsylvania Railroad between the Homer City area and Indiana. Built in the 1850's, the Indiana Branch was the first railroad to be constructed in Indiana County. 'Hoodlebug' was the local nickname for the self-propelled passenger coach that ran on the line until 1940. The corridor also was part of the Catawba Path, a Native American trail that extended from the Carolinas to upstate New York.

The trail, initially developed from Indiana to south of Homer City, has been extended to the confluence of Black Lick Creek and Two Lick Creek near the village of Black Lick. This extension was completed in 2005 as part of PennDOT's Route 119 widening project. The trail was extended along

the Black Lick Creek, linking the Hoodlebug Trail and the Ghost Town Trail at Saylor Park. However a trail ledge washed out along Black Lick Creek in January 2007 and resulted in the closure of this section of trail. The feasibility of re-establishing this connection has been recently completed by the County to determine its suitable location.

From Saylor Park the Hoodlebug Trail is a bicycle route. Heading south the trail enters Park Drive near the Burrell Township Municipal Building, turns onto and crosses Old Indiana Road, then follows Blaire Road to Claire Road. At Claire Road the trail parallels Route 119 for a short distance then passes underneath Route 119 and continues as a trail along Route 119 to Cornell Road near the Blairsville High School. The trail again becomes a bicycle route, extending into Blairsville on Cornell Road, Country Lane and Lear Road. In Blairsville Borough the bicycle route follows Hodge Street, crosses East Market Street and follows Morewood Avenue to its end at WyoTech Park. At WyoTech Park the trail will enter US Army Corps of Engineer property along the Conemaugh River. This section of trail, when constructed, will make a 1.5 mile loop around the southern portion of Blairsville ending at West Market Street, near the Bairdstown Bridge.

#10 Montgomery Canoe Greenway

The 8-mile Montgomery Canoe Greenway extends from the eastern end of the Little Mahoning Creek Corridor to the Clearfield County line.

The Type II: Maintained Dirt Trail conservation corridor offers greenway users the opportunity to enjoy a remote outing accessible from the Glen Campbell Passage just south of Glen Campbell Borough.

#11 The Glen Campbell Passage

The 11-mile Type III: Improved/Maintained Dirt Trail/Road extends from the Clearfield County line near Glen Campbell Borough south to join with the Susquehanna Greenway/Cherry Tree Trail. This configuration provides trail users potentially uninterrupted access from the northeast portion of the county to the Westmoreland County line.

#12 Susquehanna Greenway
(includes Cherry Tree Trail)

As another 11-mile recreation corridor, the Susquehanna Greenway is designated as a Type III Improved/Maintained Dirt Trail/Road. A primary element of this greenway is the Cherry Tree Trail. This corridor is envisioned to extend from Cherry Tree Borough to its intersection with the Two Lick Corridor near a portion of the headwaters of the Two Lick Creek located in proximity to the Green and Cherry Hill Township border.

#13 Green Township Wildlife Corridor

The 7-mile conservation corridor is located generally in the east central portion of Green Township adjacent to a series of lands noted for their inclusion as a biological diversity area. Within the sensitivity of these

resources, this Type I: Open Space corridor should be highlighted as an area of low impact for human use.

#14 Clymer/East Mahoning Greenway

The Clymer East Mahoning Greenway is a 13-mile conservation-oriented corridor. The inclusion of a Type II: Maintained Dirt Trail can provide low impact access on this north-south connector which generally links the Plum Creek Wildlife Corridor, the Crooked Green Greenway and the Two Lick Corridor. This Greenway also generally parallels the Northern Passage.

#15 Black Legs Corridor

The Black Legs Corridor is an 18-mile recreation and conservation greenway and open space opportunity. The Type III greenway, generally in proximity to Black Legs Creek, incorporates pedestrian access via an Improved/ Maintained Dirt Trail/Road in the southwestern portion of the County. Recent and ongoing resource planning efforts and funding commitments its watershed also highlights its significance for maintained conservation in the short- and long-term.

#16 Aultman Run Corridor

Based upon the presence, extent and sensitivity of resources within the southwestern portion of the County, the Aultman Run Corridor provides an 11-mile recreation corridor for greenway users. A maintained dirt trail (Type II) can be incorporated into this portion of the greenway network to accommodate desired pedestrian access and to minimize potential negative impacts of such access within and surrounding this

watershed. The Corridor generally extends from the north central portion of the Black Leg Corridor to the Mainline Canal Greenway.

#17 Curry Run Passage

The Curry Run Passage is 6-mile Type III recreation corridor providing east-west connection between the northern reaches of the Black Legs Corridor and the Hoodlebug Greenway. In addition to these connections, the County should encourage linking access between Curry Run Passage and the Two Lick Connector in Indiana Borough.

#18 Hoodlebug/Mainline Canal Connector

While smaller in length than many of the County's other greenway corridors, this 4-mile recreation corridor is an important asset to completing trail planning efforts currently being pursued as part of the Hoodlebug Greenway/ Trail project. As a Type IV: Maintained/Improved Crushed Aggregate/Asphalt Trail, the Hoodlebug/Mainline Canal Connector seeks to create a formal connection between the portion of the Hoodlebug near the western Ghost Town Trail terminus and Blairsville.

#19 Two Lick Corridor

Within the central part of the County, the Two Lick Corridor serves as a 26-mile recreation corridor generally between Indiana Borough east to the Cambria County line. Based upon the presence of development and potential rights-of-way using a combination of built (e.g. available railroad rights-of-way) and natural resources (e.g. creek corridors), the Two Lick Corridor should be pursued as a Type III:

Maintained/Improved Dirt Trail/Road greenway project.

Based upon additional feedback received as part of this planning process some have expressed interest in developing the recreational component for the Waterworks Conservation Area at the Lucerne 3 site along the upper reaches of Two Lick Creek. The site, is used for wetland remediation from the airport expansion, an AMD treatment facility, and a canoe/kayak launch site.

The site is significant because it can become a new park type: the first conservation area in the Indiana County Parks and Trails System. It is also significant because sections of Two Lick are now true fisheries. Some have expressed that this water both holds and provides reproductive habitat for brown trout.

#20 Hoodlebug Trail/Two Lick Creek Connector

The Hoodlebug Greenway, inclusive of the portion of Two Lick Creek in the southeast portion of White Township, seeks to extend accessibility between the Two Lick Corridor and the Hoodlebug Trail. The Hoodlebug Greenway is an 8-mile recreation corridor proposed for designation as a Type V: Water Trail.

#21 Yellow Creek Trail

The foundation of the proposed 18-mile Yellow Creek Trail is improving pedestrian access to and connections from Yellow Creek State Park. The Type III: Improved/Maintained Dirt

Trail/Road is generally envisioned to parallel Yellow Creek where topography and access are feasible.

#22 The Yellow Creek Connector

The primary purpose of the Yellow Creek Connector is to provide both visual and physical links between Yellow Creek State Park and the Yellow Creek Greenway. The Type I: Open Space conservation corridor is approximately 2 miles in length.

#23 Little Yellow Creek Greenway

The primary conservation corridor of the County 's southeastern landscape is the Little Yellow Creek Greenway. This 21-mile conservation corridor with Type I: Open Space provides the opportunity to link amenities along the Mainline Canal to the Ghost Town Trail and proceeding north to the eastern terminus of the Two Lick Connector.

#24 Ghost Town Trail

Totaling 36 miles in length in Indiana and Cambria Counties, the Indiana County portion of Ghost Town Trail is approximately 22 miles. As a Type IV: improved/maintained crushed aggregate/asphalt trail, this corridor is both a local and regional asset. The Ghost Town Trail is designated as a National Recreation Trail by the U.S. Department of the Interior. Sections in Indiana County are operated by Indiana County Parks and Trails, while those in Cambria County are operated by the Cambria County Conservation and Recreation Authority. The Cambria & Indiana Trail Council (C & I Trail Council), a non-profit organization, helps to promote the development of trails and greenways in Cambria and

CORRIDORS

greenways and open space vision

Indiana Counties. The trail derives its name from numerous mining towns that once existed along the railroad corridor. There are few remnants of these former towns and most of the ghost towns are located on private property not open to the general public.

The trail was originally established in 1991 when the Kovalchick Salvage Company donated 16 miles of the former Ebensburg & Black Lick Railroad to Indiana County. In 1993, the Cambria & Indiana Railroad donated an additional 4 miles from Rexis to White Mill Station known as the Rexis Branch.

In 2005, an additional 20 miles were added to the trail which included 12 miles in Indiana County and 8 miles in Cambria County. The process of constructing two bridges over Black Lick Creek west of Dilltown is moving forward. Engineering and design is complete. It is anticipated that work will have a summer 2009 completion date. A one-mile trail connection between the two bridges and Dilltown will be built by Indiana County Parks and Trails. When complete, this section will connect the Ghost Town Trail between the villages of Dilltown and Black Lick.

The Ghost Town Trail is open year-round for non-motorized activities and is surfaced with packed limestone.

#25 Northern Mainline Canal Loop

The Northern Mainline Canal Loop extends for approximately 3 miles as a conservation corridor inclusive of a series of biological diversity areas and other sensitive natural resources. To ensure the sensitivity of this concentration of natural resources is safeguarded, pedestrian access to this area should generally be limited to improved dirt trails (Type II).

#26 Pittsburgh to Harrisburg Mainline Canal Greenway™

The section of the State-designated Pittsburgh to Harrisburg Mainline Canal Greenway™ within Indiana County includes many varying landscapes including the West Penn Trail and the Conemaugh River. In jointly pursuing Greenway corridor and recreation improvements with Westmoreland County, Indiana County residents and visitors have the opportunity to strengthen connections between local and State identified recreation areas, gamelands, biological diversity areas and other historic and cultural landscapes. To optimize land and water accessibility within this Greenway, improvements should be pursued to highlight the corridor's Type IV and Type V possibilities.

Table 6: Corridor Characteristics

The table below presents each project based upon its proposed type and includes general data about its overall length, portions which are current public open spaces, and those areas secured or committed for conservation and/or recreation today. Additional lands which could be incorporated into the proposed greenways network are also noted. For planning purposes, these lands generally represent a 200' width for each corridor. Portions of the designated greenway and open space corridors which are constructed are also noted. Information presented is based upon review of the County's GIS files as well as the proposed Project Corridors Plan.

#	Project / Corridor Name	Type of Corridor	Total Project Length (mi.)	Project / Corridor Length Secured / Committed (mi)	Additional Project / Corridor Area (acres)	Constructed Project/ Corridor Area (mi)	Length of Water Trail (mi.)
1	Mahoning Creek Corridor	I	8.3	-	3,096	-	
2	Little Mahoning Creek Corridor	I	27.1	3.4	10,611	-	
3	Sagamore Greenway (includes Plumville Greenway)	III	31.7		10,308	-	
4	Northern Passage	III	17.9		6,721	7.8	
5	Sugar Camp Greenway	II	18.7	-	7,061	-	
6	Plum Creek Wildlife Corridor	I	13.9		5,211	-	
7	Crooked Creek Corridor	I	32.0		12,045	-	
8	Plum Creek/Crooked Creek Connector	II	2.1		755	-	
9	Hoodlebug Trail	IV	27.9	19.9	3,021	10.0	
10	Montgomery Canoe Greenway	II	8.7	3.2	2,039	-	
11	The Glen Campbell Passage	III	11.1	-	4,154	-	
12	Susquehanna Greenway (includes Cherry Tree Trail)	III	11.4		4,305	-	
13	Green Township Wildlife Corridor	I	7.0	1.7	2,001	-	
14	Clymer/ East Mahoning Greenway	II	13.5		5,098	-	
15	Black Legs Corridor	III	18.4	-	6,948	-	
16	Aultman Run Corridor	III	11.6	3.0	3,247	-	
17	Curry Run Passage	III	6.3	-	2,379	-	
18	Hoodlebug / Mainline Canal Connector	IV	3.4	0.1	1,208	19.1	
19	Two Lick Corridor	III	26.7	1.3	13,971	-	
20	Hoodlebug Greenway (includes Two Lick Creek Greenway)	V	8.1		3,021	-	8.1
21	Yellow Creek Trail	III	18.5	4.1	5,437	-	
22	The Yellow Creek Connector	I	2.2	1.2	378		
23	Little Yellow Creek Greenway	I	21.5	1.3	7,439		
24	Ghost Town Trail	IV	22.9	22.9	0		
25	Northern Mainline Canal Loop	I	3.3		1,208		
26	Harrisburg to Pittsburgh Mainline Canal Greenway (includes West Penn Trail/ Conemaugh River)	IV,V	49.7	21.0	10,837	17.0	49.7
			424.0	83.1	132,499.8	53.9	57.8

Other Notes

Corridor Improvement Types:

I: Open Space - unblazed / unmarked; public access permitted (price: not applicable)

II: Maintained Dirt Trail - blazed / marked; pedestrian trail approximately 2' wide (price: \$1,500/mile)

III: Improved / Maintained Dirt Trail - blazed / marked; multipurpose trail approximately 6' wide (price: \$15,000-\$25,000/mile)

IV: Improved / Maintained Crushed Aggregate / Asphalt Trail - blazed / marked; multipurpose trail approximately 6'-10' wide (price: \$75,000-\$120,000/mile)

V: Water Trail - public access points (price: \$10,000 per access point approximately every 5 miles)

Table 7: Range of Potential Investments

An assessment of costs related to the dedication and/or improvement for each project corridor is presented below. The comparison identifies which corridors could substantiate lower, medium and higher scales of potential investments inclusive of estimated economic factors and commitments of time. As each of the greenway and open space network’s projects are studied further in coming years, the range of costs should also be examined in more detail with considerations given to future development, changes in material costs and implementation timeframe.

#	Project / Corridor	Project Type	Potential Investments (Potential Lands and Improvements)
	Name		
1	Mahoning Creek Corridor	I	Low
2	Little Mahoning Creek Corridor	I	Medium
3	Northern County Crossing (includes Plumville Greenway)	III	Medium
4	Northern Passage	III	Medium
5	Sugar Camp Greenway	II	Medium
6	Plum Creek Wildlife Corridor	I	Medium
7	Crooked Creek Corridor	I	Medium
8	Plum Creek/Crooked Creek Connector	II	Low
9	Hoodlebug Trail	IV	Medium
10	Montgomery Canoe Greenway	II	Low
11	The Glen Campbell Passage	III	Low
12	Susquehanna Greenway (includes Cherry Tree Trail)	III	Medium
13	Green Township Wildlife Corridor	I	Low
14	Clymer/ East Mahoning Greenway	II	Medium
15	Black Legs Corridor	III	Low
16	Aultman Run Corridor	III	Low
17	Curry Run Passage	III	Low
18	Hoodlebug / Mainline Canal Connector	IV	Low
19	Two Lick Corridor	III	High
20	Hoodlebug Greenway (includes Two Lick Creek Greenway)	V	Low
21	Yellow Creek Trail	III	Medium
22	The Yellow Creek Connector	I	Low
23	Little Yellow Creek Greenway	I	Medium
24	Ghost Town Trail	IV	Low
25	Northern Mainline Canal Loop Harrisburg to Pittsburgh	I	Low
26	Mainline Canal Greenway	IV,V	High

Table 8: Corridor Priorities

#	Project / Corridor Name	Project Type	Corridor Type	Initial Project Priority
1	Mahoning Creek Corridor	I	CONSERVATION	Minor
2	Little Mahoning Creek Corridor	I	CONSERVATION	Major
3	Sagamore Greenway (includes Plumville Greenway)	III	RECREATION/ CONSERVATION	Major
4	Northern Passage	III	RECREATION/ CONSERVATION	Minor
5	Sugar Camp Greenway	II	CONSERVATION	Minor
6	Plum Creek Wildlife Corridor	I	CONSERVATION	Minor
7	Crooked Creek Corridor	I	RECREATION	Major
8	Plum Creek/Crooked Creek Connector	II	CONSERVATION	Minor
9	Hoodlebug Trail	IV	RECREATION	Major
10	Montgomery Canoe Greenway	II	CONSERVATION	Minor
11	The Glen Campbell Passage	III	RECREATION	Minor
12	Susquehanna Greenway (includes Cherry Tree Trail)	III	RECREATION	Minor
13	Green Township Wildlife Corridor	I	CONSERVATION	Minor
14	Clymer/ East Mahoning Greenway	II	CONSERVATION	Minor
15	Black Legs Corridor	III	RECREATION/ CONSERVATION	Major
16	Aultman Run Corridor	III	RECREATION	Major
17	Curry Run Passage	III	RECREATION	Minor
18	Hoodlebug / Mainline Canal Connector	IV	RECREATION	Major
19	Two Lick Corridor	III	RECREATION	Major
20	Hoodlebug Greenway (includes Two Lick Creek Greenway)	V	RECREATION	Major
21	Yellow Creek Trail	III	RECREATION	Varies
22	Yellow Creek Connector	I	CONSERVATION	Major
23	Little Yellow Creek Greenway	I	CONSERVATION	Major
24	Ghost Town Trail	IV	RECREATION	Major
25	Northern Mainline Canal Loop	I	CONSERVATION	Minor
26	Harrisburg to Pittsburgh Mainline Canal Greenway (includes West Penn Trail/ Conemaugh River)	IV,V	RECREATION	Major

actions for implementation



Photo Credit: Yellow Creek State Park, Pennsylvania Natural Heritage Program

Overview

Considerations

Recommendations

Overview

The implementation strategies outlined in the Plan are aimed to promote resource sustainability, add to the County’s economic opportunities, and serve as the basis for maintaining a high quality of life for its residents. The recommended implementation strategies involve a range of stakeholders from the public to the private sectors. Consequently, these strategies focus on participation opportunities for the County, multi-municipal collaborations and non-government organizations.

The formal system of greenways, open spaces and trails proposed as part of this Plan is extensive. In turn, implementation of the recommendations, whether for recreation or conservation, will occur step-by-step, progressing through the years. Key actions where the County should serve as the lead are outlined to the right.

#	Action
1	Assess possible negative impacts, or “threats,” to each project corridor
2	Develop a database of all property owners surrounding potential greenway so that all stakeholders can be kept abreast of potential project ideas, opportunities and progress
3	Evaluate the challenges of creating and/or maintaining interconnections among the County’s greenways network.
4	Develop detailed costs for future development, changes in material costs and implementation time-frame.
5	Conduct a series of "demonstration projects" for particular Corridor study areas.
6	Identify the opportunities and challenges that exist within the Corridor study areas.
7	Identify and pursue opportunities for multi-county initiatives
8	Develop collaborative efforts with surrounding counties to pursue State funding and implementation of corridor projects
9	Complete Feasibility Study for identified "demonstration projects"
10	Evaluate the effectiveness of local and Countywide regulatory measures for conserving natural resources
11	Form an Open Space, Greenways and Trails Plan Program (OGT).
12	Work with the Pennsylvania Department of Conservation and Natural Resources to hire a Chief for the Open Space, Greenways and Trails Plan Program.
13	Build the partnership with the County Conservation District and the Greenways Working Committee.
14	Develop cooperative relationships with land owners to assure the Open Space, Greenways and Trails Plan’s implementation and success.
15	Organize/Host Greenways Programming and Outreach Marketing
16	Create "Friends of the Greenways"
17	Conduct an Annual Greenways "Outing"

Key Implementation Considerations

Several factors are important to consider as the County works with key stakeholders and landowners to achieve successful implementation of the Greenways Plan. The Plan recommendations can be realized through:

- Strengthening communication between County Departments, local municipalities the and private sector
- Maintaining day-to-day support where the County continues to evaluate implementation progress such as the needs, if any, for additional Staff to support short-term and long-term projects
- Establishing and upholding an implementation system based upon potential advantages such as:
 - ◊ Leveraging in-house knowledge and entities that are already established
 - ◊ Gaining input from County elected officials as part of decisions to pursue specific greenway projects and priorities
 - ◊ Formulating a realistic and proactive ownership and management structure to optimize project coordination

Recognizing challenges will exist throughout the Plan’s implementation, developing mechanisms to minimize unwanted results will be necessary. Some of the principle challenges that are likely to occur as part of this Plan include:

- Addressing opportunities and challenges of the County’s existing ordinances and their revisions as it relates to the conservation of identified sensitive natural resources.
- Evaluating staffing needs and exploring mechanisms to support funding of these positions
- Establishing mechanisms to keep local municipalities abreast of issues/projects because local involvement in day-to-day planning, maintenance and other activities may be limited
- Acknowledging ownership of greenways can potentially increase responsibilities and liabilities

Recommendations

The recommendations outlined as part of the County’s Open Space, Greenways and Trails Plan revolve around several themes:

- Project Areas/Corridors
- Administration/Management
- Outreach
- Funding

PROJECT AREAS/CORRIDORS

While the Open Space, Greenways and Trails Plan contains a series of 26 corridor recommendations, there are few which the County should consider pursuing as “demonstration projects. A demonstration project is aimed at creating significant visibility and serve as a spring board for implementation success. As part of this effort, the County’s initial conservation-oriented demonstration project is the Little Mahoning Creek Corridor. The recreation-oriented project is the Hoodlebug–Mainline Connector. The status of analysis and focus that each of these projects currently possesses as part of other related resource planning efforts are factored into the following discussions.

