

# SERVICES

## PROTECTION AND ENHANCEMENT OF RESOURCES

We provide your municipality with a broad range of strategies for natural and agricultural resource protection and enhancement using the following tools: analysis and classification of woodlands and crafting of companion ordinances, including defensible standards for timber harvesting; assessment of riparian forest buffers and buffer gaps, and crafting of ordinances for buffer protection and restoration; inventory and analyses of other natural resources, and the prioritization of these resources for public and private conservation efforts.

## COMPREHENSIVE PLANNING

Our experienced staff help your municipality update its comprehensive plan or work through collaborative efforts with neighboring municipalities to develop a multi-municipal plan. Plans we draft incorporate realistic demographic forecasts; address key planning issues, such as housing “fair share,” watershed protection and public infrastructure needs; and include issue-based recommendations that are implementable and can retain community assets while accommodating change over time.

## LIVABLE COMMUNITIES

Municipal officials have experienced increasing constituent interest in neighborhood walkability, energy conservation and community-supported agriculture. Through use of our model sustainable communities’ assessment, we can help municipalities evaluate their planning and environmental policies and regulations—retaining those that support livability objectives while eliminating obstacles. The assessment can be used when framing a comprehensive plan, or identifying ordinance amendments, for example, in the areas of renewable energy systems, natural resource protection, and trail or sidewalk plans and ordinances.

## OPEN SPACE MANAGEMENT

We draw upon a wealth of expertise, professional knowledge and field work to provide comprehensive, informative and practical open space stewardship plans that meet the needs of clients. A customized planning approach focuses on property stewardship, restoration opportunities and the visitor experience, while also providing options for historical and/or environmental interpretation.

## TRANSFER OF DEVELOPMENT RIGHTS

As a recognized leader in this field in Pennsylvania, we have published a how-to-guide on behalf of the Lancaster County Planning Commission for its municipalities to use for conserving land and managing growth using TDRs. Our skilled planners can help individual municipalities and multi-municipal planning organizations utilize TDRs to conserve agricultural and other vital lands while managing growth.

## DEVELOPMENT REVIEW

Our careful evaluation of land development plans help determine their effectiveness in protecting and integrating natural and cultural features. We can assess if plans achieve your community development objectives, such as establishing public trails or recharging stormwater. We prepare an alternative sketch plan when a site’s unique features or local concerns require a new approach.

## HISTORIC PRESERVATION

We assist with historic preservation planning; historic district, overlay district regulations, and Historical Architectural Review Board (HARB); preparation of National Register nominations; historic landscapes analyses; development review; and impact assessments.

## ZONING, SUBDIVISION, LAND DEVELOPMENT ORDINANCES

Supported by our extensive review of case law, we write or revise entire ordinances or assist with specific provisions focused on natural or cultural resource protection or smart growth. Moreover, we offer special expertise in a range of topics including agricultural zoning, traditional neighborhood design, native plant landscaping, recreation fees-in-lieu-of, conservation design and other low impact development techniques.

## PARK, RECREATION AND TRAIL PLANNING

Our staff works with municipalities, developers and others to plan for the trails and parks of the future. We engage communities: listening to needs and constraints and then thoughtfully balancing those wishes with the sensitivities of the natural, scenic, cultural and historic resources. In all we do, we work to create strong, healthy communities for today and generations to come.

## STORMWATER/WATER QUALITY PLANNING AND PERMIT ASSISTANCE

We provide technical assistance to municipalities to creatively and cost-effectively meet MS4 permitting requirements. Services include facilitating regional approaches to stormwater management; providing outfall and sewershed mapping services; reviewing local ordinances; developing and reviewing TMDL/PRP plans; conducting education and outreach to meet Minimum Control Measures (MCMs); and identifying green infrastructure alternatives for stormwater management.

## COMMUNITY REFORESTATION

Over the past 10 years we have been successful in obtaining funds for planting streamside trees, which has resulted in the planting of over 50,000 trees for cleaner water, wildlife habitat and recreational benefits. We have an extensive network of volunteers eager to plant trees, as well as expertise in long-term maintenance of newly planted areas. We can provide guidance or oversee the execution of reforestation activities on municipally-owned property.



BRANDYWINE  
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# PLANNING & CONSERVATION ASSISTANCE



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LET US KNOW HOW  
WE CAN ASSIST YOU.

