

Guidelines for Urban Center Revitalization Plan Updates
Department of Community Development ♦ Planning Commission

The Urban Center Revitalization Plan (UCRP) is a planning tool that is used exclusively by Chester County's urban centers (the 15 Boroughs and City of Coatesville) for promotion and assistance with future economic growth, redevelopment and reinvestment opportunities in the community. The UCRP provides a further refined vision, detailed improvements projects/actions and works in conjunction with policies set in the municipality's comprehensive plan.

To be eligible for county funding, particularly the [Community Revitalization Program \(CRP\)](#), all urban centers must have an adopted UCRP. All urban centers must review, and if warranted, update their revitalization plan every five to ten years due to the implementation of goals and completion and/or irrelevance of projects. Below are three alternatives urban centers can use for updating their UCRP.

1. Update entire UCRP

- This alternative allows the urban center to review and analyze accomplishments from the existing UCRP and hire a consultant to complete an update to the entire plan or complete the plan in house.
- Funding for such an update can be achieved through the Chester County Planning Commission's [Vision Partnership Program \(VPP\)](#) or the [Urban Centers Technical Assistance Program](#).
- Reference [Appendix D of the VPP Grant Manual](#) for UCRP minimum requirements.
- It is recommended that urban centers complete the UCRP while updating their comprehensive plan or relevant sections (i.e. economic development and transportation).
- If the UCRP is not completed as part of a comprehensive plan update, the UCRP must be adopted by the municipality as an amendment to the comprehensive plan and comply with the PA Municipalities Planning Code (MPC) adoption process.

2. Expand the existing UCRP Action Plan

- This alternative allows the urban center to review and analyze accomplishments, but focuses on reprioritizing and revising existing actions, as well as adding new actions that are consistent with the plan's existing goals and any supplemental topics.
- This alternative can either be completed in house or with assistance through Chester County Planning Commission's Urban Centers Technical Assistance Program.
- This alternative must also identify accomplishments, with particular emphasis on results achieved through Community Revitalization Program (CRP) funding. Accomplishments should identify measurable outcomes and benefits of completed projects.
- The action plan must be adopted by the municipality as an addendum to the existing revitalization plan and comply with the MPC adoption process.

3. Update the Urban Center Improvements Inventory (UCII)

- This alternative is not an update to the UCRP, but an inventory of all capital improvement and planning projects identified and linked to goals, policies and actions within adopted municipal planning documents.
- To be eligible for county funding a proposed activity must be identified within the UCII or the UCRP.
- The UCII allows the urban centers to add and/or subtract and update projects on an annual basis without going through the adoption process.
- Existing urban center UCII projects are accessible at the following link:
<http://www.chescoplanning.org/MuniCorner/UCII/ViewProject1.cfm>