**Demonstration Project A
Little Mahoning Creek Corridor**

The Little Mahoning Creek Corridor lies within the Little Mahoning Creek watershed. This watershed, located in northern Indiana County, is a unique and valuable resource in southwestern Pennsylvania. Although the watershed is within a region known for its bituminous coal, the Creek has been minimally impacted by abandoned mine drainage. This, in addition to the

watershed’s rural nature, enables the Creek to house freshwater mussels, fish, amphibian and reptile species and aquatic insect species. The Pennsylvania Department of Environmental Protection classifies the creek as a High Quality – Cold Water Fishery.

The Little Mahoning watershed is dominated by agriculture and deciduous forests, comprising approximately 87% of the available land area. The remaining 13% is a combination of light industrial and residential uses. This is a sparsely populated region.

According to the Western Pennsylvania Conservancy’s ongoing research in the Little Mahoning Creek watershed, there are other attributes to consider in addition to the Creek’s ecological significance. The Little Mahoning Creek and the surrounding watershed “has a measurable influence on the local economy, particularly with regard to tourism. The stream boasts one of the Commonwealth’s most popular special regulation fly fishing only areas. A 4.3-mile stretch of stream is regularly visited by anglers from across the country. The rest of the stream is a popular trout fishery open to all types of fishing tackle. It is heavily stocked with brown and brook trout by the Pennsylvania Fish and Boat Commission, and native brook trout populations exist within some headwater tributaries. Several other species of game fish live in the stream, and are sought by anglers throughout the year.”

Based upon the opportunities and research findings within this northern

portion of the County, there are several potential partners which could assist in pursuing this greenway project. These partners include:

- Indiana County Conservation District
- USDA Natural Resource Conservation Service
- Pennsylvania Department of Environmental Protection
- Pennsylvania Fish and Boat Commission
- Pennsylvania Game Commission
- Marion Center Area School District
- Indiana Area School District
- Indiana University of Pennsylvania
- Ken Sink Chapter of Trout Unlimited
- Evergreen Conservancy
- Environmental Alliance for Senior Involvement
- Local municipalities
- Area Foundations

**Demonstration Project B
Hoodlebug/Mainline Connector**

The Hoodlebug Trail runs from Indiana to Blairsville as a bicycle route. The County should identify what opportunities and challenges exist with the identified Corridor for the Hoodlebug/Mainline Connector as to where any other safe linkages could be made to develop a dedicated trail which accesses the Conemaugh River and subsequently the West Penn Trail. Based upon previous planning efforts, it is envisioned one option for this connector could be a bicycle route following Campbell Street and North Walnut Street/Route 217, where pedestrians can connect to the West

Penn Trail network at Newport Road. This is a critical point of linkage that many stakeholders, over a number of years, have been organizing and seeking the success of realizing this project.

IDENTIFY AND PURSUE OPPORTUNITIES FOR MULTI-COUNTY INITIATIVES INCLUDING ALIGNMENT OF MAINLINE CANAL GREENWAY AND OTHER REGIONALLY SIGNIFICANT CORRIDORS

A Regional “Ask “ represents a multi-county effort which can fulfill a significant goal of agencies in the Commonwealth. In organizing an initiative which can simultaneously address the mission of various State agencies (e.g. PA DCNR, PA DEP and PA Fish and Boat Commission), the groups pursuing a request, or “ask, ” can highlight how each of the agencies ’ aims for outreach can be furthered. Agencies then in turn can then collaborate on identifying and/or matching funds most appropriate to assist in furthering the effort.

In the case of realizing Indiana County ’ s greenway and open space initiatives, the County is encouraged to develop collaborative efforts with surrounding counties such as Westmoreland and Cambria to pursue State funding and implementation of corridor projects including the Pittsburgh to Harrisburg Mainline Canal Greenway™ and Little Mahoning Creek Corridor.

COMPLETE FEASIBILITY STUDY FOR IDENTIFIED DEMONSTRATION PROJECTS

Because it is necessary to manage and protect lands through regulation and planning, the County strive to fully

evaluate the feasibility of specific pedestrian connectivity associated with the initial Demonstration Projects. Funding has been obtained. Conservation of lands at the local level should be explored as part of these efforts. The effectiveness of local and County-wide regulatory measures for conserving natural resources should also be evaluated. The following should be considered as part of this assessment:

- What do local comprehensive plans, zoning and natural resource protection ordinances promote in terms of open space planning within the vicinity of lands which are important for the greenway project corridors?
- Does it appear that such provisions could be updated to better address the effects of development on and protection of significant resources?
- Does the community utilize an Official Map, as described in the *Pennsylvania Municipalities Planning Code*, to identify the location of future public areas and preserve right-of-way areas for recreation and open space?
- Are there any advisory bodies at the local level, such as an Environmental Advisory Councils, which review zoning and rezoning proposals, subdivision and site plans, or other development concepts to identify impacts on the community's landscape?

ADMINISTRATION/MANAGEMENT

One of the fundamental components to establishing the Open Space, Greenway and Trails Plan is to develop a practical and responsive implementation structure composed of suitable implementation partners. Key stakeholders in administering the Open Space, Greenways and Trails Plan include:

- The Greenways Working Committee
- Indiana County Office of Planning and Development
- Indiana County Office of Parks and Trails
- Indiana County Conservation District
- Other public/quasi-public/special interest groups (e.g. conservation groups, school districts)
- Community Representatives and Organizations (Residents, businesses and the development community)
- Allegheny Ridge Corporation
- Indiana County Planning Commission
- Indiana County Commissioners

Greenways Working Committee

The Greenways Working Committee (GWC), the body guiding the Open Space, Greenways and Trails Plan's preparation, is the primary advisory group leading the Plan's implementation efforts. As the Plan's authors, the GWC includes representatives from the Indiana County Board of Commissioners, Indiana County Office of Planning and

RECOMMENDATIONS | actions for implementation

Development, Indiana County Planning Commission, Conemaugh Valley Conservancy, Evergreen Conservancy, Indiana Area Recreation and Parks, Indiana County Tourist Bureau, Cherry Tree Heritage Society, Indiana County Conservation District, various municipalities and the Western Pennsylvania Conservancy.

Representatives of the Office of Planning and Development should chair the Working Committee with ongoing technical assistance/support provided by the Chief of the newly formed County's Open Space, Greenway and Trails Plan Program (See Open Space, Greenways and Trails Plan Program below).

Open Space, Greenways and Trails Plan Program

The County should form an Open Space, Greenways and Trails Plan Program (OGT). The coordination, project management and outreach of greenway planning activities are substantial undertakings which will require both professional expertise and extensive involvement. Based upon the current work load and roles of the County's various staffing positions, it is recommended that this Program serve as an extension of the Office of Planning and Development. One reason for this configuration is to promote coordination and consistency of planning objectives between the Offices' varying, yet related, planning, parks and open space implementation efforts. Another practical reason for this structure is space; based on the availability of space in the County's

offices, the OGT will be able to readily move into an area within the Office of Parks and Trails.

The County should work with the Pennsylvania Department of Conservation and Natural Resources to hire a Chief for the Open Space, Greenways and Trails Plan Program. The Chief's primary responsibilities should be to:

- Establish mechanisms for organizations/businesses/residents to approach the Committee with project ideas and provide grant application assistance
- Create greenways maintenance policies
- Initiates projects including public outreach
- Provides technical support/daily management
- Coordinate joint projects with surrounding county/regional efforts

In the short-term, this Chief could be funded through DCNR's Circuit Rider program. DCNR sponsors a Circuit Rider program to help build local and multi-municipal capacity for implementing open space and recreation plans. As of 2006, DCNR has extended the Circuit Rider program to counties, and it is no longer limited to municipality or non-profit organizations. Circuit Rider grants provide four-years of scaled funding to allow the hiring of a full-time employee to share services through an intergovernmental cooperative effort created by two or more municipalities. Available grant funding for the Circuit Rider's salary decreases from 100

percent the first year to 75 percent the second, 50 percent the third and 25 percent the fourth year thereby allowing the grantee to build the fiscal support necessary to sustain the position. By the fifth year the Circuit Rider shall be supported 100% by the County ultimately housing this position.

Planning Assistance and Advisors

A number of entities can provide planning assistance to the OGT. The County’s Planning Commission can assist the Working Committee with outreach opportunities and selective implementation (such as updates to zoning/subdivision ordinances).

The Indiana County Conservation District should also be targeted to serve an advisor to the Greenways Working Committee. Primary functions of the Conservation District, as related to implementing greenway projects include:

- Promote maintaining continuity of existing natural resources
- Work to designate key streams as links within greenway network
- Partner with County Departments/Staff to develop database of property inventory within designated greenway corridors
- Provide grant assistance
- Promote and offer public education opportunities for topics such as riparian buffers

Many of the current owners of land which can ultimately be incorporated into the greenway network are residents and businesses. Developing

cooperative relationships with land owners is a critical component of the Open Space, Greenways and Trails Plan’s implementation and success. Other public/quasi-public/special interest groups (including municipalities, DCNR, etc.) should also be a component. These groups should be approached to provide feedback regarding:

- Sources of potential corridor land through setbacks, dedicated rights-of way/easements and purchases
- Sources of volunteer workforce or workers, land and funding to establish/maintain greenways
- Partners to apply for potential funding

Greenway Owners

Based upon the current initiatives that conservation-oriented groups are completing throughout the County, it is recommended that two Conservancy groups be targeted as those that oversee ownership of the greenways network. The Conemaugh Valley Conservancy and the Evergreen Conservancy could be charged with the primary responsibilities of:

- Owning, or partnering in owning, greenways.
- Maintaining/coordinating maintenance of greenways
- Coordinating planning issues with legal entities

ORGANIZE/HOST GREENWAYS PROGRAMMING AND OUTREACH MARKETING/SIGNAGE

An Outreach Campaign with marketing materials is vital to the success of the Greenways Plan. The marketing

materials shall promote the entire greenway network to organizations, residents and visitors as well as working with service organizations and should include a theme and logo. The marketing plan and materials may also assist in securing funding as well as serve as an awareness tool to develop interest and support. Graphics and information developed as part of the marketing package can also serve as the basis for the Open Space Network 's comprehensive signage system. Signage should be cohesively designed and placed for:

- Trailhead stations
- Regulatory signs
- Directional signs
- Informational signs
- Educational signs

Mechanisms of Outreach

How can this information be effectively conveyed to important audiences? The Outreach Campaign could be exercised through school visits, web-based information, periodic newsletters in cooperation with the distribution of newspapers and/or utility billing and other avenues as desired. These public education opportunities could also be paired with other natural resource initiatives such as the Western Pennsylvania Conservancy 's outreach related to the Little Mahoning Creek Watershed.

CREATE "FRIENDS OF THE GREENWAYS"

Indiana County 's "Friends of the Greenways" program should be established to provide interested citizens and businesses the opportunity to join together and sponsor special programs/activities which promote the

significance and success of greenway efforts.

These "Friends" also can be the sponsoring entity which assists in placing signage along the recreation and conservation corridors. This group should also join together with the County Office of Planning and Development, the Conemaugh Valley Conservancy, and the Evergreen Conservancy to host an annual gathering for stakeholders to discuss project corridor status, funding strategies, maintenance, etc.

CONDUCT AN ANNUAL GREENWAYS "OUTING"

The County should host a Greenways "Outing," or gathering, with key stakeholders and interested citizens. The purpose of the Outing is to share planning goals and to analyze existing projects including their implementation status, technical assistance needs, funding needs, timing as well as to identify critical gaps in the network based upon development patterns and related conservation efforts.

The greatest benefit of the Outing is to develop a formal ongoing strategy and agreement for project coordination between State, County, local and regional stakeholders.

Implementation Tools

OVERVIEW

Several techniques for implementing the Plan are described below. These tools range from creating land management policies and land use

controls to purchasing rights to land.

LAND MANAGEMENT PLAN

Land management plans establish a specific set of policies for the use of publicly owned land. Management plans typically identify valuable natural, historic and heritage resources; determine compatible uses for the land; determine the administrative needs of the land, such as maintenance, security and funding requirements; and identify recommended short-term and long-term strategies/actions for the treatment and protection of identified resources. Because land management plans are prepared for publicly owned land, few or no other regulatory or acquisition-related tools are necessary to ensure implementation of the plan's policies.

Example. A state park could implement a land management plan that identifies areas of specific importance due to existing natural resources as well as areas suitable for development of trail/greenway facilities. The plan could include recommended actions that would result in the preservation of the natural resources and the development of the trail.

Conservation strategies on lands that are not publicly owned must be implemented using regulatory or acquisition related tools.

REGULATION

Land may be protected through government regulation, which controls land use and development through legislative powers. Examples of various land use and development ordinances

and components of these ordinances, which regulate community growth and protect natural resources, are listed below:

Dedication/Density Transfer

The dedication/density transfer tool allows a developer/landowner to transfer allowable development density from one portion of his or her parcel/development to another portion. In exchange for the increase in allowable density, the landowner must dedicate the undeveloped open space portion to the municipality/county. This tool is applicable for a single parcel or contiguous parcels of land that are part of a common development plan.

Example. A portion of land included within a subdivision/development could potentially provide an integral link for the municipal trail system. The municipal planning commission could grant the developer increased allowable density on appropriate portions of his or her site in exchange for dedicating the remaining portions of the land for preservation purposes.

Transfer of Development Rights (TDR)

The TDR allows communities to provide additional density in areas where growth is desired and discourage growth/development in areas desirable as preserved open space. The community identifies an area to be developed and an area to be preserved. The municipality's comprehensive plan is a useful guide for identifying these areas. Owners within the area to be preserved are given development credits that can be

sold to land owners in the area to be developed. In order to sell these credits, landowners must place a permanent conservation easement on their property. The purchasing landowner within the area to be developed may then develop at a density that is higher than previously allowed by the municipality.

Example. A municipality contains a portion that is experiencing increased development pressures and another area with sensitive and important natural resources. The municipal comprehensive plan identifies the former as a future growth area and the latter as an ideal preservation area. The municipality could adopt a TDR policy allowing landowners in the preservation area to sell development credits to the growth area. This action optimizes the development of the growth area and the preservation of the important natural area.

Negotiated Dedications

In instances where parcels are deemed beneficial to the protection and preservations of stream corridors, a municipality/county may request that a landowner enter into negotiations for those specific parcels. Additionally, during the subdivision review process, the municipality/county may ask for the dedication of land in order to provide public open spaces. Such dedication should be proportionate to the impact the subdivision will have on the services provided by the municipality.

Example. A subdivision/development plan requires the extension of existing municipal infrastructure. The municipality can request that the

developer dedicate a portion of the property to the municipality in exchange for the extension of municipal infrastructure and services. The size of the dedication should be relative to the impact on existing municipal services.

Fee-in-Lieu

Fee-in-lieu can be coordinated with negotiated dedications to bolster the effectiveness of a municipality's land conservation opportunities. Using this tool, landowners have the option to pay the municipality/county, in an amount relative to the density at which they are developing, instead of dedicating the appropriate portion of their land for preservation. The municipality/county may then utilize these funds to acquire land elsewhere in order to implement land conservation projects.

Example. Applying fee-in-lieu techniques along with a form of negotiated dedication increases the options presented to developers within the municipality. The developer then has a choice of dedicating the appropriate portion of land to the municipality or paying a lump sum fee to the municipality in lieu of the dedication of land.

Buffer/Transition Zones

Buffer/transition zones are formally identified within the municipality's zoning ordinance. The situation of these zones is determined by potential interaction of incompatible land uses. Open space is then preserved along these potential interaction points in order to provide a buffer or transition between the incompatible uses.

Example. Buffer/transition zones could be used in instances where land zoned for intense uses such as highway commercial or manufacturing abut less intense properties or open spaces. The buffer/transition zone could be situated along the border of the two zones so as not to unduly make large portions of each unusable, but could be large enough to effectively screen one use from the other. The area within the buffer/transition zone could be used to situate a trail.

Zoning/Overlay Zones

Also identified within a municipality 's zoning ordinance, zoning overlays allow a municipality to introduce specific controls related to land conservation, or enhance the underlying zone 's existing land use regulations. Examples of these controls include increased setbacks, reduced maximum allowable land coverage, etc.

Example. Zoning overlays could be applied along potential key trail corridors. By increasing setbacks and reducing land coverage, more open space can be provided along these key corridors than would be provided by the underlying zoning districts.

Conservation Subdivision

This tool requires as a condition of development approval that the developer provide public facilities, land for public use or the financing for the provision of these facilities/land.

Some governing bodies encourage the use of conservation subdivision-oriented development patterns to promote increased density/density

bonuses for development in areas with less sensitive natural resources in exchange for maintaining larger areas of undisturbed open space and/or trail connections.

Subdivision Exaction

The size of the facility or amount of financing should be relative to the impact that the development will have on existing public facilities and/or the demand for additional public facilities that the development will create. The facilities, which can include open space, are then dedicated to the municipality/county.

This tool requires as a condition of development approval that the developer provide public facilities, land for public use or the financing for the provision of these facilities/land.

Acquisition

Property may be acquired outright as a way of protecting/creating land for open space purposes. In general, all of the following techniques can be applied in order to acquire property or rights-of-way for the purposes of creating greenways.

Donation/Tax Incentives

Landowners can dedicate their property to the municipality and typically realize tax benefits such as federal and state deductions on personal income as well as the ability to avoid inheritance taxes, capital gains taxes and recurring property taxes. This tool results in the municipality/county receiving fee-simple title to a parcel of land at no cost.

Fee Simple Purchase

This is the outright purchase of land by the county/municipality where it receives fee-simple title to a parcel of land.

EASEMENTS

Easements can be used by the county/municipality to acquire explicit rights to certain areas of a property. Easements result in local government receiving a specific interest in a parcel while the property owner retains responsibility for all taxes associated with the property, less the value of the easement granted. Easements are generally categorized by their interest in a property.

Conservation

Typically, conservation easements are designed to protect natural resources and permanently limit the use and/or development intensity of land. These easements are generally applied to the entire property or relatively large portions of the property. Benefits to property owners who participate in a conservation easement include potential qualification for federal income tax deductions and/or state tax credits.

Preservation

Preservation easements can be used to protect significant built and/or natural features of a property. When applied for the purposes of protecting built assets, the easements general intent is the preservation of a structure's historical value and integrity. Additionally, when used in concert with best management practices, these

easements can protect important elements of the property's landscape. These easements can be applied to the entire property or specific portions of the property. Tax incentives for preservation easements are similar to those associated with conservation easements.

An example of a model Conservation Easement Agreement as prepared by the Pennsylvania Land Trust Association is included within the Plan's Background Mapping and Information Chapter.

Public Access

The general intent of public access easements is to provide passage and access through a property in order to link to assets/amenities on adjacent properties. These easements are typically applied to portions of a property rather than the entire property. Public access clauses may be included within conservation and preservation easements or the public access easement may be utilized individually.

Easement Purchase

Negotiations with property owners may fail to yield desired donations of land for the purposes of various easements. In these instances, a county/municipality may purchase an easement on the desired portions of the property.

Deed Restriction/Purchase of Development Rights

A county/municipality can encourage protection of sensitive resources such as prime agricultural land by instituting a purchase of development rights

program. Under such a program, the property owner would forfeit any further rights to develop his or her land in exchange for payment from the county/municipality. This type of program includes the fair market value purchase of property development rights from an owner and is typically reciprocated by the landowner including development restrictions beyond the current use within the deed to the land. The property owner continues to utilize the property and keeps all ownership rights associated with the land in its current condition.

Purchase/Lease Back

A county/municipality can purchase land and lease it back to the original owner with additional use and development restrictions.

Option/First Right of Refusal

Owners who intend to sell their property can agree to give the county/municipality the right to decide whether they want to purchase the land before the owner sells to a private entity. When coupled with other tools, this technique can allow the municipality time to acquire funds necessary to purchase a property for greenway use.