CALL 610.388.2700 OR VISIT  
BRANDYWINE.ORG/CONSERVANCY

*For over fifty years, the Brandywine Conservancy has been instrumental in preserving the agricultural, natural and cultural resources of the Brandywine-Christina watershed and its surrounding areas. We have worked to balance natural systems with new growth through remarkably successful efforts that have preserved over 64,500 acres of land by conservation easements and private landowner support, and through technical assistance to local governments at the site, community and regional level.*

The Municipal Assistance Program (MAP) staff consists of professional planners, landscape architects and specialists in historic and natural resource protection. We are skilled in comprehensive planning, ordinance writing, open space planning and management, land development review and water resource protection. Our mission is to assist municipal officials to utilize effective conservation and growth management tools and techniques. The Conservancy has many long-term relationships with visionary officials and organizations. Our distinguished reputation is a result of the innovative methods we utilize to preserve valued open spaces and cultural resources in communities, and the many successful projects and plans we have collaborated on through the years.

Today municipalities face unprecedented challenges such as caring for newly-acquired open space holdings, complying with increasingly complex state and federal water quality requirements, and accommodating shifting demographics. Our cutting-edge techniques and effective practices respond to these new issues as well as long-standing planning challenges. We can help your municipality meet its important planning and conservation objectives and better steward the land and water.

## *Achieving Watershed Sustainability*

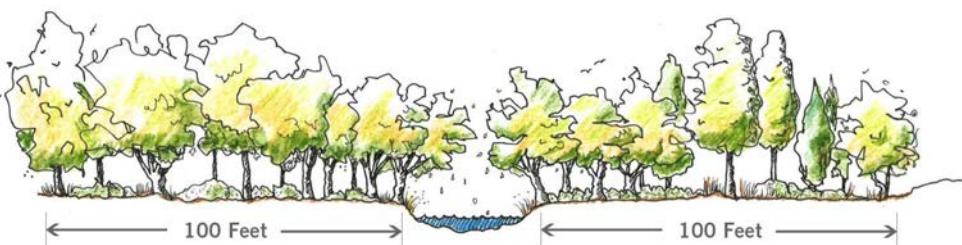
Since our inception, we have fought for careful management of domestic water supply and wastewater treatment systems, directing these major catalysts of growth to areas where development is most appropriate. We advocate stormwater management techniques that minimize effects on water quality. We also help protect headwaters through public and private partnerships, source water protection planning, and through the development and implementation of model ordinances.

## *Stormwater/Water Quality Planning and Permit Assistance*

We work collaboratively across sectors to improve water quality and achieve long-term stormwater management goals. As part of the Christina Watersheds Municipal Partnership (CWMP), the Conservancy, along with other public and private stakeholders, assisted Honey Brook Borough and Honey Brook Township to develop Chester County's first joint Total Maximum Daily Load (TMDL) plan. The plan is required as part of the Township and Borough's Municipal Separate Storm Sewer System (MS4) permit requirements. Conservancy staff assisted in pollutant load and reduction calculations for their shared planning area, and our work on farms within the regulated area provided additional BMP credit and cost savings to the municipalities. Funds for this work were also creatively leveraged from private and public sources for maximum cost-efficiency.

## *Facilitating Multi-municipal Planning and Implementation*

Our land use and conservation solutions often extend beyond a single municipality, such as those applied to a coordinated planning effort with Honey Brook Township and Honey Brook Borough in the Brandywine headwaters. MAP staff helped these two municipalities adopt a multi-municipal comprehensive plan that includes farmland preservation and other goals for the Township, as well as historic preservation and economic revitalization goals for the Borough. Both the Borough and the Township also use our expertise to craft new, complementary zoning ordinances, including pioneering steps for intermunicipal Transfer of Development Rights (TDRs).



*A cross-section illustration of a forested riparian buffer.*



## *Open Space Management*

With extensive experience managing our preserves and providing stewardship advice to landowners where we hold conservation easements, the Conservancy can provide comprehensive planning for municipal open space. Working with Kennett Township on their newly acquired Barkingfield Park—the first municipal park in the Township—MAP staff developed a Stewardship Plan that outlined natural resources and provided property management recommendations and considerations, including potential threats such as invasive species and stormwater runoff, visitor use of the property, and budgetary considerations and timelines for plan implementation.

## *The Brandywine Creek Greenway*

The Brandywine Creek Greenway is a regional planning initiative of the Conservancy in partnership with 27 municipalities in Chester, Delaware and New Castle Counties in Pennsylvania and Delaware. The Greenway is envisioned as a 40-mile-long conservation corridor of varying width from the headwaters of the Brandywine in Honey Brook, Pennsylvania to the Christina River in the City of Wilmington, Delaware. It will include an interconnected system of parks, river access points, forested stream buffers and trails that link the Brandywine with Chester, Delaware and New Castle County communities' rural, developed and natural areas. Implementation of the Brandywine Creek Greenway Strategic Action Plan is aligned with local, county and regional plans dedicated to conserving and enhancing natural resources, promoting connections to the Brandywine for recreation and building healthy, livable communities.

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**For more information, call 610.388.2700 or visit us at [brandywine.org/conservancy](http://brandywine.org/conservancy)**