

Comprehensive Plan Update

swt

## Phase 4

# Working Group Introduction

June 29, 2021

[swtcompplan.org](http://swtcompplan.org)

# Comprehensive Plan Update

**Welcome!**

**David Manhardt, AICP**  
Director of Community Development

**South Whitehall Township**

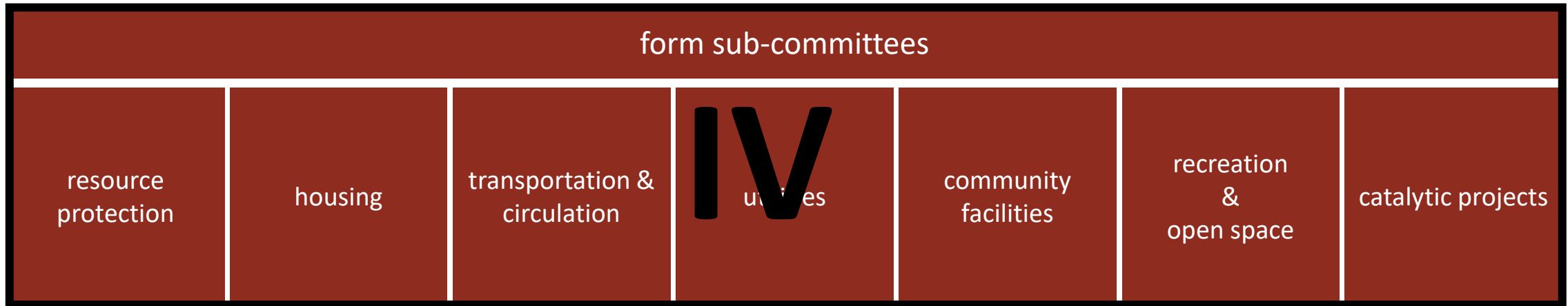
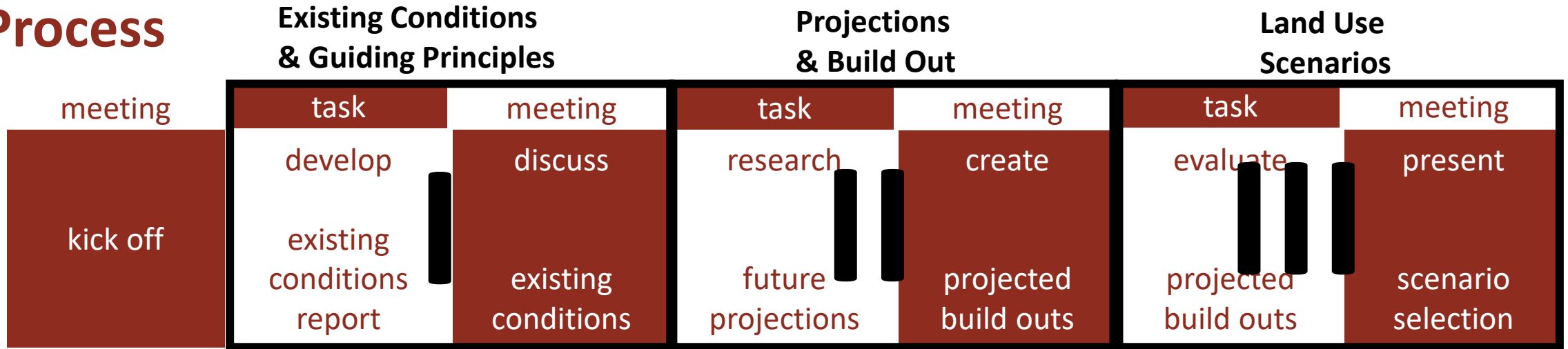
# Comprehensive Plan Update

## AGENDA

**June 29, 2021, 6-8 PM**

- Welcome and Introduction
- Framing Concepts
  - Guiding Principles
  - Where should we grow?
  - How should we grow?
  - Development Scenario
  - Fiscal Impacts
  - Traffic Impacts
- Working Group Approach & Proposed Schedule
- Participant Q&A
- Closing Remarks

## Process



# Phase 1: Guiding Principles



Protect natural, historical, recreational, scenic, open space, and agricultural, amenities, resources, and assets.