Implementation Resources

The following funding sources provide financial assistance for purposes ranging from planning to land acquisition and generally take the form of grants and/or loans. Programs described below are grouped by the agency that provides the funds. In addition to these funding avenues, additional resources may be found

through Pennsylvania's Greenway Clearinghouse -- pagreenways.org

PENNSYLVANIA DCNR¹

The **Commonwealth of Pennsylvania** provides grant moneys through the **Community Conservation Partnership Program (C2P2)** to county and municipal governments to support greenway and park planning, acquisition, design and development.

Heritage Park Grants are available to municipalities or nonprofit organizations for promoting public-private partnerships that preserve and enhance natural, cultural, historic and recreation resources to stimulate economic development through heritage tourism.

Land Trust Grants are available to land trusts and conservancies to acquire land for areas that face imminent loss. Land must be open to public use and priority is given to habitats for threatened species.

Rails-to-Trails Grants are available to municipalities and nonprofit organizations to fund the planning, acquisition or development to preserve and protect abandoned railroad corridors.

Community Grants are awarded to municipalities for recreation, park and conservation projects including the rehabilitation and development of parks and recreation facilities; acquisition of land for park and conservation purposes; and technical assistance for feasibility studies, trails studies, and site development planning.

RECOMMENDATIONS | actions for implementation

River Conservation Grants are available to municipalities, counties, municipal and inter-municipal authorities and river support groups to conserve and enhance river resources. Planning and implementation grants are available to develop or carry out projects or activities defined in an approved river conservation plan.

Pennsylvania Recreational Trails Program Grants provide funds to develop and maintain recreational trails and trail related facilities for motorized and non-motorized recreation. Eligible applicants include federal and state agencies, local governments and private organizations. Eligible projects include: maintenance, restoration, development, construction of new recreational trails and acquisition of easements or property for recreational trails or recreational trail corridors.

PENNSYLVANIA DCED²

The **Land Use Planning and Technical Assistance Program (LUPTAP)** provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them. Multi-municipal ventures are given priority within this fund. LUPTAP funds could be used to implement greenway components of municipal comprehensive plans.

The **Community Revitalization Program** provides grant funds to support local initiatives that promote community stability and quality of life.

Floodplain Land Use Assistance Program Provides grants and technical assistance to encourage the proper use

of land and the management of Floodplain Lands within Pennsylvania.

PA Fish and Boat Commission³

A Boating Facilities Grant Program is available to municipalities to develop access points on municipally-owned land. The Fish and Boat Commission also provides in-kind engineering services for the creation of these access points.

The **Coldwater Heritage Partnership** provides leadership, coordination, technical assistance and funding support for the evaluation, conservation and protection of Pennsylvania's coldwater streams.

The **State Wildlife Grant Program** provides federal funding for high-priority conservation projects impacting endangered, threatened and at-risk species across Pennsylvania.

The Fish and Boat Commission also supports a **Water Trail Brochure Program**. The program encourages and promotes water trails by creating brochures that delineate water trail locations and access points for any interested water trail group. These groups must provide a map of the water trail and content for the brochure. The Fish and Boat Commission provides in-kind design and layout services as well as reproduction services, which are available for a nominal fee.

FEDERAL FUNDING

The **Land and Water Conservation Fund⁴** provides matching grants to

States and local governments for the acquisition and development of public outdoor recreation areas and facilities.

The **Safe Accountable, Flexible, Efficient Transportation Equity Act – A Legacy for Users (SAFETEA-LU)**⁵ funds numerous transportation programs to improve the nation's transportation infrastructure, enhance economic growth, and protect the environment. A portion of Pennsylvania's SAFETEA-LU funds, administered through PENNDOT, go to greenway projects with ties to transportation, historic preservation, bicycle/pedestrian improvements and/or environmental quality.

The **Recreational Trails Program**⁶ is an assistance program of the Department of Transportation's Federal Highway Administration (FHWA) that provides assistance by making funds available to the States to develop and maintain recreational trails and trail-related facilities for both non-motorized and motorized recreational trail uses.

The **Farmland Protection Program**⁷ provides funds to help purchase development rights to keep productive farmland in agricultural uses. Working through existing programs, USDA joins with State, tribal, or local governments to acquire conservation easements or other interests from landowners.

The **Rivers, Trails and Conservation Assistance Program**⁸ from the National Parks Service operates this program aimed at conserving land and water resources for communities. Eligible projects include conservation plans for protecting these resources, trail

development, and greenway development.

The **Wetlands Reserve Program**⁹ is a voluntary program in which the USDA Natural Resources Conservation Service (NRCS) provides technical and financial support to help landowners with their wetland restoration efforts and providing the opportunity to protect, restore, and enhance wetlands on their property.

Bond Referendums have been successfully placed on local ballots throughout the United States to support greenway development. Extensive informational campaigns greatly enhance the success rate of referendum votes because of increased public and voter support.

Land donations from private parties, whether fee simple or in the form of easements, supply municipalities with usable land for little or no expense and offer the landowner tax incentives.

The **Kodak American Greenways Awards Program**¹¹ provides grants to stimulate the planning and design of greenways in communities throughout the United States.

Charitable organizations such as land trusts or foundations can provide funds to municipalities or non-profit organizations to acquire land and/or develop trails.

¹ <http://www.dcnr.state.pa.us/brc/grants/general02.aspx>

² <http://www.newpa.com/programFinder.aspx> (accessed 5/8/06)

³ http://sites.state.pa.us/PA_Exec/Fish_Boat/grants.htm (accessed 5/9/06)

⁴ <http://www.ncrc.nps.gov/lwcf/> (accessed 5/8/06)

⁵ <http://www.fhwa.dot.gov/safetealu/> (accessed 5/8/06)



background
mapping and
information

Photo Credit: Blacklick Creek Natural Area, Pennsylvania 's Natural Heritage Program

Natural Resources

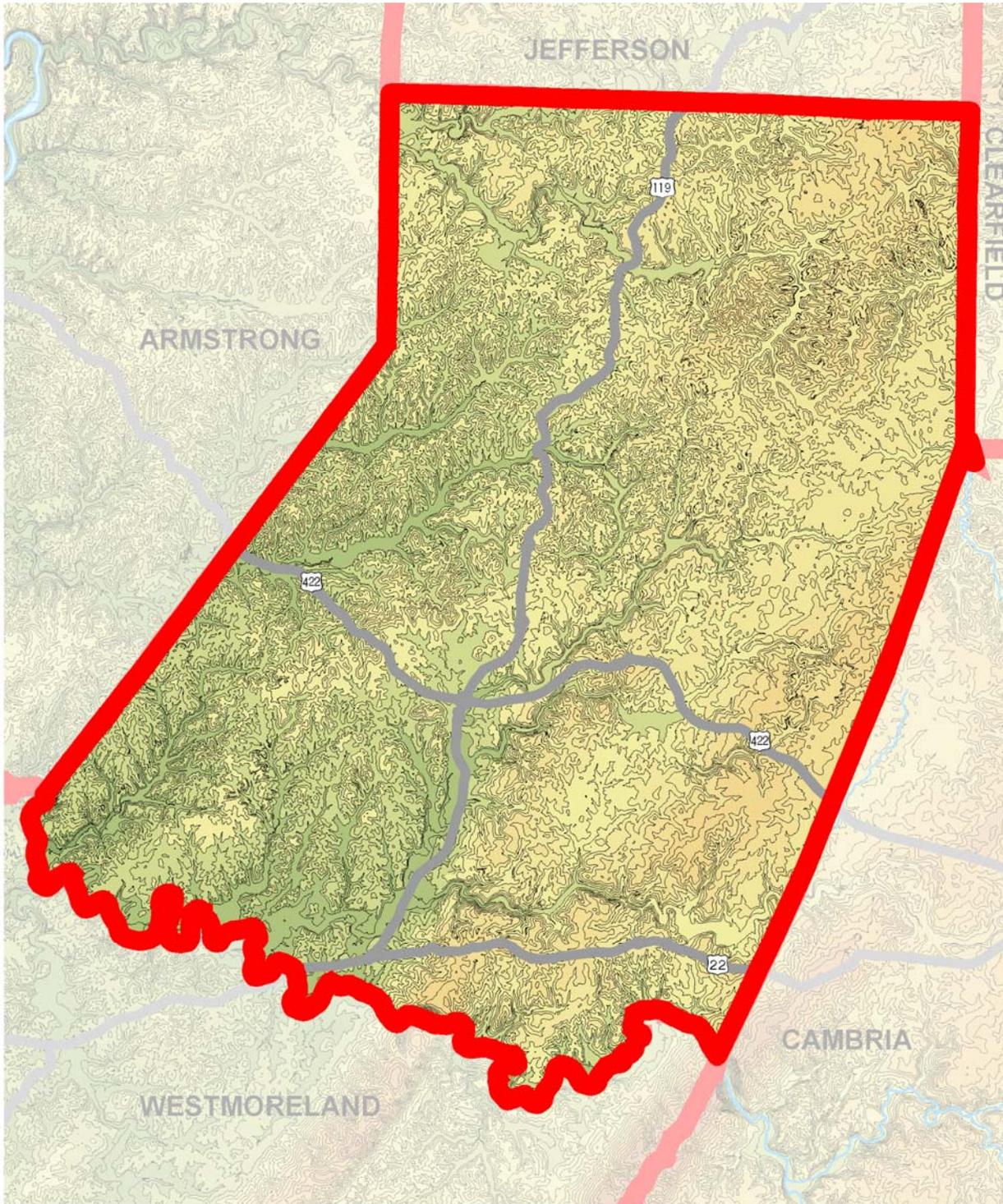
Built Resources

Conservation Easement Model

Landform

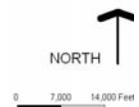
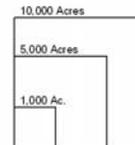
Landform is the physical characteristics and components that are present or produced by nature, including soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, recharge areas, climate, floodplains, aquatic life, and wildlife. The map depicts a sequential hierarchy of elevation layers that occur every 400 feet of elevation and are each represented by a different color. Topographic contours are also illustrated at 100 foot intervals. This map utilizes digital topographic data generated by the United States Geologic Survey, Land Info International, LLC.

Landform Map



LEGEND

Study Area Boundary	ELEVATION	
US Highway	< 900'	>1900' - 2100'
River/Stream	>900' - 1100'	>2100' - 2300'
Existing 100' Topography	>1100' - 1300'	>2300' - 2500'
	>1300' - 1500'	>2500' - 2700'
	>1500' - 1700'	>2700'
	>1700' - 1900'	

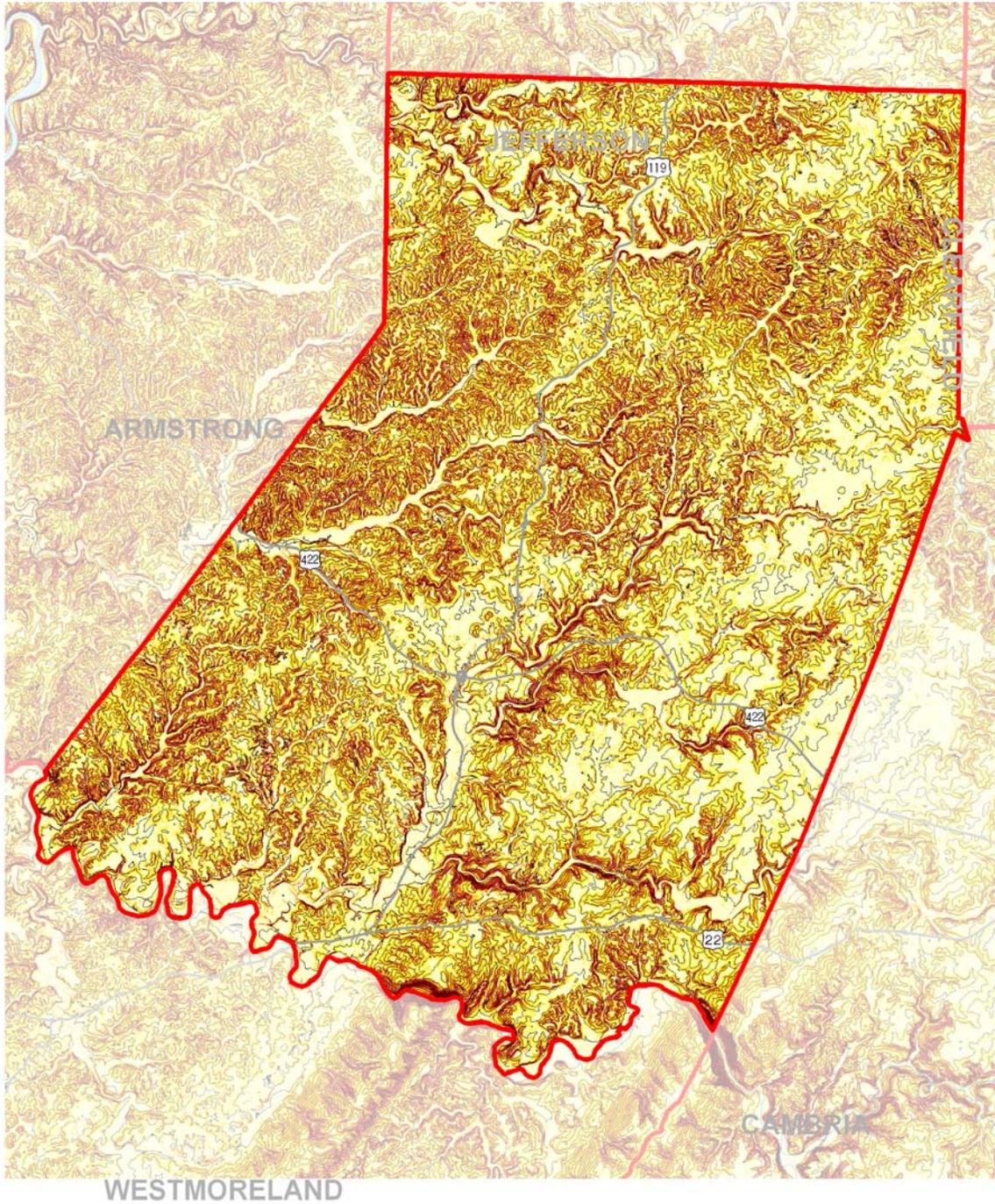


Source: Landform Analysis is based on topography supplied by Land Info International, LLC through the Natural Infrastructure Project

Slope Analysis

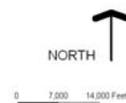
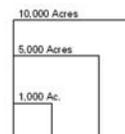
The Steep Slopes Maps illustrates the diversity of the County 's hillside slopes. Slopes are calculated based on a 10-foot contour interval and have been categorized into 5 gradients of steepness. Slopes $\geq 25\%$ are naturally sensitive areas that provide open space and foster local biodiversity. The County 's slope characteristics have been approximated using digital topographic data provided by the United States Geologic Survey, Land Info International, LLC and third party computational software.

Slope Analysis Map



LEGEND	
	Study Area Boundary
	US Highway
	River/Stream
	Existing 100' Topography
	0 - 8%
	8 - 15%
	15 - 25%
	25 - 40%
	>40%

Source: Slope Analysis is based on topography supplied by Land Info International, LLC through the Natural Infrastructure Project



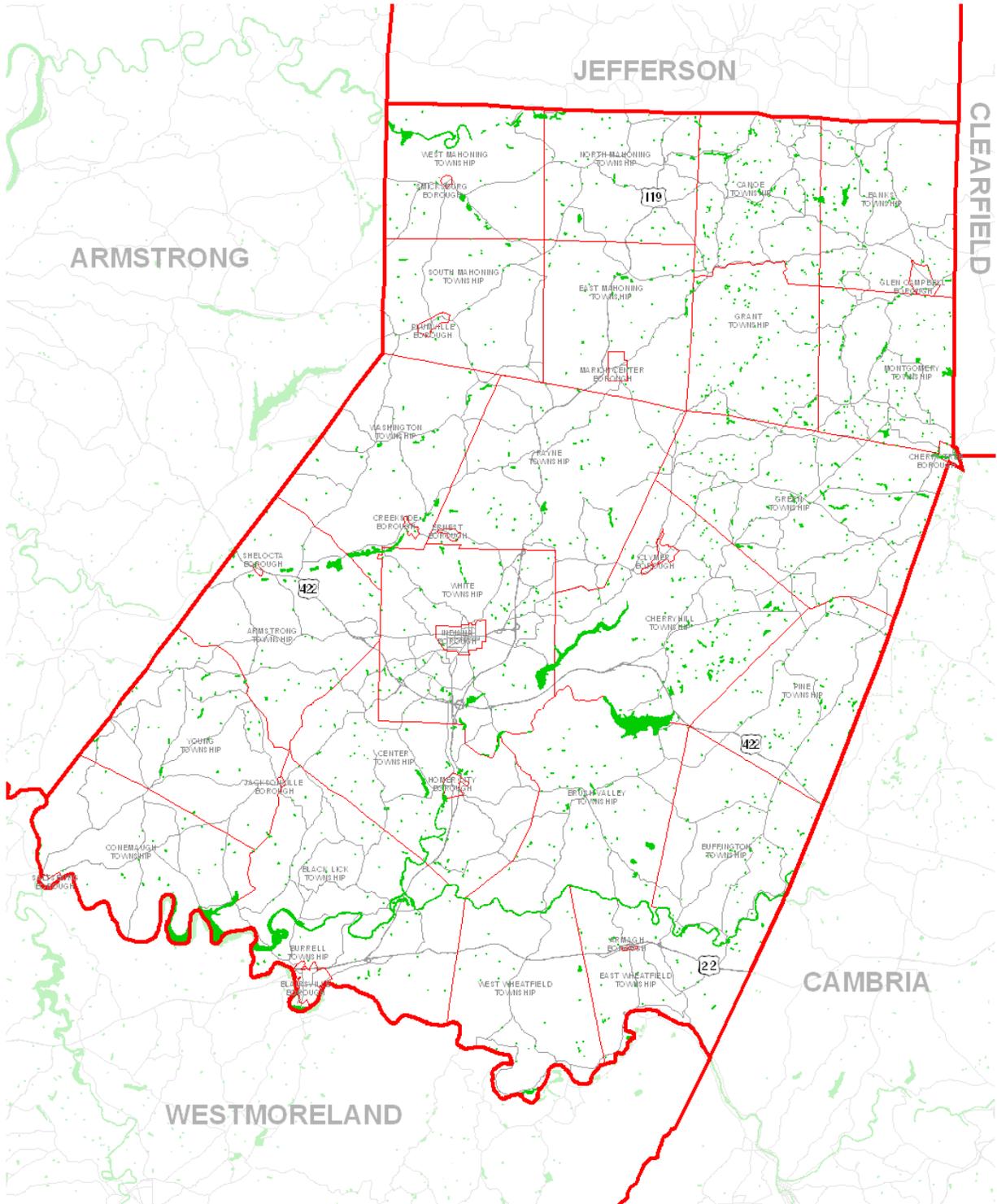
Wetlands and Floodplains

Wetlands are critical areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. There are three types of wetlands: lake edge (lacustrine); marshes or bogs (palustrine); and river edge (riverine). Floodplains are land areas susceptible to inundation by water as a result of the floods and also serve an integral role in water quality through groundwater recharge and stormwater runoff. This map documents the location and extent of wetlands and floodplains within the County based upon USGS/FEMA mapping information. These lands are spread throughout the County with concentrations in flat areas near bodies of water.

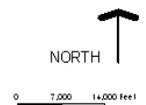
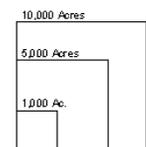
Woodland Habitats

In Indiana County, data was evaluated to determine areas of concentrated woodlands—those that typically can support a range of habitats. Areas with 50 or more contiguous woodland acres are illustrated on the following map. This analysis also corresponds to some other larger scale regional open space and natural resource planning pursued as part of the 9-County Southwestern Pennsylvania Natural Infrastructure project. A variety of deciduous and evergreen woodland species could be present in these habitat areas [and as photographed using satellite imagery.] Several of these areas also are similar to the locations of biological diversity areas. These woodland habitats house several of the Biological Diversity Areas (see pg. 78)

Wetlands Map

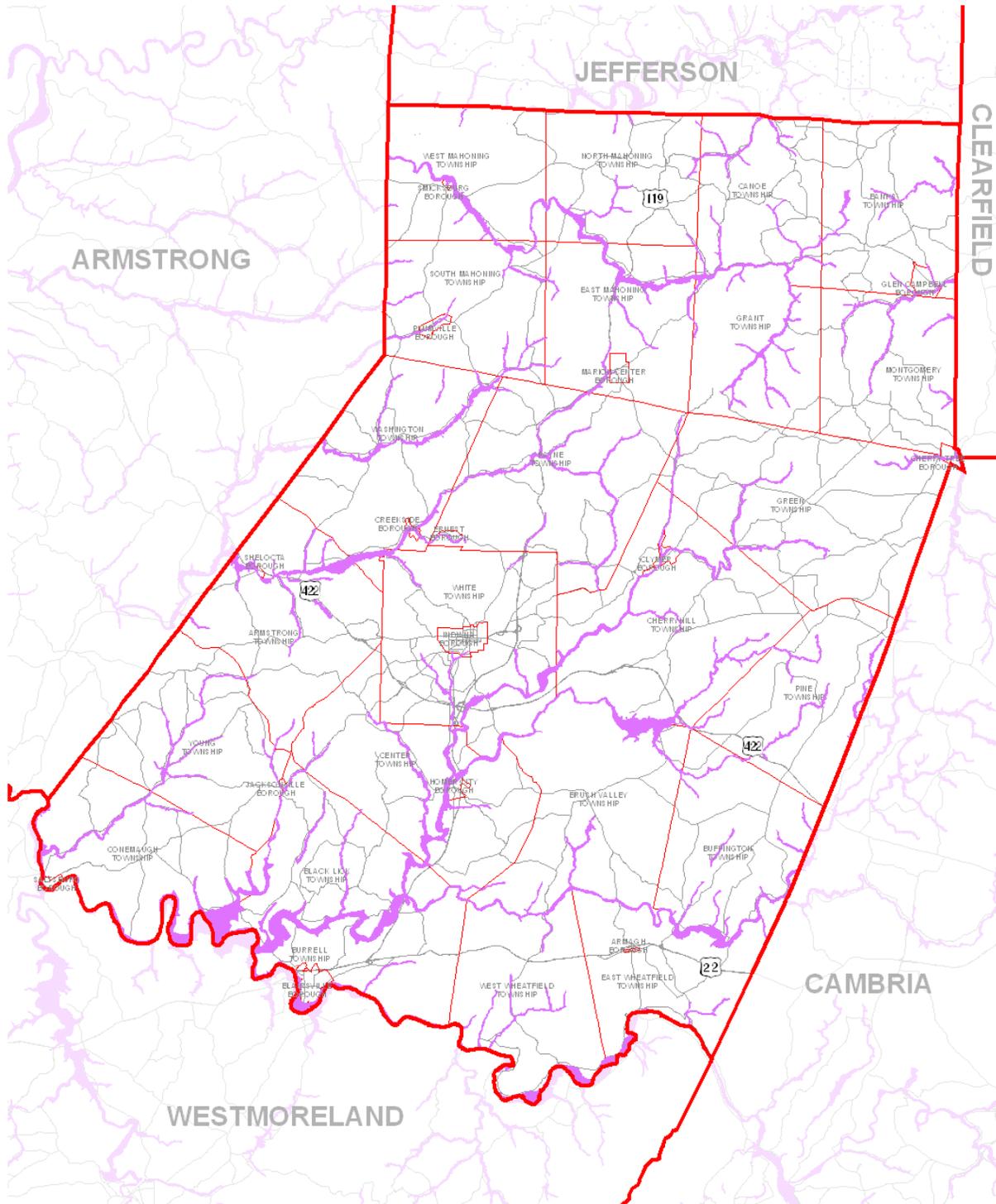


- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - Wetland



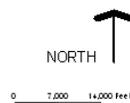
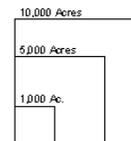
Source: Wetlands and base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission, 2002.

Floodplains Map

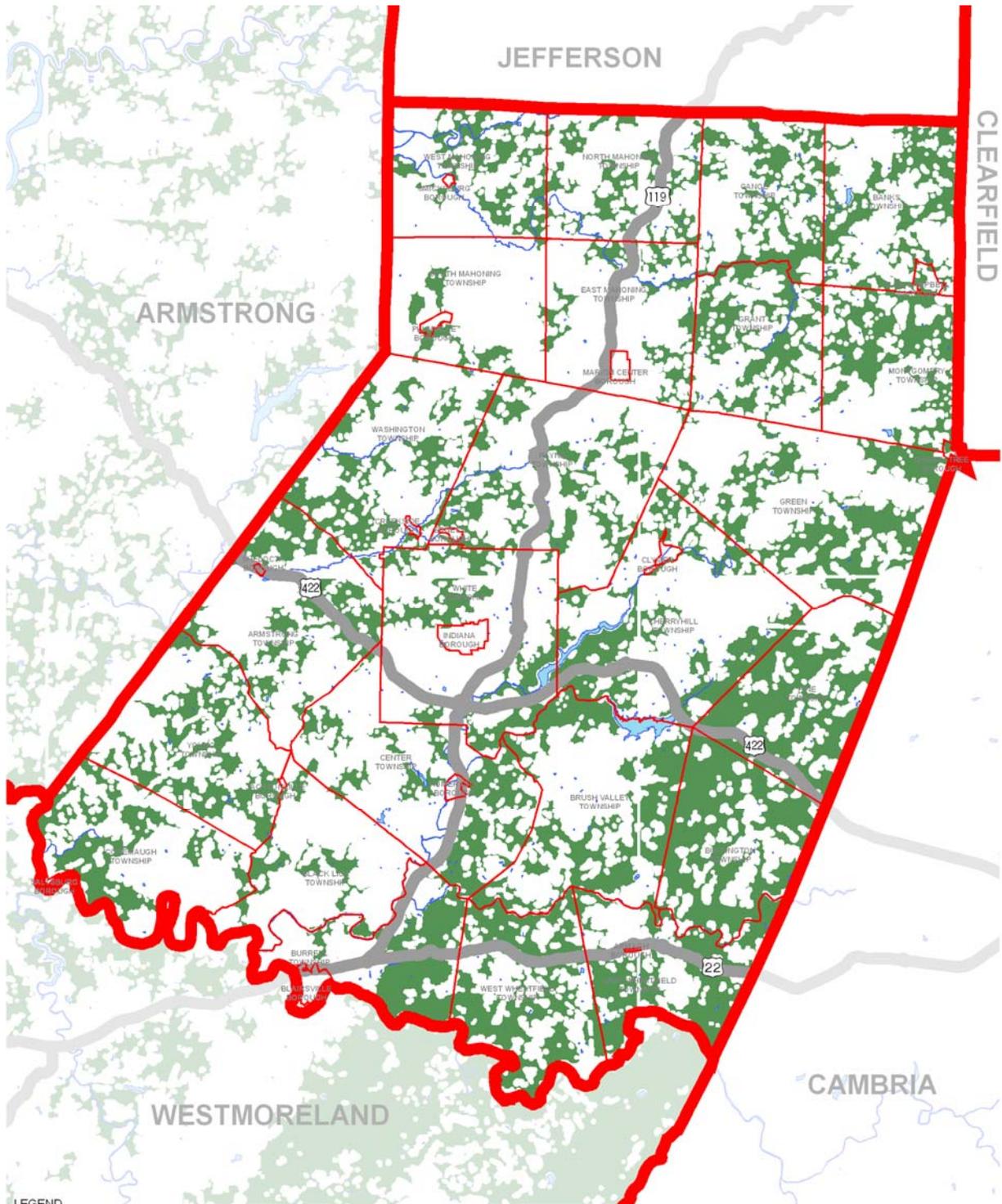


- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - Floodplain

Source: Flood Plane and base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission, 2002.



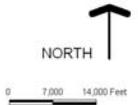
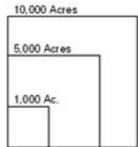
Woodland Habitats Map



- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - Major Streams
 - Woodland Habitat

Criteria: Forested land cover, slopes of 0-4%, interior forests (300' buffer), minimum of 50 acres.

Source: Based on forest density GIS data from the U.S. Department of Agriculture, Forest Service, Southern Forest Experiment Station, Forestry Inventory and Analysis (SO-FIA). Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



Prime Agricultural Soils

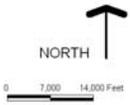
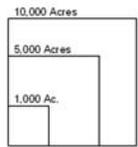
This map shows the areas that contain Prime Agricultural Soils. Prime agricultural soils are those soils classified as Class I, II or III. Another component that could be factored into future planning efforts is Agriculture Security Areas. Agricultural security areas are intended to promote more permanent and viable farming operations over the long term by strengthening the farming community's sense of security in land use and the right to farm. Agricultural security areas are created by local municipalities in cooperation with individual landowners who agree to collectively place at least 250 acres in an agricultural security area.

Prime Agricultural Soils Map



- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - State Roads
 - ~ Streams
 - Prime Agricultural Soil

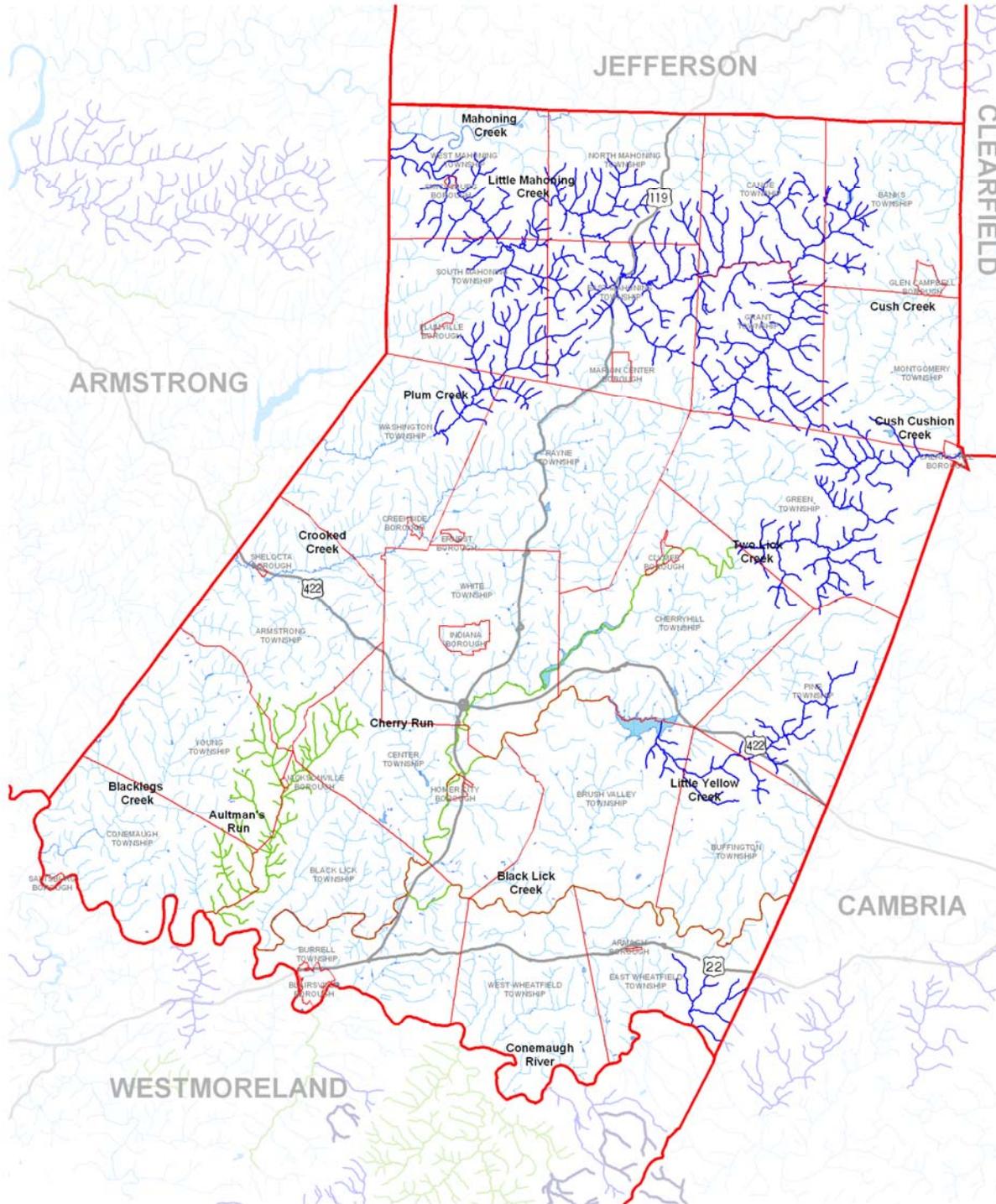
Source: Prime agricultural soil data provided by the STATSGO soils database for Indiana County. Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



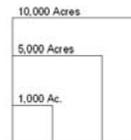
General Stream Quality

Stream quality is an indicator of aquatic habitat and has a direct relationship with fish and invertebrate species. Stream quality is related to a number of factors such as water clarity, movement, acidity, temperature and heavy metal content. Stream quality can be impacted by industrial discharges, sedimentation, acid mine drainage or other water-borne pollutants. The stream quality map illustrates the location and extent of exceptional value and high quality streams as defined by Chapter 93 of the Pennsylvania Code.

General Stream Quality Map



- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - ~ Exceptional Quality Stream
 - ~ High Quality Stream
 - ~ Trout Stocked
 - ~ Normal Stream



Source: General Stream Quality is based on Chapter 93 stream data from the Pennsylvania Department of Environmental Protection, 2003.

Biological Diversity Areas and Landscape Conservation Areas

The Indiana County Natural Heritage Inventory (NHI) provides information on the location of threatened and endangered species and natural communities within the County. This NHI is part of a state-wide effort conducted through the Pennsylvania Natural Heritage Program and is expected to be completed by mid-2009. The types of areas mapped are: 1) Biological Diversity Areas (BDA) – designated around populations of rare, threatened and endangered plants, animals and communities; and 2) Landscape Conservation Areas (LCA) – designated around large blocks of relatively intact forest or watersheds that support exceptional aquatic resources. **Based upon research conducted through 2007 and 2008, an initial listing and mapping of these areas is outlined below. The areas are distinguished based on their relationship to core and non-core BDA areas.** Upon publication of the final NHI report, the County should coordinate any updates to the listing and mapping into related conservation and development efforts.

Table 9A: Biological Diversity Areas Descriptions¹ -NHI BDA Core Listing

¹ Pennsylvania Natural Heritage Program. 2007. Indiana County Natural Heritage Inventory 2007-09-20 Draft. Pittsburgh, PA

Name	Description	Significance	Sensitivity ¹
Blacklick Creek Natural Area	Rich highly diverse wildflower slope		2
Charles F. Lewis Natural Area			2
Chestnut Ridge BDA	Forested ridgetop and upper watershed whose cave and outcrop communities provide habitat for a number of plant and animal species concern	Exceptional	1
Creekside			
Little Mahoning Creek			3
Pine Ridge County Park BDA	County Park		3
Suncliff			2
Yellow Creek State Park	State Park		3

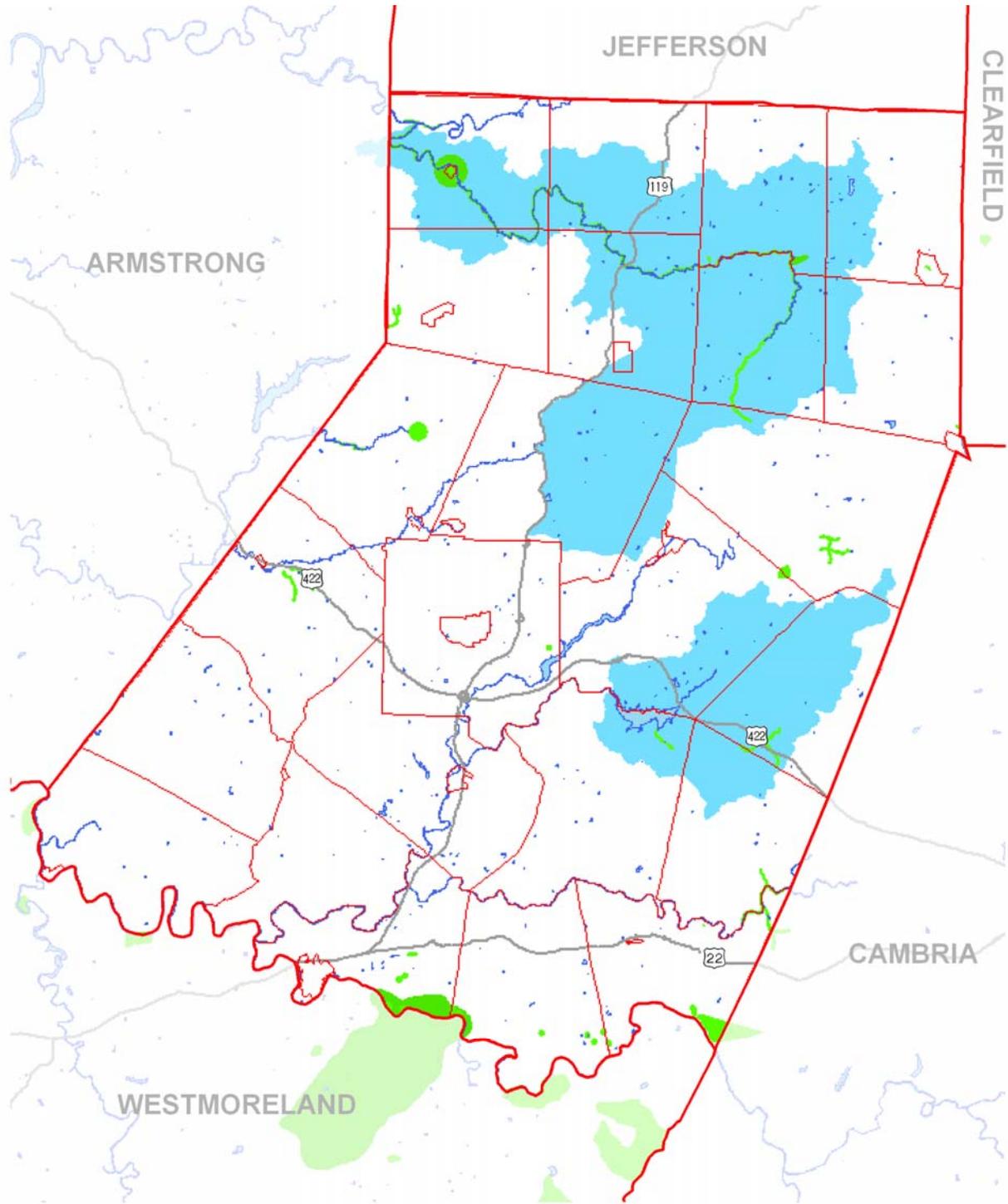
Table 9B: Biological Diversity Areas Descriptions¹ -NHI BDA Non-Core Listing

Name	Description	Significance	Sensitivity ¹
Avonmore Flood plain BDA	Large forested floodplain along the Kiskiminetas River containing a Robust Emergent Marsh Community	Notable	3
Baldwin Creek BDA	Exceptional Value stream watershed within SGL-42	High	3
Burnside Oxbow	Several wetland communities and a population of featherbells (<i>Stenanthium gramineum</i>), a plant species of special concern in Pennsylvania	High	2
Chest Creek South Floodplain	A floodplain area of Chest Creek that hosts a heron rookery	High	3
Chest Creek Wetlands	A floodplain forest community and a seepage wetland community with a plant species of special concern	Exceptional	2
Harbridge Run BDA	Young forest that supports a plant species of special concern	Notable	3
Lower Conemaugh River Slopes BDA	Forested north-facing slope and riparian area along the Conemaugh River, rich in species diversity	County	3
Loyalhanna Bend BDA	Forested floodplain and floodplain swam community along Loyalhanna Creek	County	3
Powdermill Run North BDA	Exceptional Value stream watershed withing SGL 42	High	3
Snyder's Run DBA	Location provides habitat for a plant of special concern	Notable	2
Squirrel Hill DBA	Slopes, floodplain and wetlands along the Conemaugh River with habitat for a plant species of special concern	High	2
Upper Tubmill Creek BDA	Exceptional Value stream watershed under private ownership	High	2

Watersheds

Building on considerations of the US Environmental Protection Agency, “a watershed is the area of land where all of the water that is under it or drains off of it goes into the same place.” John Wesley Powell, a scientist geographer, further identifies a watershed is "a bounded hydrologic system, within which all living things are inextricably linked by their common water course and where, as humans settled, simple logic demanded that they become part of a community." As shown on the following page, the County’s topography creates 12 distinct watersheds. In the United States, it has been most recently calculated by the EPZ that annually more than \$450 billion in food and fiber, manufactured goods, and tourism depends on clean water and healthy watersheds.