Coordinate future land use, development, and redevelopment, in sync with the capacity of the road network and utilities to absorb changes.



Promote an effective continuation of opportunities, facilities and services for open space, parks, recreation, education, public safety, and wellness.




Promote techniques to limit the sprawling pattern of development, by advocating for land use with more effective smart growth attributes.





Coordinate with PennDOT, LVPC, and adjoining Municipalities, in order to alleviate existing problems and to avoid future conflicts, and to promote opportunities for alternative transportation such as bus service, ride sharing, bicycling, and walking.

# Phase 2


## Where should we grow?

 SWT GRID


 Improvement Stickers


 Protection Stickers


**Results Summary**

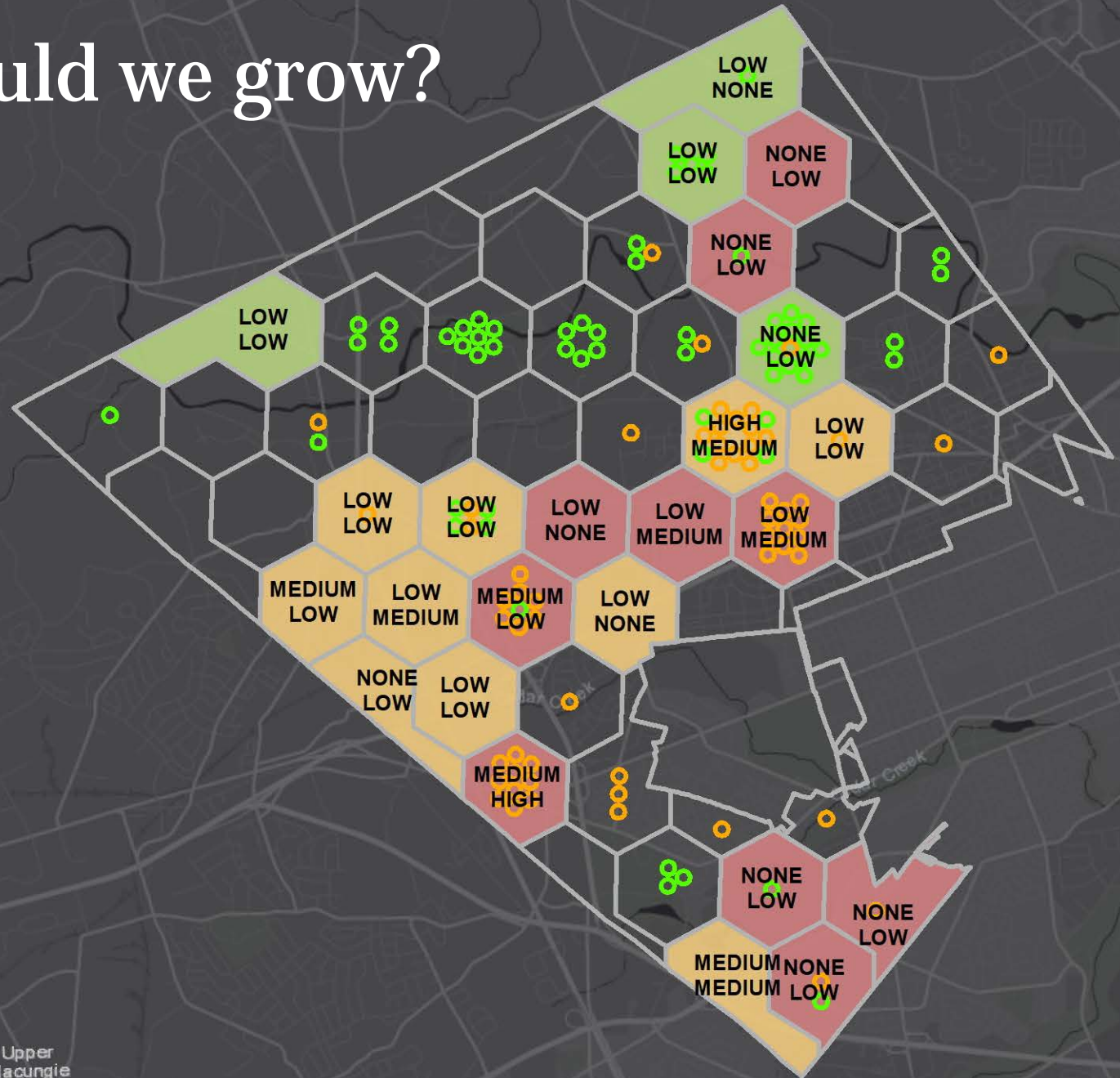
 NO/LIMITED GROWTH

**Development Type**

 GREENFIELD

 INFILL

 REDEVELOPMENT



***SOUTH WHITEHALL TOWNSHIP***  
**HOW SHOULD WE GROW?**  
**Visual Preference Survey**

Phase 3

Over 600 responses