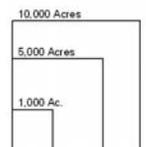
Biological Diversity Areas Map



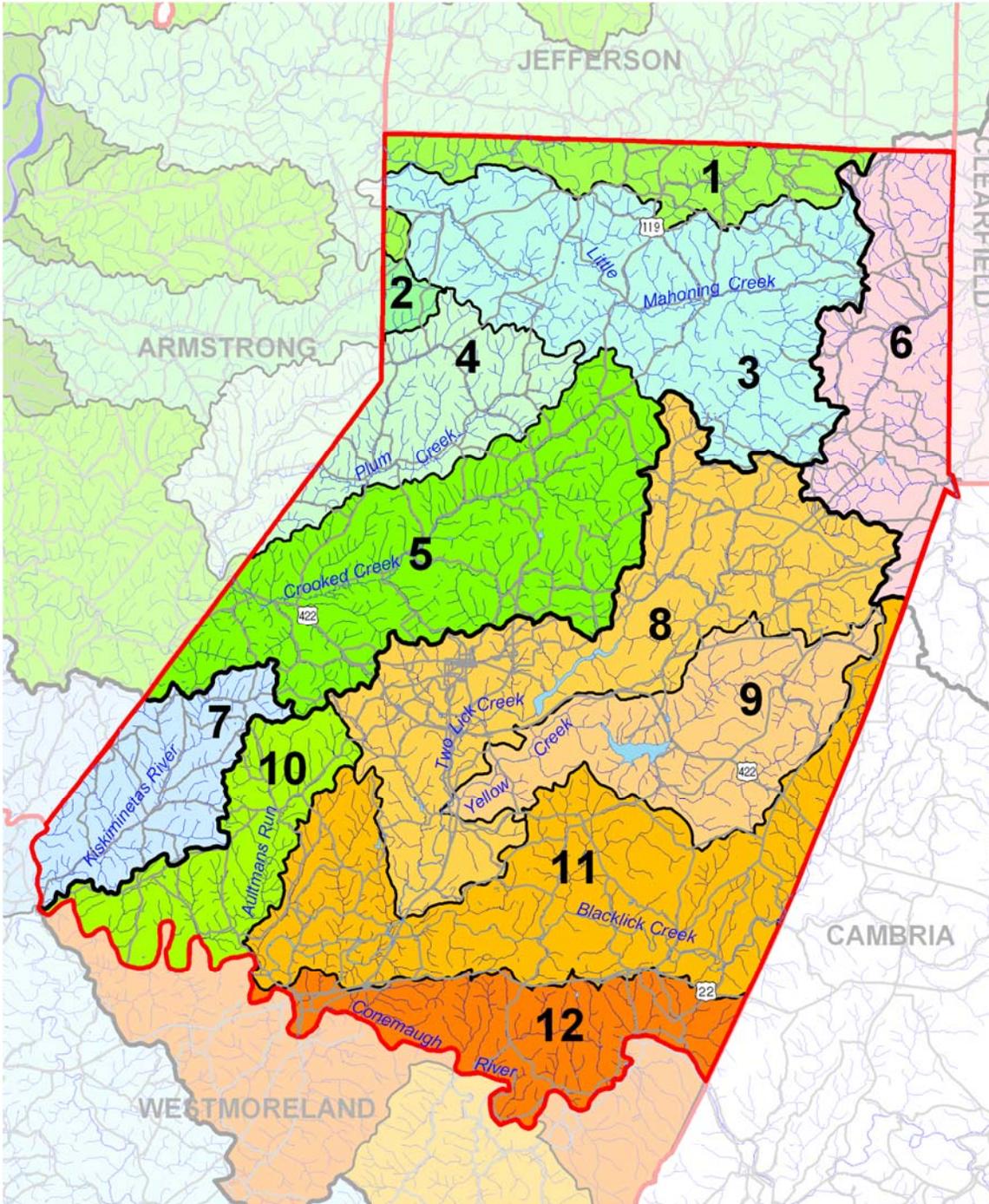
LEGEND

County Boundary	Landscape Conservation Areas (LCA)
Municipal Boundary	Biological Diversity Areas (BDA)
US Highway	
Streams	

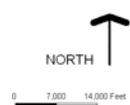
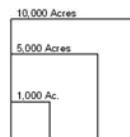
Source: Natural Heritage Inventory data and sensitivity scoring provided by the Pennsylvania Natural Heritage Program



Watersheds Map



- LEGEND**
- Study Area Boundary
 - Basin
 - Subbasin
 - US Highway
 - River/Stream

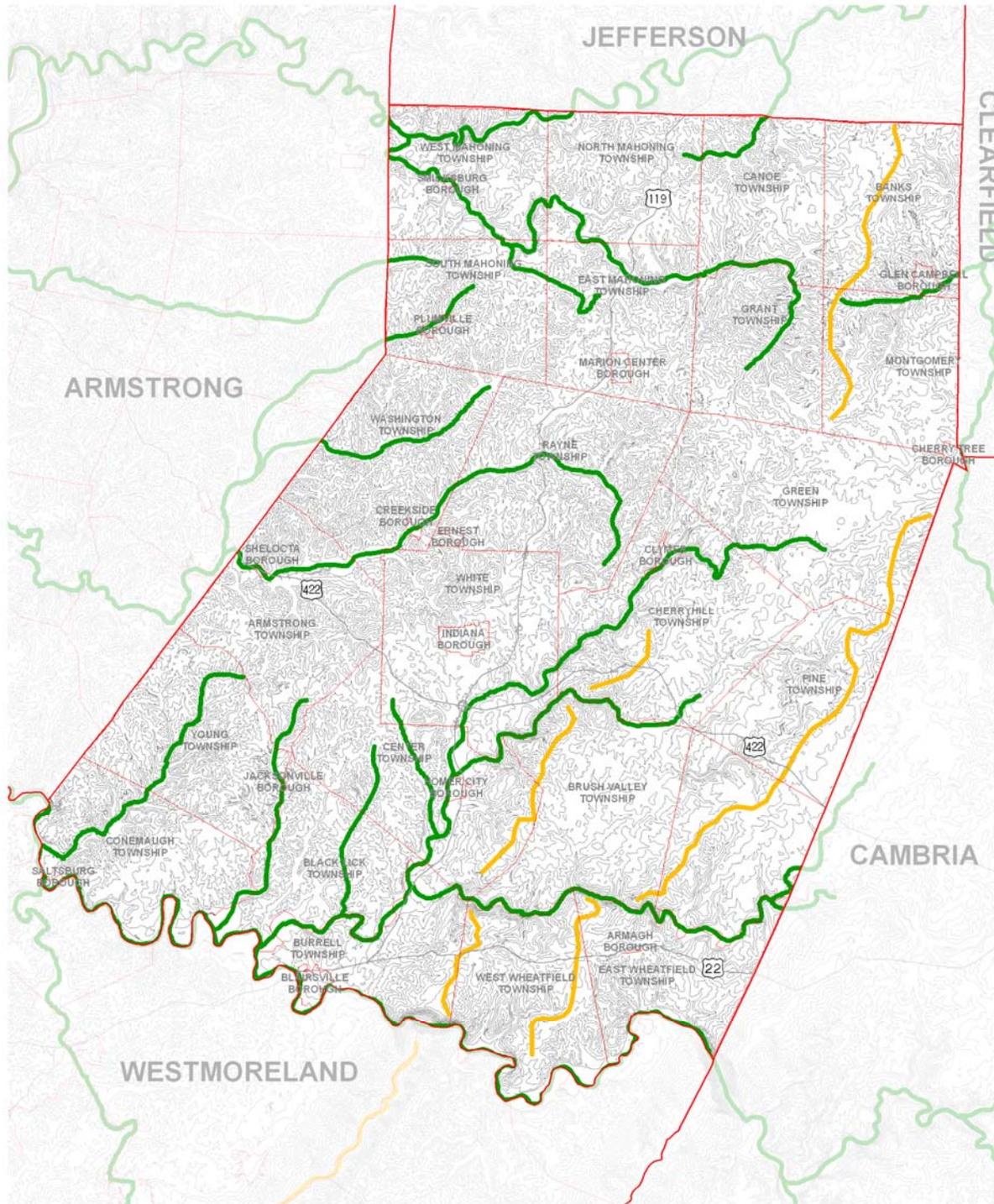


Source: Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.

Ridges and Valleys

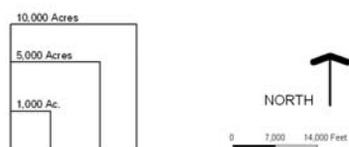
Ridgelines are the lines connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another. The Ridgelines are located in the higher altitudes of the mountain system in the eastern portion of the County. Valleys in the County's rolling western landscape can provide a wide range of opportunity for recreation and/or conservation.

Ridges and Valleys Map



- LEGEND
- County Boundary
 - Municipal Boundaries
 - US Highway
 - Existing 100' Topography
 - Ridgeline
 - Valley

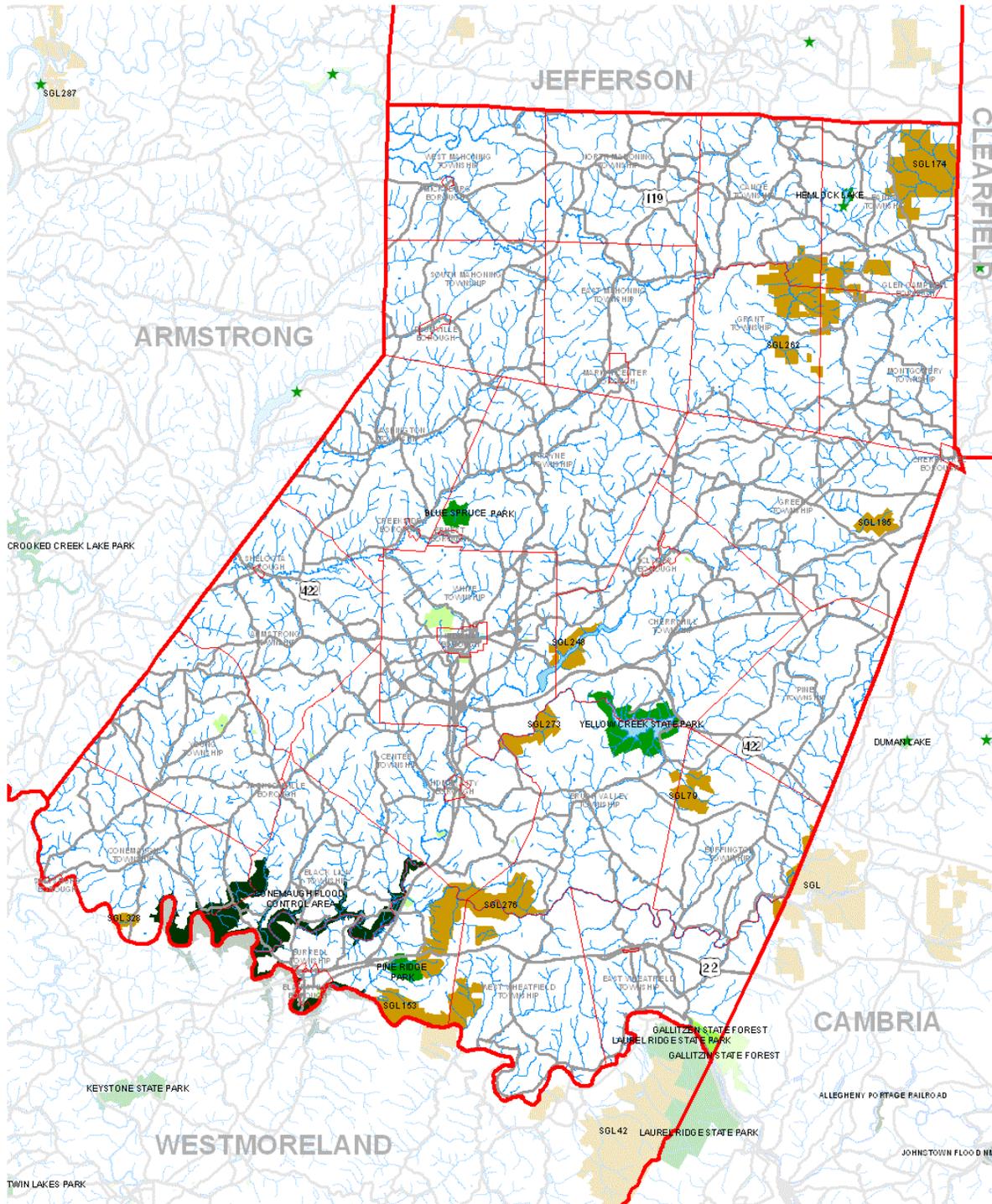
Source: Ridgelines and valleys digitized by Environmental Planning and Design, LLC. Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



Parks, Forests and Gamelands

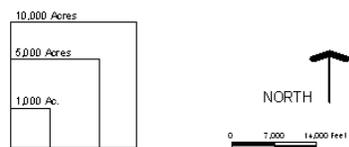
The presence of local, regional, County, federal and State-owned parks, forests and gamelands is illustrated on the following map. These locations often serve as destinations within a greenways and open space network.

Parks, Forests and Gamelands Map



- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - Streams
 - National Parks / Federal Lands
 - State Forests
 - State and County Parks
 - State Gamelands
 - Local Parks
 - ★ Pennsylvania Fish and Boat Commission Properties

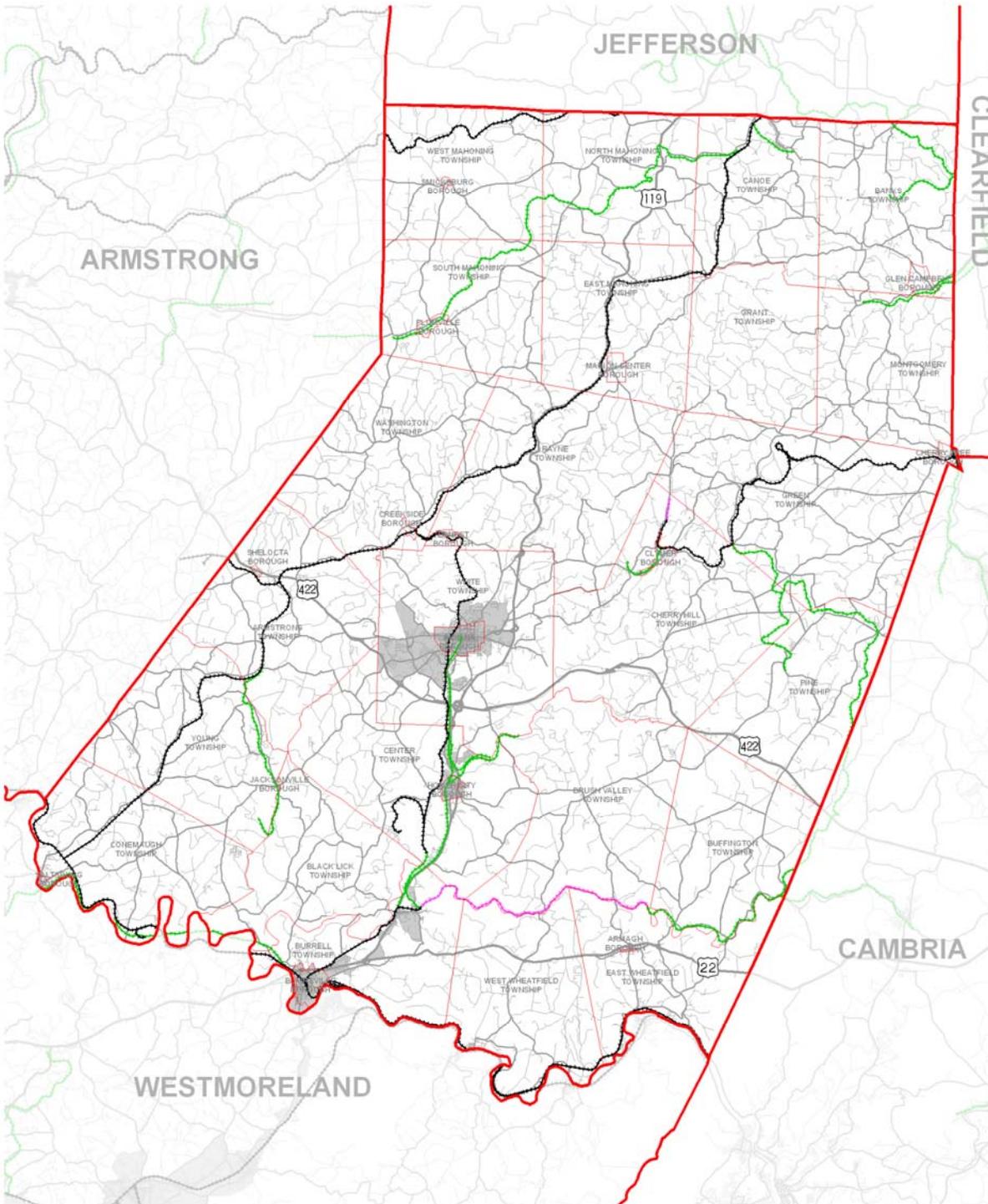
Source: State Parks, County Parks, State Forest and base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission, 2002. State Gameland data provided by the Pa. Game Commission, 2004. Pa. Fish and Boat Commission Properties data provided by the Pa. Fish and Boat Commission, 2008. Local Parks data provided by the Conservation Fund, 2004.



Transportation Network

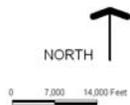
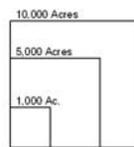
The Transportation System map details existing transportation facilities ranging from local streets to scenic and inter-state highways as well as active railroads. Other forms of transportation routes are also represented including inactive railroads, airports and heliports.

Transportation Network Map



- LEGEND**
- County Boundary
 - Municipal Boundary
 - Urban Areas (2000)
 - US Highways
 - State Roads
 - Local Roads
 - Active Railroad
 - Inactive Railroad
 - Abandoned Railroad

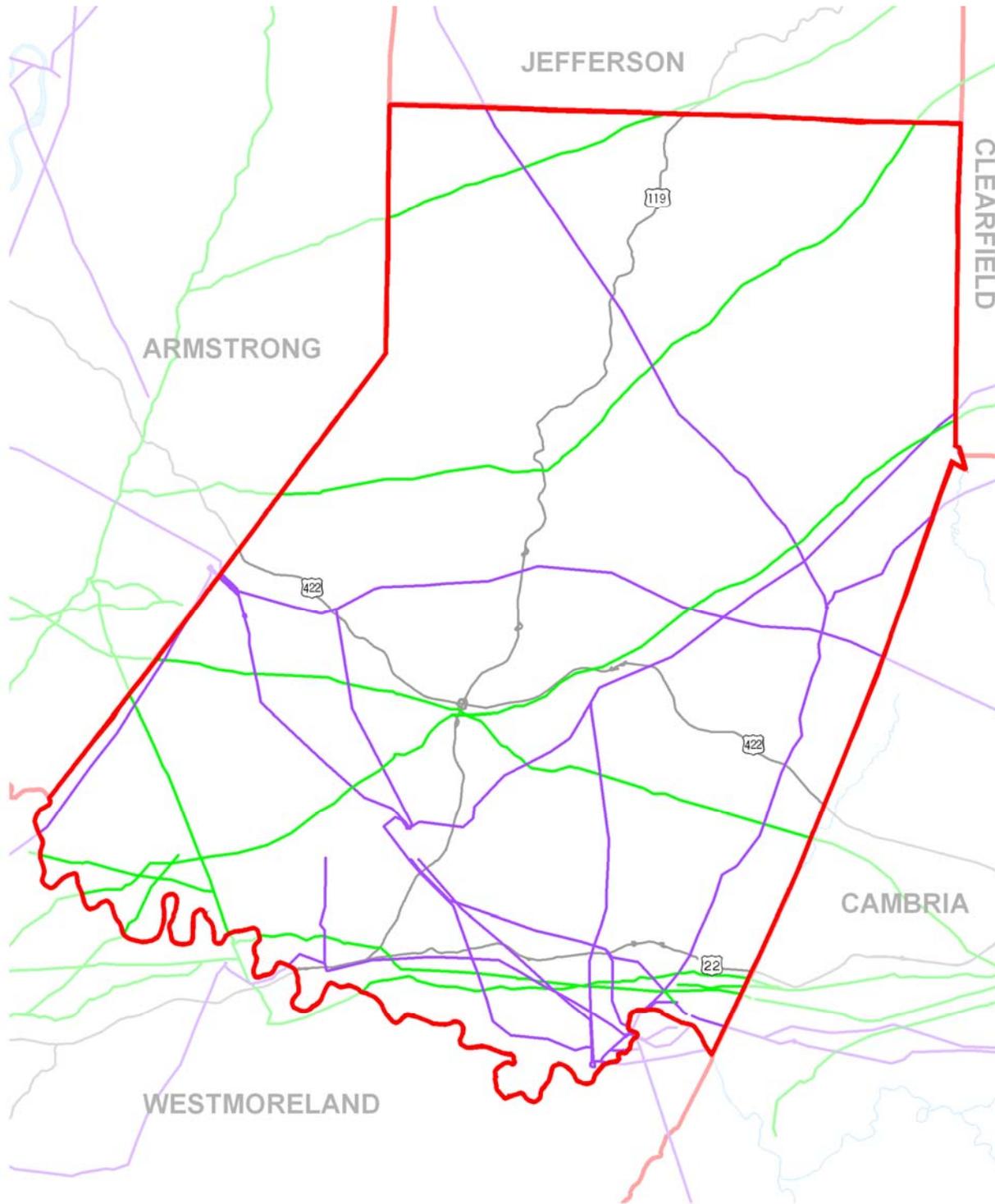
Source: Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



Utility Corridor

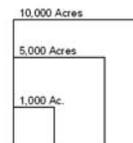
Utility corridors are rights-of-way easements for utility lines on either publicly or privately owned property. The Utility Corridors Map delineates the utility corridors in the County including electric transmission lines and various pipelines critical to infrastructure.

Utility Corridor Map



- LEGEND**
- Study Area Boundary
 - US Highway
 - River/Stream
 - Electric Transmission Line
 - Pipe Line (natural gas, fuel oil, etc.)

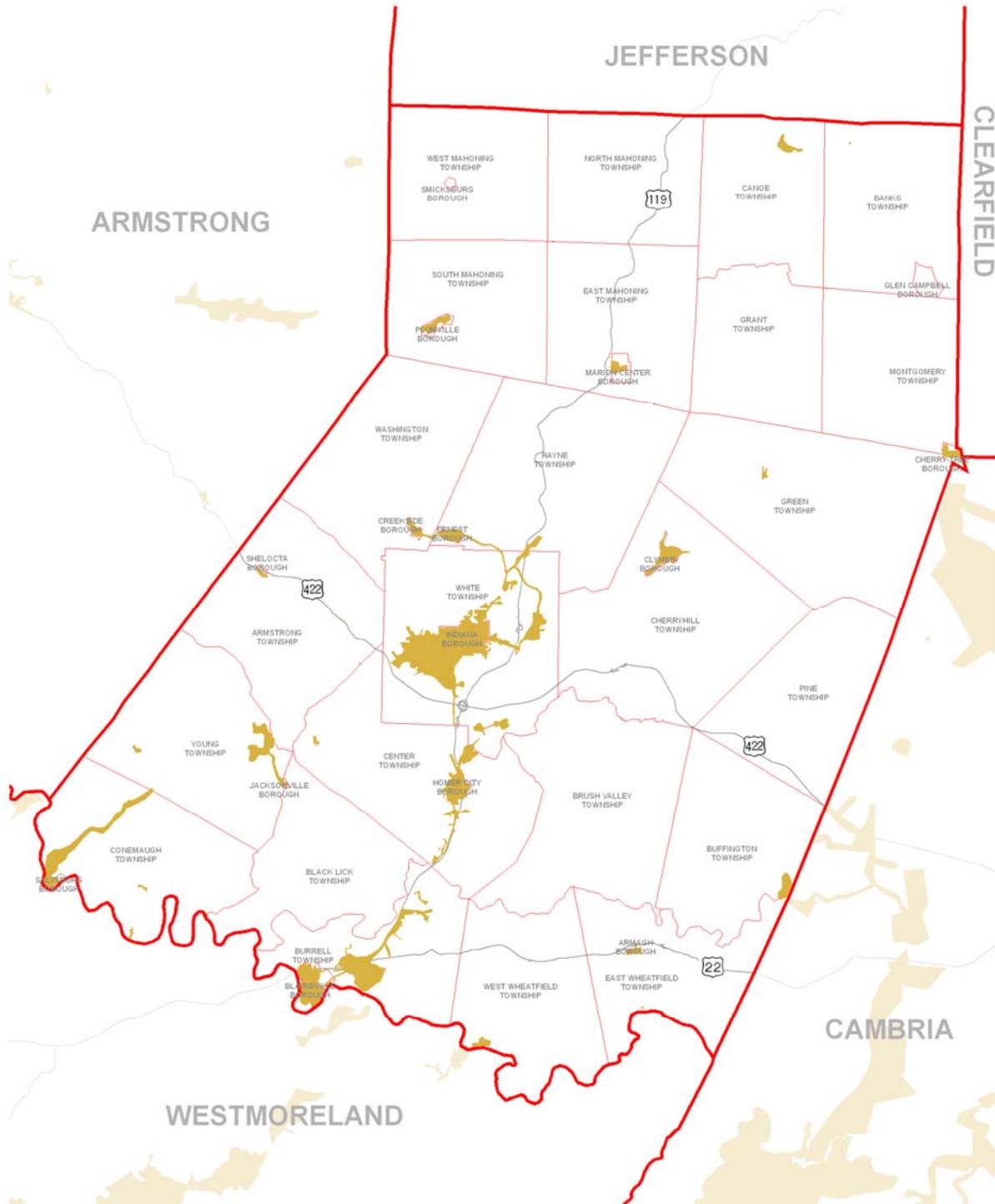
Source: Utility Corridors are based on digital data provided by the United States Geological Survey. Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



Sewer Service

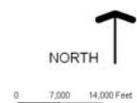
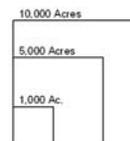
Sanitary sewer service is common within urbanized and developed areas. Undeveloped areas with existing sanitary sewer service increase potential development within that area. The sanitary sewer service map defines those areas with existing service and those where sanitary sewer infrastructure is proposed to be constructed.

Sewer Service Map



- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - Existing Public Sanitary Sewer Service Area

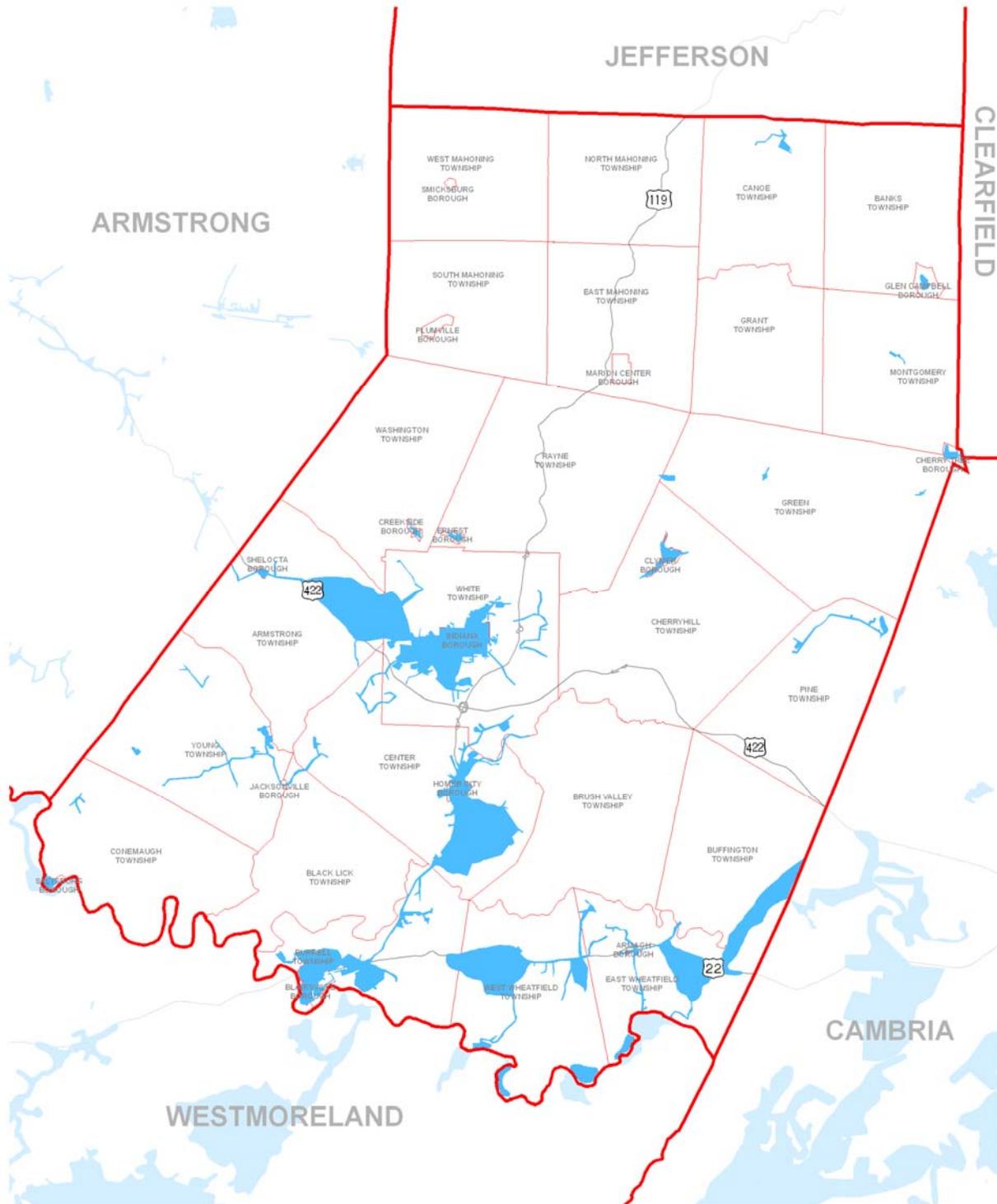
Source: Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



Water Service

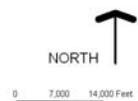
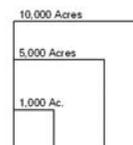
Potable water is water that is satisfactory for direct human consumption, human contact or in the preparation of foods for human consumption. The Potable Water Map defines the areas of the County where potable water is obtainable. The potable water areas are defined by the Natural Infrastructure of Southwestern Pennsylvania Atlas.

Water Service Map



- LEGEND**
- County Boundary
 - Municipal Boundary
 - US Highway
 - Existing Public Water Service Area

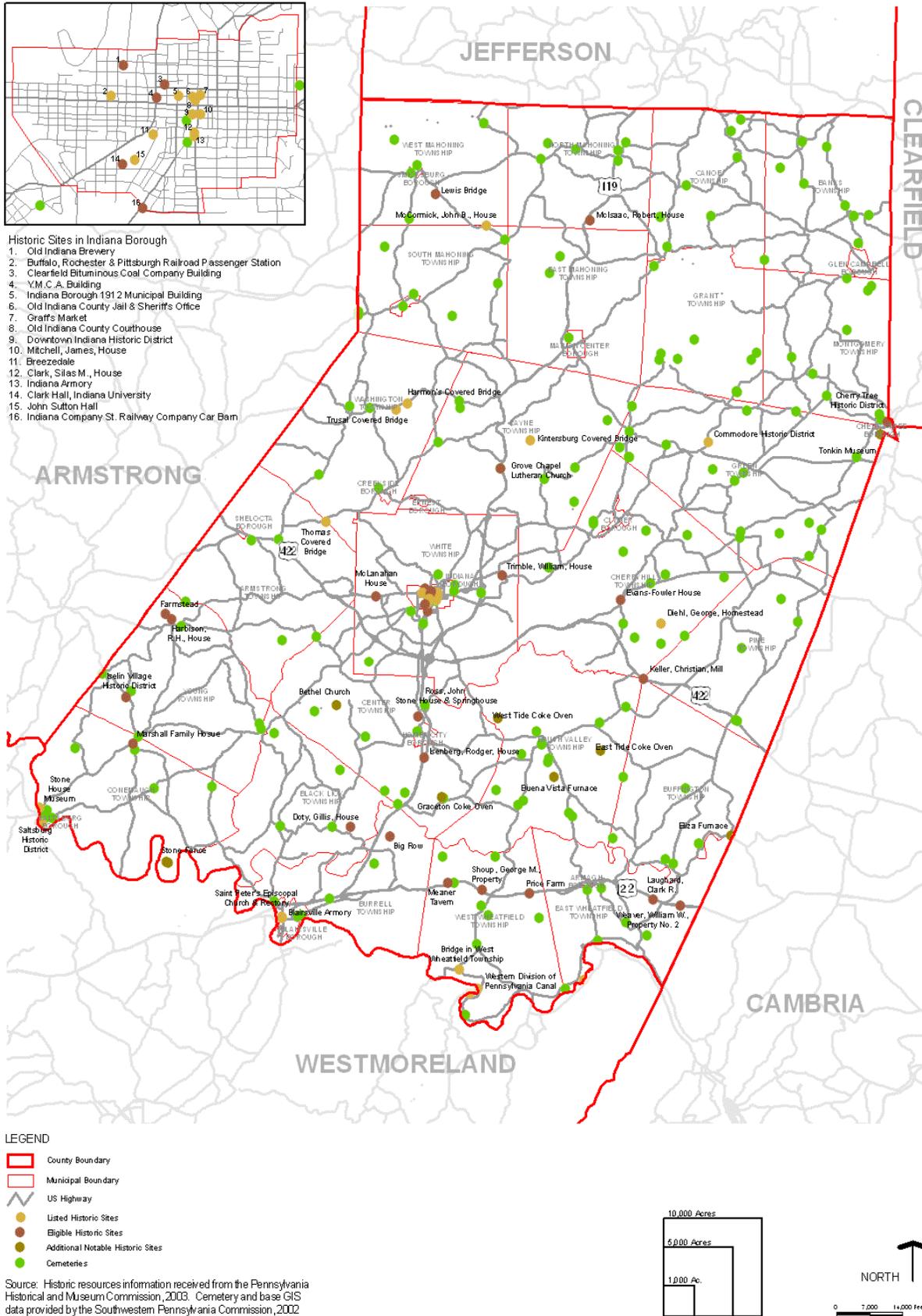
Source: Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission.



Historic Sites

Historic Sites are locations set aside to commemorate a historical event, activity, or person. The Historical Sites and Landmarks map exhibits sites and landmarks on the National Register of Historic Places as well as significant historic districts.

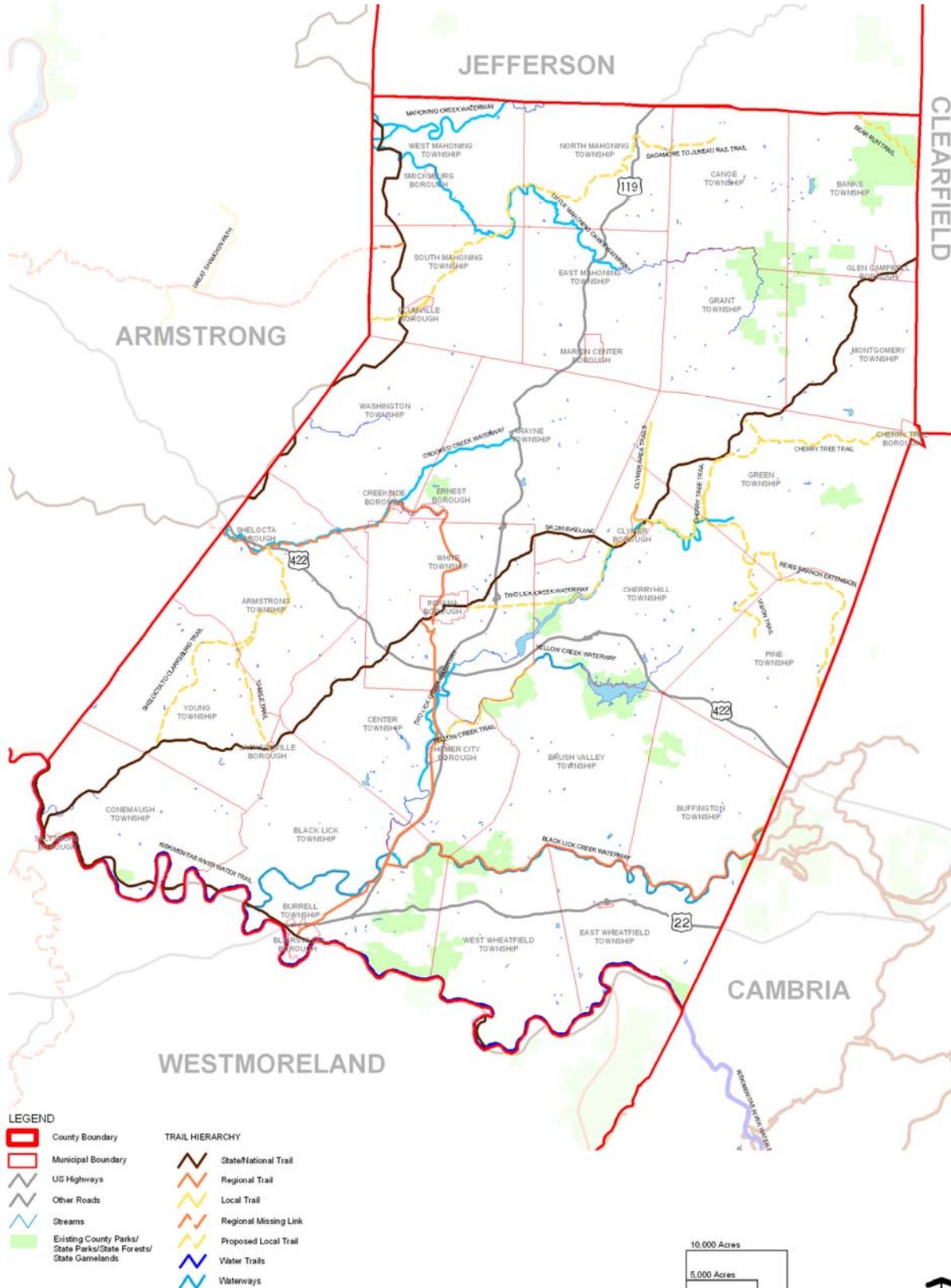
Historic Sites Map



Land and Water Trails

The Land and Water Trails map details where various trails exist throughout the County. The trails illustrated include: local trails, County trails, State/National Trails, water trails and water access. State and National trails typically connect the County to neighboring counties and beyond. County trails generally connect between State and National trails within the County or span multiple municipalities within the County. Local trails, which comprise the majority of the off-road trail network, usually include loops within parks and other short segments of trails. Consequently, most local trails are concentrated in large State Park-type facilities while the County, State and National trails are likely to be found near existing thoroughfares. The County has several existing and proposed trails designed for various outdoor activities including walking, jogging, bicycling, cross-country skiing, snow shoeing, etc.

Land and Water Trails Map



Source: Base GIS data provided by the Natural Infrastructure Project and the Southwestern Pennsylvania Commission. Additional trails data provided by the Pennsylvania Department of Conservation and Natural Resources and the U.S. Department of the Interior, Heritage Trails Project.

A conservation easement can be utilized as part of securing areas for open space. Besides a conservation easement, there are other types of easements or agreements which could be utilized for similar purposes, such as trail easement agreements, fishing access agreements, or riparian forest buffer protection agreements.

Outlined below is a sample conservation easement agreement. The sample agreement is based on a model agreement developed by the Pennsylvania Land Trust Association.

THIS CONSERVATION EASEMENT dated as of _____ (the “Easement Date”) is by and between _____ (“the undersigned Owner or Owners”) and _____ (the “Holder”).

Article I. Background

1.01 Property

The undersigned Owner or Owners are the sole owners in fee simple of the Property described in Exhibit “A” (the “Property”). The Property is also described as:

Street Address:

Municipality:

County:

State: Pennsylvania

Parcel Identifier:

Acreage:

1.02 Conservation Plan

Attached as Exhibit “B” is a survey or other graphic depiction of the Property (the “Conservation Plan showing, among other details, the location of one or more of the following areas – the Highest Protection Area, the Standard Protection Area and the Minimal Protection Area.

1.03 Conservation Objectives

This Conservation Easement provides different levels of protection for the areas shown on the Conservation Plan so as to achieve the goals and

resource protection objectives (collectively, the “Conservation Objectives”) for the Property set forth below:

(a) Resource Protection Objectives

(i) **Water Resources.** This Conservation Easement seeks to protect the quality of water resources by maintaining buffer within the vicinity of streams, wetlands and other water resources described in the Baseline Documentation. Barnyard runoff controls and preservation of conservation cover on Steep Slopes are also implemented to protect water resources. These measures help to protect water resources from sediment and non-point pollution and promote the infiltration, detention and natural filtration of storm water. The restrictions also preserve habitat for Native Species dependent on water resources.