580 residents\*

*\*statistically valid survey population*



# GREENFIELD





# INFILL

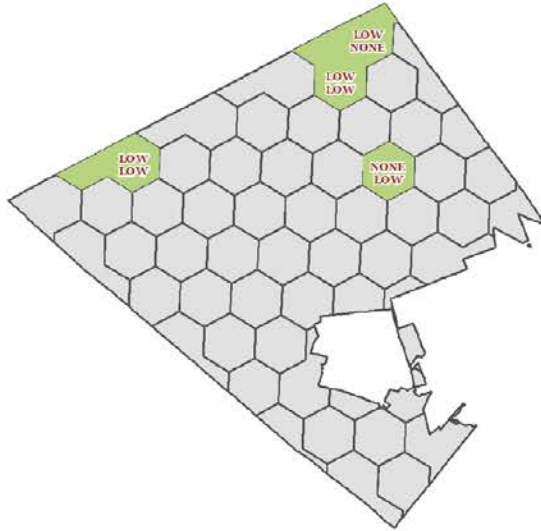




# REDEVELOPMENT



## Greenfield



- 1.** Single-Family Dwellings, Central Green (51.6%)
- 2.** Commercial/Retail Use, Multi-Tenant, Context-sensitive Architecture, Village-type Setting (51.6%)
- 3.** Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation (50.2%)

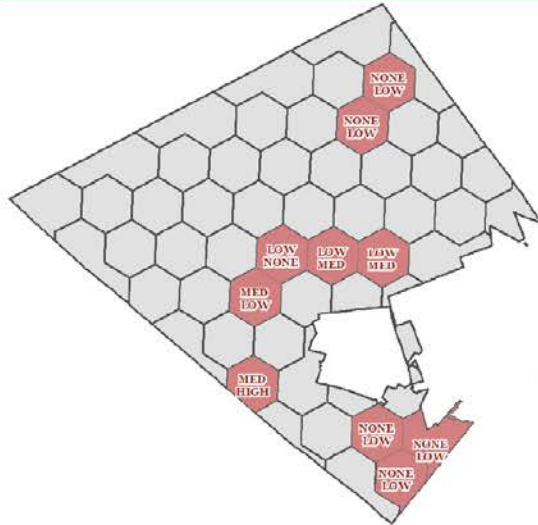








## Redevelopment



- 1.** Single-Family Dwelling, Adaptive Reuse (68.1%)
- 2.** Commercial/Retail Use, Outdoor Dining, Adaptive Reuse (64.6%)
- 3.** Commercial/Retail Use, Adaptive Reuse (58.4%)



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## **Fiscal Impacts**

**Todd Poole**  
4ward Planning

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## **Traffic Impacts**

**Scott Pasterski**

Keystone Consulting Engineers

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## **Working Groups**

**Hannah Clark,**  
Michael Baker International

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