(ii) **Forest and Woodland Resources.** This Conservation Easement seeks to promote biological diversity and to perpetuate and foster the growth of a healthy and unfragmented forest or woodland. Features to be protected include Native Species; continuous canopy with multi-tiered understory of trees, shrubs, wildflowers and grasses; natural habitat, breeding sites and corridors for the migration of birds and wildlife. Species other than Native Species often negatively affect the survival of Native Species and disrupt the functioning of ecosystems. Trees store carbon, offsetting the harmful by-products of burning fossil fuels and trap air pollution particulates, cleaning air.

(iii) **Wildlife Resources.** This Conservation Easement seeks to protect large intact areas of wildlife habitat and connect patches of wildlife habitat. Large habitat patches typically support greater biodiversity and can maintain more ecosystem processes than small patches. Large intact habitats allow larger, healthier populations of a species to persist; thus, increasing the chance of survival over time. Fragmentation of large habitats often decreases the connectivity of systems, negatively affecting the movement of species necessary for fulfilling nutri-

tional or reproductive requirements.

(iv) **Scenic Resources.** This Conservation Easement seeks to preserve the relationship of scenic resources within the Property to natural and scenic resources in its surrounds and to protect scenic vistas visible from public rights-of-way and other public access points in the vicinity of the Property.

(v) **Sustainable Land Uses.** This Conservation Easement seeks to ensure that Agriculture, Forestry and other uses, to the extent that they are permitted, are conducted in a manner that will neither diminish the biological integrity of the Property nor deplete natural resources over time nor lead to an irreversible disruption of ecosystems and associated processes. Agricultural and Forestry activities are regulated so as to protect soils of high productivity; to ensure future availability for Sustainable uses; and to minimize adverse effects of Agricultural and Forestry uses on water resources described in the Conservation Objectives.

(vi) **Compatible Land Use and Development.** Certain areas have been sited within the Property to accommodate existing and future development taking into account the entirety of the natural potential of the Property as well as its scenic resources.

(b) Goals

(i) **Highest Protection Area.** This Conservation Easement seeks to protect natural resources within the Highest Protection Area so as to keep them in an undisturbed State except as required to promote and maintain a diverse community of predominantly Native Species.

(ii) **Standard Protection Area.** This Conservation Easement seeks to promote good stewardship of the Standard Protection Area so that its soil and other natural resources will always be able to support Sustainable Agriculture or Sustainable Forestry.

(iii) **Minimal Protection Area.** This Conservation Easement seeks to promote compatible land use and development within the Minimal Protection Area so that it will be available for a wide variety of activities, uses and Additional Improvements subject to the

minimal constraints necessary to achieve Conservation Objectives outside the Minimal Protection Area.

1.04 Baseline Documentation

As of the Easement Date, the undersigned Owner or Owners and Holder have signed for identification purposes the report (the “Baseline Documentation”), to be kept on file at the principal office of Holder, that contains an original, full-size version of the Conservation Plan and other information sufficient to identify on the ground the protection areas identified in this Article; that describes Existing Improvements; that identifies the conservation resources of the Property described in the Conservation Objectives; and that includes, among other information, photographs depicting existing conditions of the Property as of the Easement Date.

1.05 Structure of Conservation Easement

This Conservation Easement is divided into eight Articles. Articles II, III and IV contain the restrictive covenants imposed by the undersigned Owner or Owners on the Property. In Article V the undersigned Owner or Owners grant to Holder and Beneficiaries (if any) certain rights to enforce the restrictive covenants in perpetuity against all Owners of the Property (“Enforcement Rights”). Article V also contains the procedure for Review applicable to those items permitted subject to Review under Articles II, III and IV. Article VI details the procedures for exercise of Enforcement Rights. Article VII contains provisions generally applicable to both Owners and Holder. The last Article entitled “Glossary” contains definitions of capitalized terms used in this Conservation Easement and not defined in this Article I.

1.06 Federal Tax Items

(a) Qualified Conservation Contribution

This Conservation Easement has been donated in whole or in part to Holder by the undersigned Owner or Owners. It is intended to qualify as a charitable donation of a partial interest in real eState (as defined under §170(f)(3)(B)(iii) of the Code, a “Qualified Conservation Contribution”) to a qualified organization (as defined in §1.170(A-14)(c)(1) of the Regulations, a “Qualified Organization”).

(b) Public Benefit

The Baseline Documentation identifies public policy Statements and other factual information supporting the significant public benefit of this Conservation Easement as defined in §1.170A-14(d)(4)(iv) of the Regulations.

(c) Mineral Interests

No Person has retained a qualified mineral interest in the Property of a nature that would disqualify the Conservation Easement for purposes of §1.170A-14(g)(4) of the Regulations.

(d) Property Right

In accordance with §1.170A-14(g)(6) of the Regulations, the undersigned Owner or Owners agree that this Conservation Easement gives rise to a property right, immediately vested in the Holder, that entitles the Holder to compensation upon extinguishment of the easement. The fair market value of the property right is to be determined in accordance with the Regulations; i.e., it is at least equal to the proportionate value that this Conservation Easement as of the Easement Date bears to the value of the Property as a whole as of the Easement Date (the “Proportionate Value”). If the Proportionate Value exceeds the compensation otherwise payable to Holder under Article VI, Holder is entitled to payment of the Proportionate Value. Holder must use any funds received by application of this provision in a manner consistent with the Conservation Objectives.

(e) Notice Required under Regulations

To the extent required for compliance with § 1.170A-13(g)(4)(ii) of the Regulations, and only to the extent such activity is not otherwise subject to Review under this Conservation Easement, Owners agree to notify Holder before exercising any reserved right that may have an adverse impact on the conservation interests associated with the Property.

(f) Qualification under §2031(c) of the Code

To the extent required to qualify for exemption from Federal eState tax under §2031(c) of the Code, and only to the extent such activity is not otherwise

prohibited or limited under this Conservation Easement, Owners agree that commercial recreational uses are not permitted within the Property.

1.07 Beneficiaries

As of the Easement Date, no Beneficiaries of this Conservation Easement have been identified by the undersigned Owner or Owners and Holder.

Article II. Subdivision**2.01 Prohibition**

No Subdivision of the Property is permitted except as set forth below.

2.02 Permitted Subdivision

The following Subdivisions are permitted:

(a) Lot Line Change

Subdivision resulting in (i) no additional Lot; and (ii) no material decrease in the acreage of the Property; or (iii) subject to Review, other change in the boundary of the Property or any Lot not creating any additional Lot.

(b) Transfer to Qualified Organization

Subdivision to permit the transfer of a portion of the Property to a Qualified Organization for use by the Qualified Organization for park, nature preserve, public trail or other conservation purposes consistent with and in furtherance of Conservation Objectives.

(c) Agricultural Lease

Transfer of possession (but not ownership) of land by lease for Sustainable Agriculture or Sustainable Forestry purposes in compliance with applicable requirements of this Conservation Easement.

2.03 Subdivision Requirements**(a) Establishment of Lots; Allocations.**

Prior to transfer of a Lot following a Subdivision, Owners must (i) furnish Holder with the plan of Subdivision approved under Applicable Law and legal description of the each Lot created or reconfigured by the Subdivision; (ii) mark the boundaries

of each Lot with permanent markers; and (iii) allocate in the deed of transfer of a Lot created by the Subdivision those limitations applicable to more than one Lot under this Conservation Easement. This information will become part of the Baseline Documentation incorporated into this Conservation Easement.

(b) Amendment

Holder may require Owners to execute an Amendment of this Conservation Easement to reflect changes and allocations resulting from Subdivision that are not established to the reasonable satisfaction of Holder by recordation in the Public Records of the plan of Subdivision approved under Applicable Law.

Article III. Improvements

3.01 Prohibition

Improvements within the Property are prohibited except as permitted below in this Article.

3.02 Permitted Within Highest Protection Area

The following Improvements are permitted within the Highest Protection Area:

(a) Existing Improvements

Any Existing Improvement may be maintained, repaired and replaced in its existing location. Existing Improvements may be expanded or relocated if the expanded or relocated Improvement complies with requirements applicable to Additional Improvements of the same type.

(b) Existing Agreements

Improvements that Owners are required to allow under Existing Agreements are permitted.

(c) Additional Improvements

The following Additional Improvements are permitted:

- (i) Fences, walls and gates.
- (ii) Regulatory Signs.
- (iii) Habitat enhancement devices such as birdhouses and bat houses.
- (iv) Trails covered (if at all) by wood chips, gravel, or other highly porous surface.

(v) Subject to Review, footbridges, stream crossing structures and stream access structures.

(vi) Subject to Review, Access Drives and Utility Improvements to service Improvements within the Property but only if there is no other reasonably feasible means to provide access and utility services to the Property.

3.03 Permitted Within Standard Protection Area

The following Improvements are permitted within the Standard Protection Area:

(a) Permitted under Preceding Sections

Any Improvement permitted under a preceding section of this Article is permitted.

(b) Additional Improvements

The following Additional Improvements are permitted:

- (i) Agricultural Improvements.
- (ii) Utility Improvements and Site Improvements reasonably required for activities and uses permitted within the Standard Protection Area.

(c) Limitations on Additional Improvements

Additional Improvements permitted within the Standard Protection Area are further limited as follows:

- (i) The Height of Improvements must not exceed ___ feet except for Utility Improvements (such as windmills) providing alternative sources of energy approved by the Holder after Review.
- (ii) Impervious Coverage must not exceed a limit of ___ square feet per roofed Improvement. Impervious Coverage must not exceed a limit of ___ square feet in the aggregate for all Improvements within the Standard Protection Area. The limitation on aggregate Impervious Coverage excludes Impervious Coverage associated with ponds and Access Drives.
- (iii) Access Drives and farm lanes are limited to ___ feet in width and are further limited, in the aggregate, to ___ feet in length.
- (iv) Ponds are limited, in the aggregate, to ___ square feet of Impervious Coverage.
- (v) In addition to Regulatory Signs, signs are limited to a maximum of ___ square feet per sign and ___ square feet in the aggregate for all signs within the Property.

(vi) Utility Improvements must be underground or, subject to Review, may be aboveground where not reasonably feasible to be installed underground or where used as a means of providing alternative sources of energy (such as wind or solar).

The following Utility Improvements are not permitted unless Holder, without any obligation to do so, approves after Review: (A) exterior storage tanks for petroleum or other hazardous or toxic substances (other than reasonable amounts of oil, petroleum or propane gas for uses within the Property permitted under this Conservation Easement); and (B) Utility Improvements servicing Improvements not within the Property.

3.04 Permitted Within Minimal Protection Area

The following Improvements are permitted within Minimal Protection Area:

(a) Permitted under Preceding Sections

Any Improvement permitted under a preceding section of this Article is permitted.

(b) Additional Improvements

The following Additional Improvements are permitted:

- (i) Residential Improvements.
- (ii) Utility Improvements and Site Improvements servicing activities, uses or Improvements permitted within the Property. Signs remain limited as set forth for the Standard Protection Area.

(c) Limitations

- (i) Not more than ___ Improvements (whether an Existing Improvement or Additional Improvement) may contain Dwelling Units (if any) permitted under Article IV.
- (ii) Additional Improvements are subject to a Height limitation of __ feet.

Article IV. Activities; Uses; Disturbance of Resources

4.01 Prohibition

Activities and uses are limited to those permitted below in this Article and provided in any case that the intensity or frequency of the activity or use does not materially and adversely affect maintenance or attainment of Conservation Objectives.

4.02 Density Issues under Applicable Law

(a) Promoting Development outside the Property

Neither the Property nor the grant of this Conservation Easement may be used under Applicable Law to increase density or intensity of use or otherwise promote the development of other lands outside the Property.

(b) Transferable Development Rights

Owners may not transfer for use outside the Property (whether or not for compensation) any development rights allocated to the Property under Applicable Law.

4.03 Permitted Within Highest Protection Area

The following activities and uses are permitted within the Highest Protection Area:

(a) Existing Agreements

Activities, uses and Construction that Owners are required to allow under Existing Agreements.

(b) Disturbance of Resources

- (i) Cutting trees, Construction or other disturbance of resources, including removal of Invasive Species, to the extent reasonably prudent to remove, mitigate or warn against an unreasonable risk of harm to Persons, property or health of Native Species on or about the Property. Owners must take such steps as are reasonable under the circumstances to consult with older prior to taking actions that, but for this provision, would not be permitted or would be permitted only after Review.
- (ii) Planting a diversity of Native Species of trees, shrubs and herbaceous plant materials in accordance with Best Management Practices.
- (iii) Removal and disturbance of soil, rock and vegetative resources to the extent reasonably necessary to accommodate Construction of and

maintain access to Improvements within the Highest Protection Area with restoration as soon as reasonably feasible by replanting with a diversity of Native Species of trees, shrubs and herbaceous plant materials in accordance with Best Management Practices.

(iv) Vehicular use (including motorized vehicular use) in connection with an activity permitted within the Highest Protection Area or otherwise in the case of emergency.

(v) Except within Wet Areas, cutting trees for use on the Property not to exceed ___ cords per year.

(vi) Subject to Review, removal of vegetation to accommodate replanting with a diversity of Native Species of trees, shrubs and herbaceous plant materials.

(vii) Other resource management activities consistent with maintenance or attainment of Conservation Objectives and conducted in accordance with the Resource Management Plan approved for that activity after Review.

(c) Release and Disposal

(i) Application of substances (other than manure) to promote health and growth of vegetation in accordance with manufacturer’s recommendations and Applicable Law. Within Wet Areas only substances approved for aquatic use are permitted.

(ii) Piling of brush and other vegetation to the extent reasonably necessary to accommodate an activity permitted within the Highest Protection Area under this Conservation Easement.

(d) Recreational and Educational Uses

Activities that do not require Improvements other than those permitted within the Highest Protection Area and do not materially and adversely affect maintenance or attainment of Conservation Objectives such as the following: (i) walking, horseback riding on trails, cross-country skiing on trails, bird watching, nature study, fishing and hunting; and (ii) educational or scientific activities consistent with and in furtherance of the Conservation Objectives.

4.04 Permitted Within Standard Protection Area

The following activities and uses are permitted within the Standard Protection Area:

(a) Permitted under Preceding Sections

Activities and uses permitted under preceding sections of this Article are permitted within the Standard Protection Area.

(b) Agricultural and Forestry Uses; Disturbance of Resources

(i) Uses and activities that maintain continuous vegetative cover (other than Invasive Species) such as pasture and grazing use, meadow, turf or lawn.

(ii) Sustainable Agricultural uses that do not maintain continuous vegetative cover (such as plowing, tilling, planting and harvesting field crops, equestrian, horticultural and nursery use) if conducted in accordance with a Soil Conservation Plan furnished to Holder.

(iii) Removal of vegetation and other Construction activities reasonably required to accommodate Improvements permitted within the Standard Protection Area.

(iv) Sustainable Forestry uses in accordance with a Resource Management Plan approved after Review. Woodland Areas within the Standard Protection Area may not be used for or converted to Agricultural uses unless Holder, without any obligation to do so, approves after Review.

(v) Subject to Review, Sustainable Agricultural uses within Steep Slope Areas if conducted in accordance with a Soil Conservation Plan implementing measures to minimize adverse effects on water resources such as a conservation tillage system, conservation cover, conservation cropping sequence, contour farming or cross slope farming.

(vi) Subject to Review, Agricultural uses that involve removal of soil from the Property (such as sod farming and ball-and-burlap nursery or tree-farming uses) if conducted in accordance with a Resource Management Plan providing for, among other features, a soil replenishment program that will qualify the activity as a Sustainable Agricultural use.

(vii) Subject to Review, removal or impoundment of water for activities and uses permitted within the Standard Protection Area under this Conservation Easement but not for sale or transfer outside the Property.

(c) Release and Disposal

(i) Piling and composting of biodegradable materials originating from the Property in furtherance of Agricultural Uses within the Property permitted under this Article. Manure piles must be located so as not to create run-off into Wet Areas.

(ii) Subject to Review, disposal of sanitary sewage effluent from Improvements permitted under Article III if not reasonably feasible to confine such disposal to Minimal Protection Area.

(d) Recreational and Open-Space Uses

Non-commercial recreational and open-space uses that do not require Improvements other than those permitted within the Standard Protection Area; do not materially and adversely affect scenic views and other values described in the Conservation Objectives; and do not require vehicular use other than for resource management purposes.

4.05 Permitted Within Minimal Protection Area

The following activities and uses are permitted within the Minimal Protection Area:

(a) Permitted under Preceding Sections

Activities and uses permitted under preceding sections of this Article are permitted within the Minimal Protection Area.

(b) Disturbance of Resources

Disturbance of resources within the Minimal Protection Area is permitted for residential landscaping purposes and other purposes reasonably related to uses permitted within the Minimal Protection Area. Introduction of Invasive Species remains prohibited.

(c) Release and Disposal

(i) Disposal of sanitary sewage effluent from Improvements permitted under this Article.

(ii) Other piling of materials and non-containerized disposal of substances and materials but only if such disposal is permitted under Applicable Law; does not directly or indirectly create run-off or leaching outside the Minimal Protection and Area; and does not adversely affect Conservation Objectives applicable to the Minimal Protection Area including those pertaining to scenic views.

(d) Residential and Other Uses

(i) Residential use is permitted but limited to not more than ___ Dwelling Units.

(ii) Any occupation, activity or use that is wholly contained within an enclosed Improvement permitted under Article III is permitted. Subject to Review, exterior vehicular parking and signage accessory to such uses may be permitted by Holder.

Article V. Rights and Duties of Holder and Beneficiaries

5.01 Grant to Holder

(a) Grant in Perpetuity

By signing this Conservation Easement and unconditionally delivering it to Holder, the undersigned Owner or Owners, intending to be legally bound, grant and convey to Holder a conservation servitude over the Property in perpetuity for the purpose of administering and enforcing the restrictions and limitations set forth in Articles II, III and IV in furtherance of the Conservation Objectives.

(b) Superior to all Liens

The undersigned Owner or Owners warrant to Holder that the Property is, as of the Easement Date, free and clear of all Liens or, if it is not, that Owners have obtained and attached to this Conservation Easement as an Exhibit the legally binding subordination of any Liens affecting the Property as of the Easement Date.

5.02 Rights and Duties of Holder

The grant to Holder under the preceding section gives Holder the right and duty to perform the following tasks:

(a) Enforcement

To enforce the terms of this Conservation Easement in accordance with the provisions of Article VI including, in addition to other remedies, the right to enter the Property to investigate a suspected, alleged or threatened violation.

(b) Inspection

To enter and inspect the Property for compliance with the requirements of this Conservation Easement upon reasonable notice, in a reasonable manner and at reasonable times.

(c) Review

To exercise rights of Review in accordance with the requirements of this Article as and when required under applicable provisions of this Conservation Easement.

(d) Interpretation

To interpret the terms of this Conservation Easement, apply the terms of this Conservation Easement to factual conditions on or about the Property, respond to requests for information from Persons having an interest in this Conservation Easement or the Property (such as requests for a certification of compliance), and apply the terms of this Conservation Easement to changes occurring or proposed within the Property.

5.03 Other Rights of Holder

The grant to Holder under this Article also permits Holder, without any obligation to do so, to exercise the following rights:

(a) Amendment

To enter into an Amendment with Owners if Holder determines that the Amendment is consistent with and in furtherance of the Conservation Objectives; will not result in any private benefit prohibited under the Code; and otherwise conforms to Holder's policy with respect to Amendments.

(b) Signs

To install one or more signs within the Property identifying the interest of Holder or one or more Beneficiaries in this Conservation Easement. Any signs installed by Holder do not reduce the number or size of signs permitted to Owners under Article III. Signs are to be of the customary size installed by Holder or Beneficiary, as the case may be, and must be installed in locations readable from the public right-of-way and otherwise reasonably acceptable to Owners.

5.04 Review

The following provisions are incorporated into any provision of this Conservation Easement that is subject to Review:

(a) Notice to Holder

At least thirty (30) days before Owners begin or allow any Construction, activity or use that is subject to Review, Owners must notify Holder of the change including with the notice such information as is reasonably sufficient to comply with Review Requirements and otherwise describe the change and its potential impact on natural resources within the Property.

(b) Notice to Owners

Within thirty (30) days after receipt of Owners' notice, Holder must notify Owners of Holder's determination to (i) accept Owners' proposal in whole or in part; (ii) reject Owners' proposal in whole or in part; (iii) accept Owners' proposal conditioned upon compliance with conditions imposed by Holder; or (iv) reject Owners' notice for insufficiency of information on which to base a determination. If Holder gives conditional acceptance under clause (iii), commencement of the proposed Improvement, activity, use or Construction constitutes acceptance by Owners of all conditions set forth in Holder's notice.

(c) Failure to Notify

If Holder fails to notify Owners as required in the preceding subsection, the proposal set forth in Owners notice is deemed approved.

(d) Standard of Reasonableness

Holder's approval will not be unreasonably withheld; however, it is not unreasonable for Holder to disapprove a proposal that may adversely affect natural resources described in the Conservation Objectives or that is otherwise inconsistent with maintenance or attainment of Conservation Objectives.

5.05 Reimbursement

Owners must reimburse Holder for the costs and expenses of Holder reasonably incurred in the course of performing its duties with respect to this Conservation Easement other than monitoring in the ordinary course. These costs and expenses include the allocated costs of employees of Holder.

Article VI. Violation; Remedies**6.01 Breach of Duty****(a) Failure to Enforce**

If Holder fails to enforce this Conservation Easement, or ceases to qualify as a Qualified Organization, then the rights and duties of Holder under this Conservation may be (i) exercised by a Beneficiary or a Qualified Organization designated by a Beneficiary; and/or (ii) transferred to another Qualified Organization by a court of competent jurisdiction.

(b) Transferee

The transferee must be a Qualified Organization and must commit to hold this Conservation Easement exclusively for conservation purposes as defined in the Code.

6.02 Violation of Conservation Easement

If Holder determines that this Conservation Easement is being or has been violated or that a violation is threatened or imminent then the provisions of this Section will apply:

(a) Notice

Holder must notify Owners of the violation. Holder's notice may include its recommendations of measures to be taken by Owners to cure the violation and restore features of the Property damaged or altered as a result of the violation.

(b) Opportunity to Cure

Owners' cure period expires thirty (30) days after the date of Holder's notice to Owners subject to extension for the time reasonably necessary to cure but only if all of the following conditions are satisfied:

(i) Owners cease the activity constituting the violation promptly upon receipt of Holder's notice;

(ii) Owners and Holder agree, within the initial thirty (30) day period, upon the measures Owners will take to cure the violation;

(iii) Owners commence to cure within the initial thirty (30) day period; and

(iv) Owners continue thereafter to use best efforts and due diligence to complete the agreed upon cure.

(c) Imminent Harm

No notice or cure period is required if circumstances require prompt action to prevent or mitigate irreparable harm or alteration to any natural resource or other feature of the Property described in the Conservation Objectives.

6.03 Remedies

Upon expiration of the cure period (if any) described in the preceding Section, Holder may do any one or more of the following:

(a) Coercive Relief

Seek coercive relief to specifically enforce the terms of this Conservation Easement; to restrain present or future violations of this Conservation Easement; and/or to compel restoration of natural resources destroyed or altered as a result of the violation.

(b) Civil Action

Recover from Owners or other Persons responsible for the violation all sums owing to Holder under applicable provisions of this Conservation Easement together with interest thereon from the date due at the Default Rate. These monetary obligations include, among others, Losses and Litigation Expenses.

(c) Self-Help

Enter the Property to prevent or mitigate further damage to or alteration of natural resources of the Property identified in the Conservation Objectives.

6.04 Modification or Termination

If this Conservation Easement is or is about to be modified or terminated by exercise of the power of eminent domain (condemnation) or adjudication of a court of competent jurisdiction sought by a Person other than Holder the following provisions apply:

(a) Compensatory Damages

Holder is entitled to collect from the Person seeking the modification or termination, compensatory damages in an amount equal to the increase in Market Value of the Property resulting from the modification or termination plus reimbursement of Litigation Expenses as if a violation had occurred.

(b) Restitution

Holder or any Beneficiary is entitled to recover from the Person seeking the modification or termination, (i) restitution of amounts paid for this Conservation Easement (if any) and any other sums invested in the Property for the benefit of the public as a result of rights granted under this Conservation Easement plus (ii) reimbursement of Litigation Expenses as if a violation had occurred.

6.05 Remedies Cumulative

The description of Holder’s remedies in this Article does not preclude Holder from exercising any other right or remedy that may at any time be available to Holder under this Article or Applicable Law. If Holder chooses to exercise one remedy, Holder may nevertheless choose to exercise any one or more of the other rights or remedies available to Holder at the same time or at any other time.

6.06 No Waiver

If Holder does not exercise any right or remedy when it is available to Holder, that is not to be interpreted as a waiver of any non-compliance with this Conservation Easement or a waiver of Holder’s rights to exercise its rights or remedies at another time.

6.07 No Fault of Owners

Holder will waive its right to reimbursement under this Article as to Owners (but not other Persons who may be responsible for the violation) if Holder is reasonably satisfied that the violation was not the fault of Owners and could not have been anticipated or prevented by Owners by reasonable means.

6.08 Multiple Owners; Multiple Lots

If different Owners own Lots within the Property, only the Owners of the Lot in violation will be held

responsible for the violation.

6.09 Multiple Owners; Single Lot

If more than one Owner owns the Lot in violation of this Conservation Easement, the Owners of the Lot in violation are jointly and severally liable for the violation regardless of the form of ownership.

6.10 Continuing Liability

If a Lot subject to this Conservation Easement is transferred while a violation remains uncured, the transferor Owners remain liable for the violation jointly and severally with the transferee Owners. This provision does not apply if Holder has issued a certificate of compliance evidencing no violations within thirty (30) days prior to the transfer. It is the responsibility of the Owners to request a certificate of compliance to verify whether violations exist as of the date of transfer.

Article VII. Miscellaneous

7.01 Notices

(a) Requirements

Each Person giving any notice pursuant to this Conservation Easement must give the notice in writing and must use one of the following methods of delivery: (i) personal delivery; (ii) certified mail, return receipt requested and postage prepaid; or (iii) nationally recognized overnight courier, with all fees prepaid.

(b) Address for Notices

Each Person giving a notice must address the notice to the appropriate Person at the receiving party at the address listed below or to another address designated by that Person by notice to the other Person.

If to Owners:

If to Holder:

7.02 Governing Law

The internal laws of the Commonwealth of Pennsylvania govern this Conservation Easement.

7.03 Assignment and Transfer

Neither Owners nor Holder may assign or otherwise transfer any of their respective rights or duties under this Conservation Easement voluntarily or involuntarily, whether by merger, consolidation, dissolution, operation of law or any other manner except as permitted below. Any purported assignment or transfer in violation of this Section is void.

(a) By Holder

Holder may assign its rights and duties under this Conservation Easement, either in whole or in part, but only to a Qualified Organization that executes and records in the Public Records a written agreement assuming the obligations of Holder under this Conservation Easement. The assigning Holder must deliver the Baseline Documentation to the assignee Holder as of the date of the assignment. Holder must assign its rights and duties under this Conservation Easement to another Qualified Organization if Holder becomes the Owner of the Property.

(b) By Owners

This Conservation Easement is a servitude running with the land binding upon the undersigned Owners and, upon recordation in the Public Records, all subsequent Owners of the Property or any portion of the Property are bound by its terms whether or not the Owners had actual notice of this Conservation Easement and whether or not the deed of transfer specifically referred to the transfer being under and subject to this Conservation Easement.

7.04 Binding Agreement

Subject to the restrictions on assignment and transfer set forth in the preceding Section, this Conservation Easement binds and benefits Owners and Holder and their respective personal representatives, successors and assigns.

7.05 No Other Beneficiaries

This Conservation Easement does not confer any

Enforcement Rights or other remedies upon any Person other than Owners, Holder and the Beneficiaries (if any) specifically named in this Conservation Easement. Owners of Lots within or adjoining the Property are not beneficiaries of this Conservation Easement and, accordingly, have no right of approval or joinder in any Amendment other than an Amendment applicable to the Lot owned by such Owners. This provision does not preclude Owners or other Persons having an interest in this Conservation Easement from petitioning a court of competent jurisdiction to exercise remedies available under this Conservation Easement for breach of duty by Holder.

7.06 Amendments, Waivers

No Amendment or waiver of any provision of this Conservation Easement or consent to any departure by Owners from the terms of this Conservation Easement is effective unless the Amendment, waiver or consent is in writing and signed by an authorized signatory for Holder. A waiver or consent is effective only in the specific instance and for the specific purpose given.

7.07 Severability

If any provision of this Conservation Easement is determined to be invalid, illegal or unenforceable, the remaining provisions of this Conservation Easement remain valid, binding and enforceable. To the extent permitted by Applicable Law, the parties waive any provision of Applicable Law that renders any provision of this Conservation Easement invalid, illegal or unenforceable in any respect.

7.08 Counterparts

This Conservation Easement may be signed in multiple counterparts, each of which constitutes an original, and all of which, collectively, constitute only one agreement.

7.09 Indemnity

Owners must indemnify and defend the Indemnified Parties against all Losses and Litigation Expenses arising out of or relating to (a) any breach or viola-

tion of this Conservation Easement or Applicable Law; and (b) damage to property or personal injury (including death) occurring on or about the Property if and to the extent not caused by the negligent or wrongful acts or omissions of an Indemnified Party.

7.10 Guides to Interpretation

(a) Captions

Except for the identification of defined terms in the Glossary, the descriptive headings of the articles, sections and subsections of this Conservation Easement are for convenience only and do not constitute a part of this Conservation Easement.

(b) Glossary

If any term defined in the Glossary is not used in this Conservation Easement, the defined term is to be disregarded as surplus material.

(c) Other Terms

- (i) The word “including” means “including but not limited to”.
- (ii) The word “must” is obligatory; the word “may” is permissive and does not imply any obligation.

(d) Conservation and Preservation Easements Act

This Conservation Easement is intended to be interpreted so as to convey to Holder all of the rights and privileges of a holder of a conservation easement under the Conservation Easements Act.

(e) ReStatement of Servitudes

This Conservation Easement is intended to be interpreted so as to convey to Holder all of the rights and privileges of a holder of a conservation servitude under the ReStatement (Third) of Servitudes.

7.11 Entire Agreement

This is the entire agreement of Owners, Holder and Beneficiaries (if any) pertaining to the subject matter of this Conservation Easement. The terms of this Conservation Easement supersede in full all State-ments and writings between Owners, Holder and others pertaining to the transaction set forth in this Conservation Easement.

7.12 Incorporation by Reference

The following items are incorporated into this Conservation Easement by means of this reference:
The Baseline Documentation
The legal description of the Property attached as Exhibit “A”
The Conservation Plan attached as Exhibit “B”

7.13 Coal Rights Notice

The following notice is given to Owners solely for the purpose of compliance with the requirements of the Conservation Easements Act:

NOTICE: This Conservation Easement may impair the development of coal interests including workable coal seams or coal interests which have been severed from the Property.

Article VIII. Glossary

8.01 Access Drive(s)

Roads or drives providing access to and from Improvements or Minimal Protection Areas and public right-of-way.

8.02 Additional Improvements

All buildings, structures, facilities and other improvements within the Property other than Existing Improvements. The term Additional Improvements includes Agricultural Improvements, Residential Improvements, Utility Improvements and Site Improvements.

8.03 Agricultural Improvements

Improvements used or usable in furtherance of Agricultural uses such as barn, stable, silo, spring house, green house, hoop house, riding arena (whether indoor or outdoor), horse walker, manure storage pit, storage buildings, feeding and irrigation facilities.

8.04 Agricultural or Agriculture

Any one or more of the following and the leasing of land for any of these purposes:

(a) Farming

- (i) Production of vegetables, fruits, seeds, mushrooms, nuts and nursery crops (including trees) for sale.
- (ii) Production of poultry, livestock and their products for sale.
- (iii) Production of field crops, hay or pasture.
- (iv) Production of sod to be removed and planted elsewhere.

(b) Equestrian

Boarding, stabling, raising, feeding, grazing, exercising, riding and training horses and instructing riders.

8.05 Amendment

An amendment, modification or supplement to this Conservation Easement signed by Owners and Holder and recorded in the Public Records.

8.06 Applicable Law

Any Federal, State or local laws, statutes, codes, ordinances, standards and regulations applicable to the Property or this Conservation Easement as amended through the applicable date of reference.

8.07 Beneficiary

Any governmental entity or Qualified Organization that is specifically named as a Beneficiary of this Conservation Easement under Article I.

8.08 Best Management Practices

A series of guidelines or minimum standards (sometimes referred to as BMP 's) recommended by Federal, State and/or county resource management agencies for proper application of farming and forestry operations, non-point pollution of water resources and other disturbances of soil, water and vegetative resources and to protect wildlife habitats. Examples of resource management agencies issuing pertinent BMP 's as of the Easement Date are: the Natural Resource Conservation Service of the United States Department of Agriculture (with respect to soil resources); the Pennsylvania Department of Environmental Protection (with respect to soil erosion, sedimentation and water resources) and the following sources of BMP 's with respect to

forest and woodland management: the Forest Stewardship Council principles and criteria, Sustainable Forestry Initiative standards, Forest Stewardship Plan requirements, American Tree Farm standards and Best Management Practices for Pennsylvania Forests.

8.09 Code

The Internal Revenue Code of 1986, as amended through the applicable date of reference.

8.10 Conservation Easements Act

The Pennsylvania Conservation and Preservation Easements Act, Act 29 of 2001, Pub. L. 390 as amended through the applicable date of reference.

8.11 Construction

Any demolition, construction, reconstruction, expansion, exterior alteration, installation or erection of temporary or permanent Improvements; and, whether or not in connection with any of the foregoing, any excavation, dredging, mining, filling or removal of gravel, soil, rock, sand, coal, petroleum or other minerals.

8.12 Default Rate

An annual rate of interest equal at all times to two percent (2%) above the "prime rate" announced from time to time in *The Wall Street Journal*.

8.13 Dwelling Unit

Use or intended use of an Improvement or portion of an Improvement for human habitation by one or more Persons (whether or not related). Existence of a separate kitchen accompanied by sleeping quarters is considered to constitute a separate Dwelling Unit.

8.14 Existing Agreements

Easements and other servitudes affecting the Property prior to the Easement Date and running to the benefit of utility service providers and other Persons that constitute legally binding servitudes prior in right to this Conservation Easement.

8.15 Existing Improvements

Improvements located on, above or under the

Property as of the Easement Date as identified in the Baseline Documentation.

8.16 Existing Lots

Lots existing under Applicable Law as of the Easement Date.

8.17 Forestry

Planting, growing, nurturing, managing and harvesting trees whether for timber and other useful products or for water quality, wildlife habitat and other Conservation Objectives.

8.18 Height

The vertical elevation of an Improvement measured from the average exterior ground elevation of the Improvement to a point, if the Improvement is roofed, midway between the highest and lowest points of the roof excluding chimneys, cupolas, ventilation shafts, weathervanes and similar protrusions or, if the Improvement is unroofed, the top of the Improvement.

8.19 Impervious Coverage

The aggregate area of all surfaces that are not capable of supporting vegetation within the applicable area of reference. Included in Impervious Coverage are the footprints (including roofs, decks, stairs and other extensions) of Improvements; paved or artificially covered surfaces such as crushed stone, gravel, concrete and asphalt; impounded water (such as a built pond); and compacted earth (such as an unpaved roadbed). Excluded from Impervious Coverage are running or non-impounded standing water (such as a naturally occurring lake); bedrock and naturally occurring stone and gravel; and earth (whether covered with vegetation or not) so long as it has not been compacted by non-naturally occurring forces.

8.20 Improvement

Any Existing Improvement or Additional Improvement.

8.21 Indemnified Parties

Holder, each Beneficiary (if any) and their re-

spective members, directors, officers, employees and agents and the heirs, personal representatives, successors and assigns of each of them.

8.22 Invasive Species

A plant species that is (a) non-native (or alien) to the ecosystem under consideration; and (b) whose introduction causes or is likely to cause economic or environmental harm or harm to human health. In cases of uncertainty, publications such as “Plant Invaders of the Mid-Atlantic Natural Areas”, by the National Park Service National Capital Region, Center for Urban Ecology and the U.S. Fish and Wildlife Service, Chesapeake Bay Field Office are to be used to identify Invasive Species.

8.23 Lien

Any mortgage, lien or other encumbrance securing the payment of money.

8.24 Litigation Expense

Any court filing fee, court cost, arbitration fee or cost, witness fee and each other fee and cost of investigating and defending or asserting any claim of violation or for indemnification under this Conservation Easement including in each case, attorneys’ fees, other professionals’ fees and disbursements.

8.25 Losses

Any liability, loss, claim, settlement payment, cost and expense, interest, award, judgment, damages (including punitive damages), diminution in value, fines, fees and penalties or other charge other than a Litigation Expense.

8.26 Lot

A unit, lot or parcel of real property separated or transferable for separate ownership or lease under Applicable Law.

8.27 Market Value

The fair value that a willing buyer, under no compulsion to buy, would pay to a willing seller, under no compulsion to sell as established by appraisal in accordance with the then-current

edition of Uniform Standards of Professional Appraisal Practice issued by the Appraisal Foundation or, if applicable, a qualified appraisal in conformity with §1.170A-13 of the Regulations.

8.28 Native Species

A plant or animal indigenous to the locality under consideration. In cases of uncertainty, published atlases, particularly *The Vascular Flora of Pennsylvania: Annotated Checklist and Atlas* by Rhoads and Klein and *Atlas of United States Trees, vols. 1 & 4* by Little are to be used to establish whether or not a species is native.

8.29 Owners

The undersigned Owner or Owners and all Persons after them who hold any interest in all or any part of the Property.

8.30 Person

An individual, organization, trust or other entity.

8.31 Public Records

The public records of the Office for the Recording of Deeds in and for the County in which the Property is located.

8.32 Qualified Organization

A governmental or non-profit entity that (a) has a perpetual existence; (b) is established as a public charity for the purpose of preserving and conserving natural resources, natural habitats, environmentally sensitive areas and other charitable, scientific and educational purposes; (c) meets the criteria of a Qualified Organization under the Regulations; and (d) is duly authorized to acquire and hold conservation easements under Applicable Law.

8.33 Regulations

The provisions of C.F.R. §1.170A-14 as amended through the applicable date of reference.

8.34 Regulatory Signs

Signs (not exceeding one square foot each) to control access to the Property or for informational, directional or interpretive purposes.

8.35 Residential Improvements

Dwellings and Improvements accessory to residential uses such as garage, swimming pool, pool house, tennis court and children's play facilities.

8.36 Resource Management Plan

A record of the decisions and intentions of Owners prepared by a qualified resource management professional for the purpose of protecting natural resources described in the Conservation Objectives during certain operations potentially affecting natural resources protected under this Conservation Easement. The Resource Management Plan (sometimes referred to as the "RMP") includes a resource assessment, identifies appropriate performance standards (based upon Best Management Practices where available and appropriate) and projects a multi-year description of planned activities for identified operations to be conducted in accordance with the plan.

8.37 Review

Review and approval of Holder under the procedure described in Article V.

8.38 Review Requirements

Collectively, any plans, specifications or information required for approval of the Subdivision, activity, use or Construction under Applicable Law (if any) plus (a) the information required under the Review Requirements incorporated into this Conservation Easement either as an Exhibit or as part of the Baseline Documentation or (b) if the information described in clause (a) is inapplicable, unavailable or insufficient under the circumstances, the guidelines for Review of submissions established by Holder as of the applicable date of reference.

8.39 Site Improvements

Unenclosed Improvements such as driveways, walkways, boardwalks, storm water management facilities, bridges, parking areas and other pavements, lighting fixtures, signs, fences, walls, gates, built ponds, berms and landscaping treatments.

8.40 Soil Conservation Plan

A plan for soil conservation and/or sedimentation and erosion control that meets the requirements of Applicable Law.

8.41 Steep Slope Areas

Areas greater than one acre having a slope greater than 15%.

8.42 Subdivision

Any transfer of an Existing Lot into separate ownership; any change in the boundary of the Property or any Lot within the Property; and any creation of a unit, lot or parcel of real property for separate use or ownership by any means including by lease or by implementing the condominium form of ownership.

8.43 Sustainable

Land management practices that provide goods and services from an ecosystem without degradation of biodiversity and resource values at the site and without a decline in the yield of goods and services over time.

8.44 Utility Improvements

Improvements for the reception, storage or transmission of water, sewage, electricity, gas and telecommunications or other sources of power.

8.45 Wet Areas

Areas within 100-feet beyond the edge of water-courses, springs, wetlands and non-impounded standing water.

8.46 Woodland Areas

Area(s) designated on the Conservation Plan and subject to use limitations intended to allow the maintenance or growth of hedgerows or other wooded areas within a portion of the Property that would otherwise be available for Agricultural use.

INTENDING TO BE LEGALLY BOUND, the undersigned Owner or Owners and Holder, by their respective duly authorized representatives,

have signed and delivered this Conservation Easement as of the Easement Date.

Witness/Attest:

Owner 's Name:

Owner 's Name:

By: _____

Name:

Title:

*Acceptance by Beneficiary:
[NAME OF BENEFICIARY]*

By: _____

Name:

Title:

