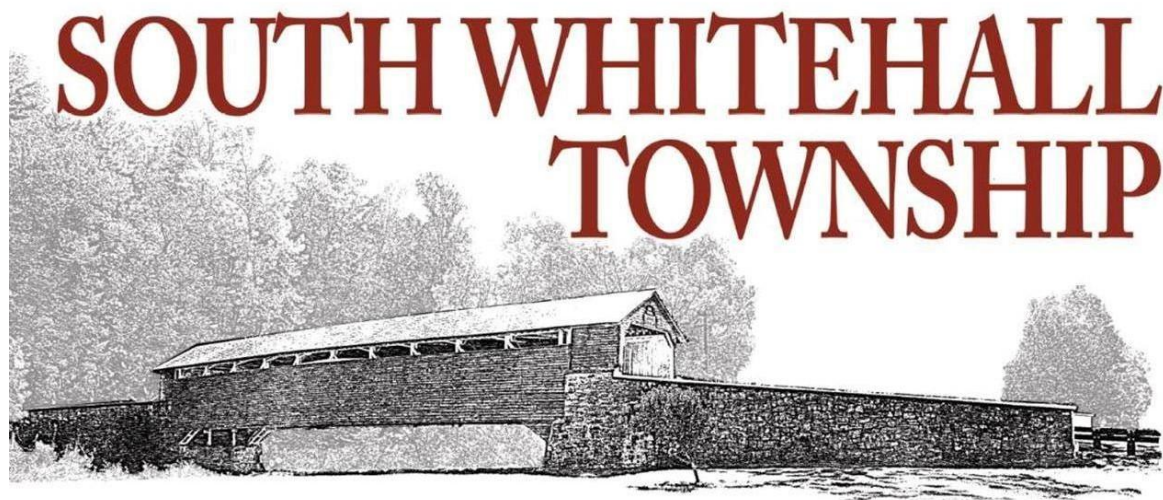


2021
Comprehensive
Plan Update

Phase 4 – Community Facilities Workbook



Comprehensive Plan Update: Working Groups Introductory Meeting

In March 2021, South Whitehall Township kicked off Phase 4 of the Comprehensive Plan Update. South Whitehall is excited to have community participation in the Phase 4 Working Groups: Housing; Transportation; Resource Protection; Community Facilities; and Community Utilities.

When did Phase 4 of the Comprehensive Plan Update begin?

The Comprehensive Plan Phase 4 Kickoff Meeting on March 31st, 2021 introduced the five Working Groups which reflect the required Plan Elements from the PA Municipalities Planning Code (MPC). Community members joined Township staff, elected officials, and the Lehigh Valley Planning Commission (LVPC) to learn more about how to engage in the Working Groups. The meeting reviewed work to date, and LVPC staff provided brief presentations during breakout sessions on existing conditions and how each topic fits into regional context.

What's next?

Community participation is needed to assess existing conditions and develop Working Group recommendations during Phase 4 of the Comprehensive Plan Update. The groups will follow the meeting schedule on the next page, where Working Group members will evaluate data and future scenarios, and build out recommendations for the Comprehensive Plan Update.

housing

transportation

community
facilities

community
utilities

resource
protection

**Comprehensive Plan Update:
Phase 4 Working Groups Timeline**

Introductory Virtual Meeting [All Working Groups together]: Tuesday, June 29th, 2021, 6-8PM



Meeting #1 – Existing Conditions [by Topic Area]: Week of July 12th



Meeting #2 – Recommendation Brainstorm with Subject Matter Experts from LVPC [by Topic Area] Virtual Meetings: Week of July 19th

7/19, 6-7:30PM: Community Facilities

7/20, (Sessions 1 and 2 running concurrently) 6-7:30PM: 1) Transportation 2) Housing

7/21, (Sessions 1 and 2 running concurrently) 5:30-7PM: 1) Resource Protection 2) Community Utilities



Meeting #3 – Develop Recommendations [by Topic Area]: Week of August 2nd



Concluding Meeting Working Groups [all Working Groups together]: Week of August 9th

Phase 4 Working Group Resources

- South Whitehall Comprehensive Plan Update Webpage: www.southwhitehall.com/compplan
- South Whitehall Township 2009 Comprehensive Plan: <https://www.southwhitehall.com/Home/ShowDocument?id=575>
- South Whitehall Township Comprehensive Plan Update “Where Should We Grow?” StoryMap: <https://storymaps.arcgis.com/stories/d7a161a6324c4b39beaa4af2eeafc24b>
- South Whitehall Township Comprehensive Plan Update Existing Conditions Report: https://ksand.southwhitehall.com/PDF/CompPlan/ExistingConditionsReport_20190618.pdf
- South Whitehall Township Comprehensive Plan Update Planning Trends Supplement: https://ksand.southwhitehall.com/PDF/CompPlan/PlanningTrends_Supplement.pdf
- Lehigh Valley Planning Commission (LVPC) and Lehigh Valley Transportation Study (LVTS) Comprehensive Plan and Long-Range Transportation Plan FutureLV: <https://www.lvpc.org/futurelv.html>
- March 31st Phase 4 Kickoff Meeting Recordings and Presentations here: <https://www.southwhitehall.com/departments/community-development/land-development/planning/comprehensive-plan-update/phase-4-kick-off-meeting>

Access All Resources on the Community Facilities Working Group webpage at www.southwhitehall.com/compplan/communityfacilities or with the QR Code:



Contact Information

Name	Title	Contact Info
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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.

MPC Guidelines: **Comprehensive Plan**

The Pennsylvania Municipal Planning Code (MPC) enables local jurisdictions to conduct a comprehensive planning process to identify areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.

The comprehensive plan, consisting of maps, charts, and textual matter, shall include, but not be limited to, the following related basic elements:

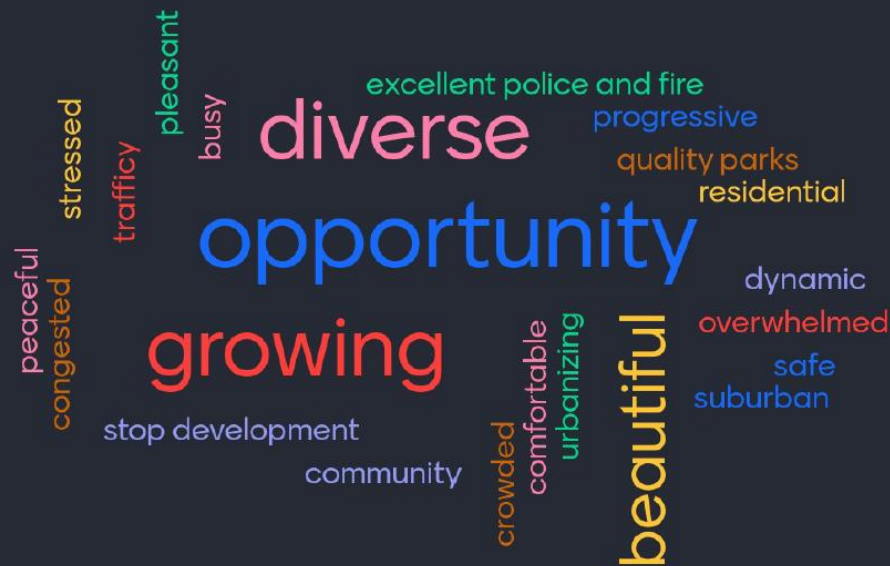
- Statement of objectives concerning future development, including, but not limited to, the location, character and timing of future development
- A plan for land use
- A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality
- A plan for movement of people and goods
- A plan for community facilities and utilities
- A statement of interrelationships among the plan components
- A discussion of short- and long-range plan implementation strategies
- A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities
- A plan for the protection of natural and historic resources to the extent not preempted by federal or state law

The MPC requires that comprehensive plans shall be reviewed at least every ten (10) years.

South Whitehall Today:
Phase 4 Kickoff Meeting March 31, 2021

What is one word you would use to describe South Whitehall Township today?

Mentimeter



25

South Whitehall Future:
Phase 4 Kickoff Meeting March 31, 2021

What is one word you would use to describe your vision for South Whitehall Township 10 years from now?

Mentimeter



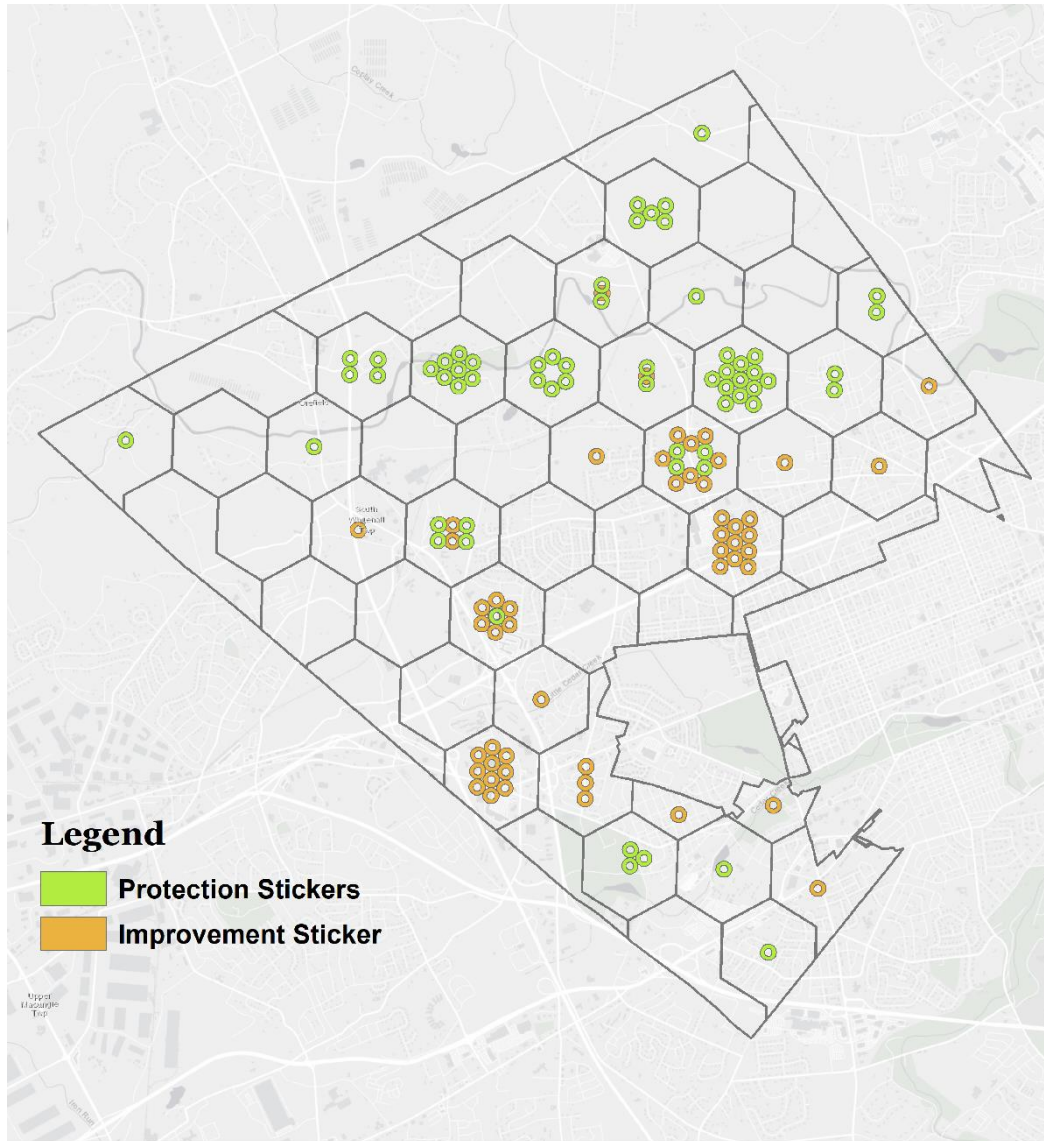
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Framing Concepts

- 1. South Whitehall Growth and Future Land Use**
- 2. South Whitehall Economic Development Scenario presented by 4ward Planning**
- 3. South Whitehall Transportation Model presented by Keystone Consulting Engineers**

South Whitehall Township Growth and Future Land Use



WHERE SHOULD WE GROW?

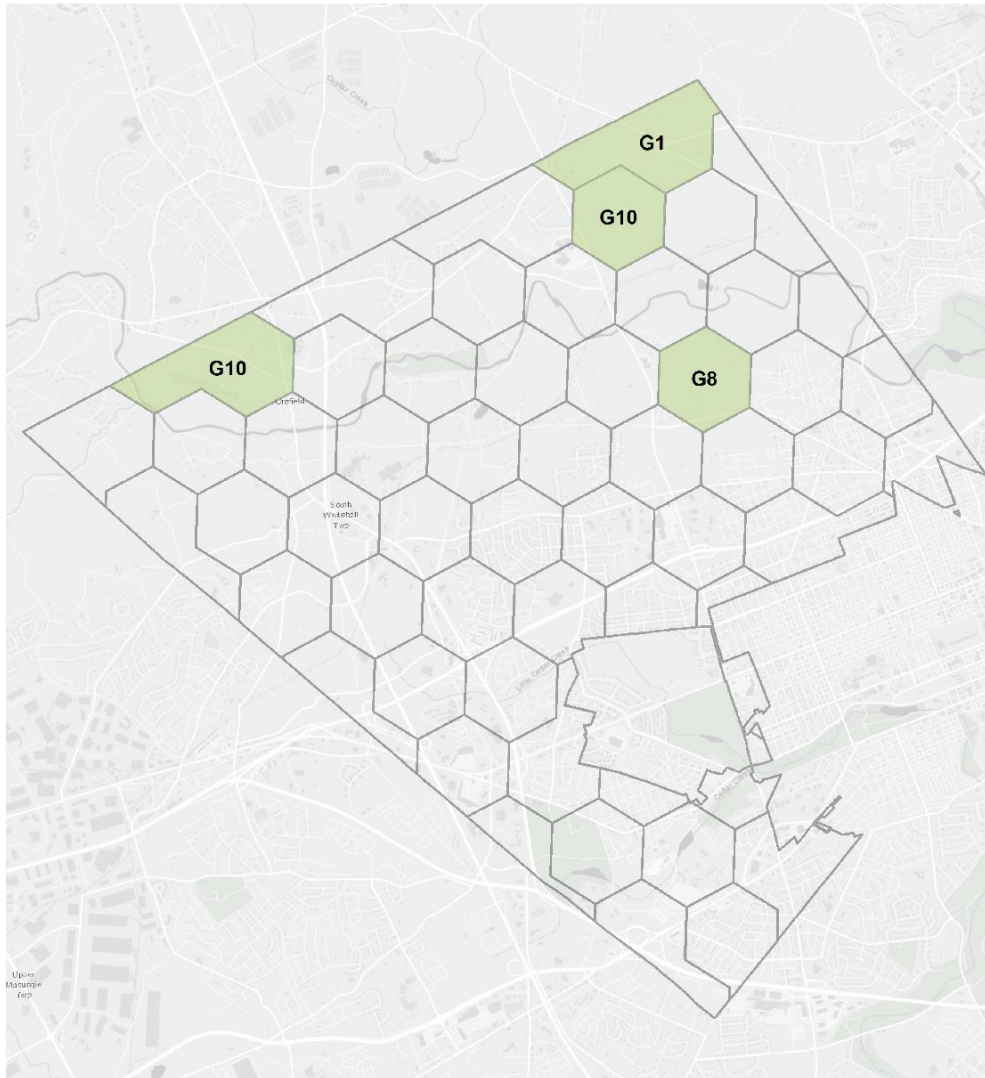
This map presents results of the “Where should we grow?” build out exercises conducted throughout South Whitehall Township. These included four public engagement meetings, two focus group meeting and a joint meeting between the Board of Commissioners and the Planning Commission. Participants were asked to accommodate future growth in population and jobs. This was accomplished by participants placing stickers on a map of South Whitehall Township divided into hexagons. Thus, answering the question “Where should we grow?”.

In addition to placing future population and jobs, participants were asked to indicate areas to protect and areas to improve. Each group was provided two green stickers (protect) and two orange stickers (improve). These were purposely limited to two each to encourage discussion and thoughtful placement among the groups.

This map of the South Whitehall Township is divided into hexagons. Each hexagon depicts an area of the township. These areas have been used to classify existing development. These hexagons were then used to determine where future development should occur.

How Should We Grow? – Survey Results

GREENFIELD



50.2% Encouraged

Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation

G1. Greenfield—Low Population—No Employment

51.6% Encouraged

Commercial/Retail Use, Multi-Tenant, Context-sensitive Architecture, Village-type setting

G8. Greenfield—No Population—Low Employment

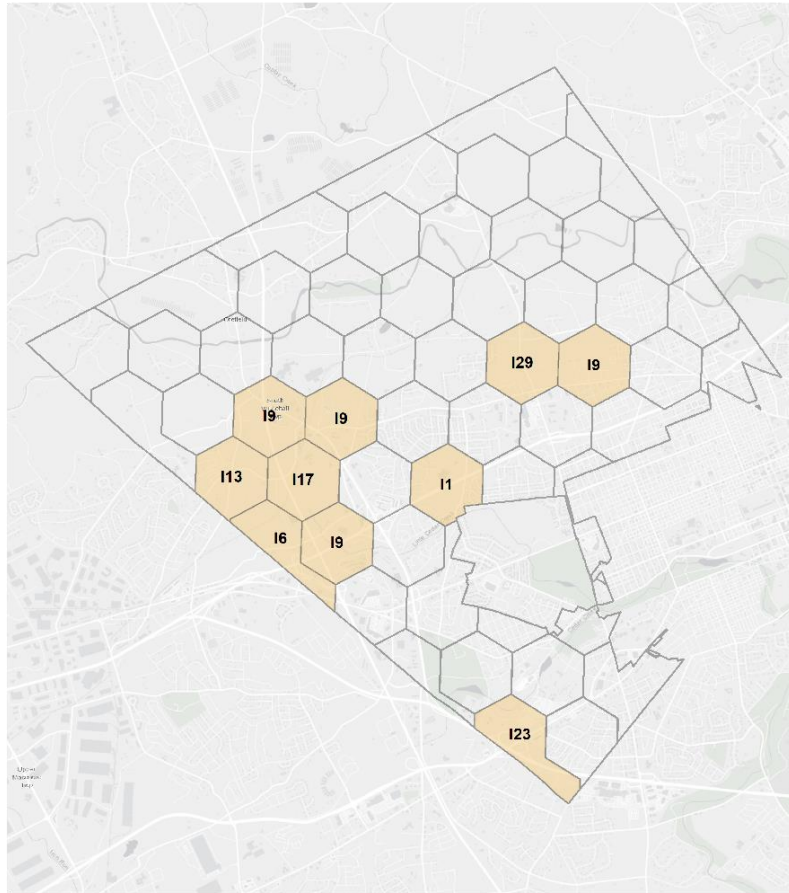
60.6% Encouraged

Single-Family Dwellings, Central Green

G10. Greenfield—Low Population—Low Employment

How Should We Grow? – Survey Results

INFILL



50.2% Encouraged

Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation
1. Infill—Low Population—No Employment

29.8% Encouraged

Multi-dwelling/Apartment, Central Green, Walkable
113. Infill—Medium Population—Low Employment

42.2% Encouraged

Mixed Use, Main Street Environment, Outdoor Dining, Architectural Variation
25. Infill—Medium Population—Medium Employment

50.7% Encouraged

Single-Family Dwellings, Compact Arrangement, Central Green, Open Space Preservation
1. Infill—Low Population—No Employment

45.3% Encouraged

Single Family Dwellings, Central Green, Pedestrian Connectivity, Alley Access
16. Infill—Low Population—Low Employment

50.0% Encouraged

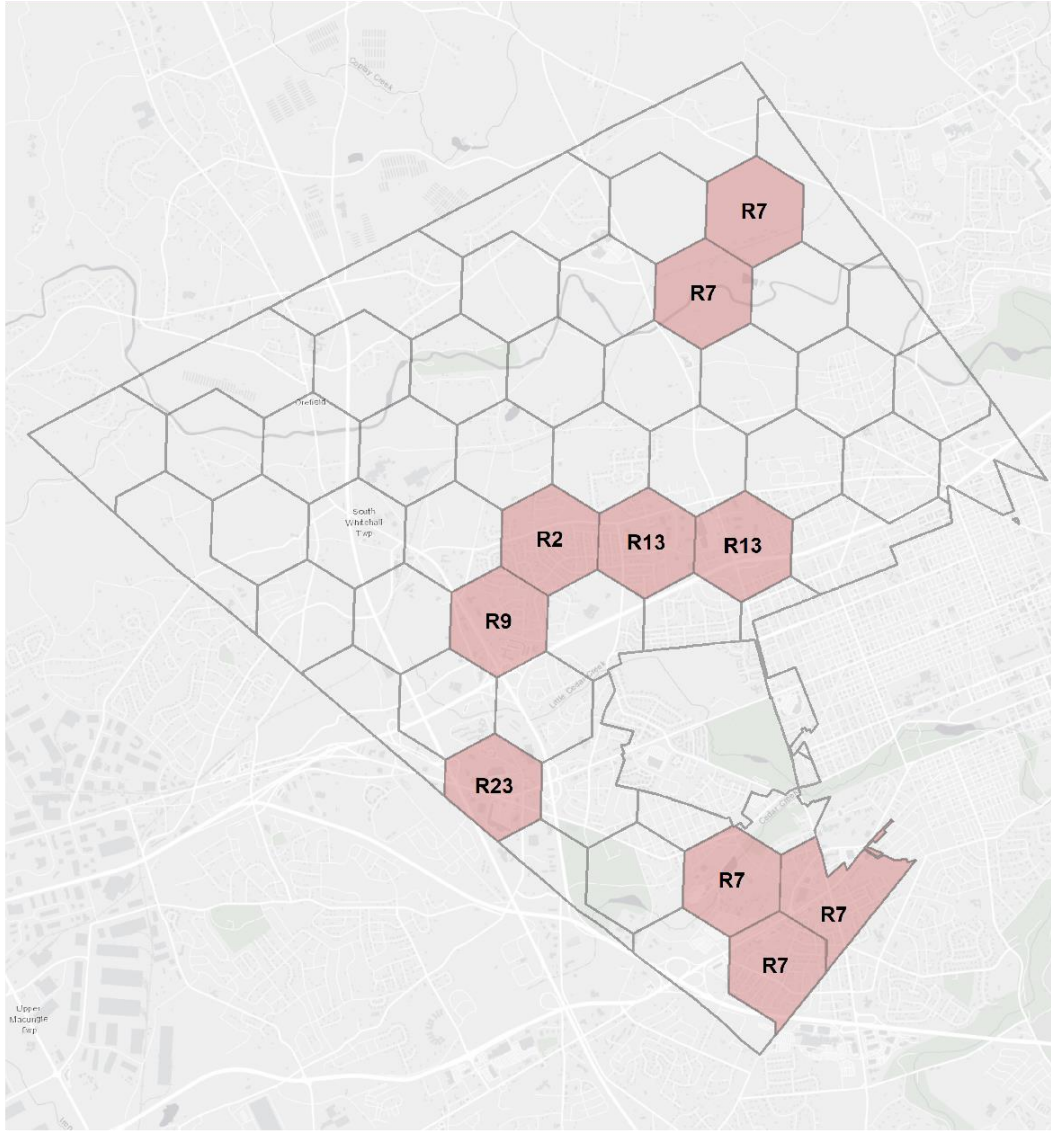
Commercial/Retail Use, Central Green, Pedestrian Oriented, Neighborhood Center
17. Infill—Low Population—Medium Employment

41.2% Encouraged

Mixed Use, Accommodates a variety of uses, Main Street Environment, Outdoor Dining, Pedestrian Oriented
29. Infill—High Population—Medium Employment

How Should We Grow? – Survey Results

REDEVELOPMENT



Single-Family Dwellings, Adaptive Reuse



Commercial/Retail Use, Outdoor Dining, Adaptive Reuse



Mixed Use, Adaptive Reuse



Commercial/Retail Uses, Accommodates a variety of uses, Main Street Environment, Pedestrian Oriented, High quality Architectural Design/Materials



Mixed Use, Central Open Space, Pedestrian Oriented

R23, Redevelopment—Medium Population—High Employment

South Whitehall Economic Development Scenario Presented by 4ward Planning



A fiscal impact analysis examines the linkage between local government revenue generated by new development and its resultant municipal service costs (e.g., police, fire, schools, sanitation, etc.). The outcome of such an analysis is to produce a project-related estimate of community service costs to projected revenues, a “cost-revenue ratio,” which will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

4ward Planning will evaluate the projected fiscal impacts (utilizing current service cost and tax rate metrics) for various build-out scenarios according to proposed zoning within South Whitehall Township.

Utilizing its proprietary fiscal impact model (inclusive of the latest residential multipliers identified within Pennsylvania), we will incorporate projected revenue and expenditure figures provided by the township and local school district, allowing for an examination of their relationship to existing land-use, employment, and population factors. 4ward Planning will then use the model to evaluate the projected fiscal impacts and potential public facility needs associated with various development scenarios (e.g., single-family detached housing; multi-family housing; shopping center development, professional/medical office; light industrial, etc.).

We will examine the following prospective outcomes:

- Estimate of development-generated capital needs/costs
- Estimate of development-generated municipal service costs/revenues
- Estimate of development-generated public-school district costs/revenues
- Estimate of development-generated public school-age children
- Estimate of development-generated employment (permanent)

4ward Planning will use one or a combination of qualitative and quantitative methods to conduct the fiscal impact analyses, based on the two fiscal impact methodologies most often employed by land-use practitioners: Per Capita Method and Case Study Methods.

The fiscal impact model is designed to perform sensitivity testing, such that changes to development type or intensity, value factors, etc. will update impact outputs.

The value of incorporating a fiscal impact analysis during the comprehensive planning process is to identify likely service and/or capital costs associated with permitted future development. In this way, comprehensive plan stakeholders can determine, in advance of development occurring, if the projected impacts will be detrimental or beneficial to the township and by what degree.

It should be understood, however, that the fiscal impact analysis model is based on currently known factors and, as such, cannot precisely predict future impacts; however, its utility is in illuminating the likely direction (positive or negative impact) and scale (how many new residents and school students; how many new employees; what increase in municipal and school district personnel might result; what new municipal and/or school district facilities might be required).

South Whitehall Transportation Model Presented by Keystone Consulting Engineers



An Evaluation of Future Traffic Impacts Associated with Planned Greenfield, Urban Infill, and Redevelopment in South Whitehall Township

Keystone Consulting Engineers, Inc. has prepared this traffic evaluation in support of South Whitehall Township’s comprehensive plan update. The purpose of this evaluation is to inform future planning efforts by identifying highlighting traffic impacts associated with greenfield, urban infill, and redevelopment in the areas identified during volunteer public workshop sessions. This evaluation will also provide various mitigating strategies that could be considered for areas where congested traffic conditions are anticipated.

The above noted analysis was performed in accordance with the following methodology:

- **Study Scope:** Critical intersections along the major roadway corridors within the Township have been identified to use as a basis of determining traffic impacts. These intersections were selected based on KCE’s local knowledge of the Township and based on guidance received from Township Staff.
- **2040 Base Traffic Conditions:** A 2040 Base Traffic Scenario was developed to use as a baseline by which to compare the impacts of a future Township development scenario. This base scenario was prepared as follows:
 - Existing traffic counts were compiled for the study intersections using traffic impact studies submitted to South Whitehall Township as part of various land development projects. Where existing traffic count information was not available from prior studies, KCE engaged Tri-State Traffic Data to perform new traffic counts, which were subsequently adjusted to account for fluctuations in traffic volumes resulting from the COVID-19 pandemic. The existing traffic volumes were then projected to the year 2040 using a static growth rate for Lehigh County as published by PennDOT’s Bureau of Planning & Research.
 - Anticipated traffic volumes from approved developments in the Township (not reflected in the above mentioned counts) were also obtained from submitted traffic studies and were layered onto the 2040 traffic projections to arrive at a 2040 base scenario. The quality of traffic flow was determined using the Intersection Capacity Utilization (ICU) method, which provides a quantitative index of intersection performance and also provides qualitative flow descriptions for Levels of Services (LOS) A through H, where LOS A indicates no congestion and LOS H indicates excessive prolonged periods of traffic congestion during peak periods.

South Whitehall Township Transportation Model - Continued

- **2040 Future Traffic Conditions:** A 2040 Future Scenario was developed based the greenfield, redevelopment, and urban infill conditions identified during the planning workshops. Specific locations where this traffic was expected to enter the roadway network were provided by Township Staff.
- **Trip Generation and Distribution:** Trip Generation for the various development types was determined using the ITE Trip Generation Manual, Tenth Edition, for representative land uses for retail, residential, and industrial land use types.
 - Trips generated from planned multi-use sites in the Township were reduced to account for internal (shared) trips between uses (an example of a shared/internal trip would be traveling to the grocery store and also stopping at the bank located on the same site as part of the same trip). Further, shared trips that were expected to occur between uses within the Township were also identified and generally accounted for in the analysis (an example of this would be a Township resident making a trip from their home to a retail shopping center located within the Township. In this event the trip originates and terminates within the Township and does not result in an external trip into or out of the Township).
 - The specified trip generation was also reduced to account for trips for retail uses being served by traffic that is already present on adjacent roadways. This is referred to as a “pass-by” trip (an example of a pass-by trip would be stopping for gas on the way home from work along the normal commuter route).
 - The analysis was limited to vehicular traffic, although it is generally recognized that other modal transportation choices would generally serve to reduce traffic impacts (i.e. LANTA bus service, Biking, and/or walking along sidewalks or other defined pedestrian routes).
 - The above noted trips were then distributed to the extents of the Township and/or to origins/destinations within the Township in a proportional manner in accordance with existing roadway traffic volumes and/or using engineering judgement.
- Anticipated traffic volumes from the future development types identified were then layered onto the 2040 Base traffic conditions and evaluated for quality of traffic flow using the above described Intersection Capacity Utilization method. Areas of significant degradation were noted and indicated as areas where special consideration is recommended to maintain the quality of traffic flow
- Since this evaluation was performed for planning purposes and was therefore not prepared to the rigors of a formal traffic impact study, specific mitigating improvements for areas anticipated to be affected by development traffic were not identified. However, structural mitigating improvements could generally include roadway widening/lane additions, interchange modifications, signal timing adjustments, and/or enhancement of alternate transportation modes and infrastructure, such as expanding public transportation routes, construction of sidewalks and/or bike paths, etc. Planning efforts could also be employed to help mitigate future traffic impacts including the encouragement of multi-use development to facilitate trip sharing. Lastly, travel-demand management strategies could be considered in an effort to influence driver behavior to reduce traffic congestion during peak periods (i.e. staggering of employment shift times, provision of incentives for ride-sharing, etc.).

Working Group Meeting #1: **Existing Conditions**

This meeting will focus on the existing conditions for Community Facilities in South Whitehall Township. Relevant information will be discussed and presented from the growth, economic development, and transportation scenarios, the South Whitehall Township 2009 Comprehensive Plan, Comprehensive Plan Update Guiding Principles [2019], Comprehensive Plan Update Existing Conditions Report [2019], and the regional comprehensive plan FutureLV.

Goals

- **Identify significant data trends within South Whitehall Township**
- **Identify where updated data and/or additional information is needed**
- **Complete Existing Conditions Discussion Template**

Outcome

Solidify a baseline understanding of current data and information to best inform the recommendation process.

MPC Guidelines: Community Facilities

The PA Municipalities Planning Code (MPC), Act of 1968, P.L.805, No. 247 as reenacted and amended states in Article III, Section 301, that in the Preparation of Comprehensive Plans, in relationship to Community Facilities, shall include:

(4) A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.

2009 SWT Comprehensive Plan Goal Themes & Statements: Parks & Recreation

Parks, Recreation & Open Space

Goals: (Parks & Recreation Plan)

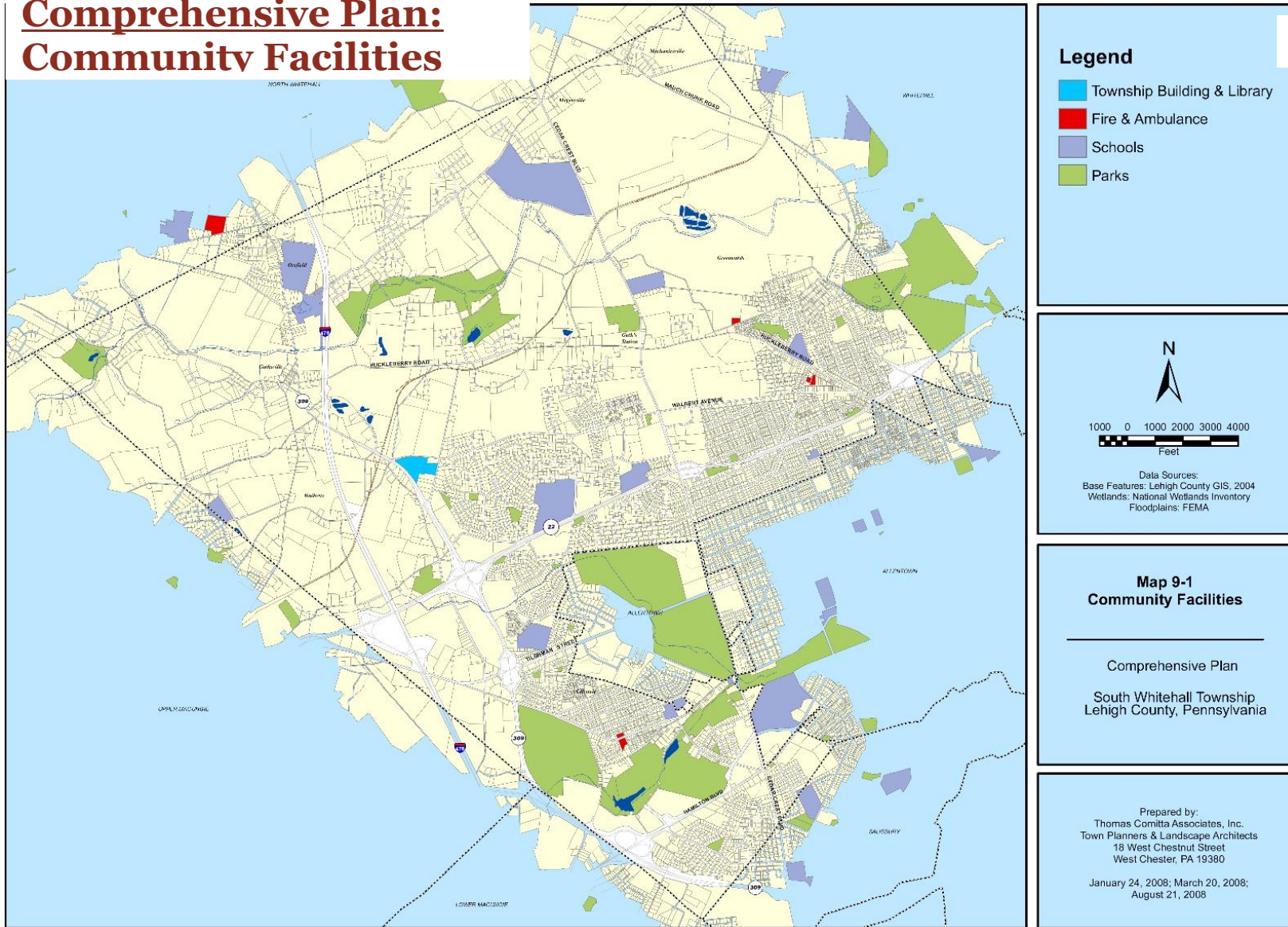
Goal Statements:

Notes

1. Maintain Covered Bridge Park and acquire additional open space along the Jordan Creek.
2. Maintain and implement an up-to-date comprehensive Parks and Recreation Plan for the Township.
3. Consider the Lehigh County Plan for Parks & Recreation when planning for Township Open Space.
4. Promote neighborhood parks where needed.
5. Create shared open space at edges of adjacent new development for smaller multi-neighborhood parks.
6. Give high consideration to open space as we grow.
7. Preserve quality open space in the northern tier.
8. Consider returning some active open space to passive open space if not needed.
9. Define and provide improved standards for different types of active and passive open space in the Zoning Ordinance and SALDO.

2009 SWT Comprehensive Plan: Community Facilities

Notes



Legend

- Township Building & Library
- Fire & Ambulance
- Schools
- Parks

N

1000 0 1000 2000 3000 4000
Feet

Data Sources:
Base Features: Lehigh County GIS, 2004
Wetlands: National Wetlands Inventory
Floodplains: FEMA

**Map 9-1
Community Facilities**

Comprehensive Plan

South Whitehall Township
Lehigh County, Pennsylvania

Prepared by:
Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
18 West Chestnut Street
West Chester, PA 19380

January 24, 2008; March 20, 2008;
August 21, 2008

2009 SWT Comprehensive Plan: Community Facilities Recommendations

Recommendations for Community Facilities

Notes

1. Consider acquiring a lot in which to keep vehicles impounded by the police department.
2. Consider expanding the yard and garden waste center at a new site that is larger and offers a better traffic pattern. Planning for such a site may also fill the Township's need for leaf collection, the storage and disposal of clean fill, and the storage of township equipment.
3. The Township should investigate and pursue means of providing secure and reliable data transmission between Township facilities. Consideration should also be made to design, construct and use non-campus facilities as alternative locations for Township operations should the campus be rendered partially or completely unusable.
4. As the Township grows, consider the establishment of a municipal fire department.
5. Include an Emergency Operations Center to house emergency services personnel as part of any new municipal building.
6. Partner with the Parkland School District to closely monitor growth and ensure that the student to teacher ratio, classroom size, and other facilities are capable of adequately handling the population while providing a quality service.
7. Prepare to meet the growing housing demands of the older segment of the population through the expansion of government-owned facilities (like the County's), and the establishment of privately owned facilities by accommodating for these types of uses in the Township Zoning Ordinance.

2009 SWT Comprehensive Plan: Parks & Recreation Recommendations

Recommendations:

1. *Develop the Jordan Creek Greenway.* The Greenway is an essential element in the future planning of the Township. Not only does it protect a significant natural resource, protect water quality, and provide for wildlife habitat, but it would also provide recreational opportunities for two of the three recreational planning areas, and a connection to adjoining municipalities and the region. A critical piece of this Greenway is contained in the new community proposed on the Future Land Use Plan for the northeast corner of the Township. Development of any such community should require the preservation of land along the Creek as critical habitat, recreation and natural resource protection area. The Greenway should also serve as the spine for smaller trails that reach into the neighborhoods and allow pedestrian/bicycle access at the local level.
2. *Address the needs of the individual Planning Areas in regards to Recreation:* While the Township as a whole almost meets the NRPA recommended standards for parkland, most recreational needs are met at the local level. Recommendations for each of the three proposed recreational planning areas in South Whitehall Township consider the unique strengths and weaknesses of each, including: a community park and greenway connection with the Trexler-Lehigh Game Preserve in the western recreational planning area; bike lanes, pedestrian trails, and a neighborhood park in the southern planning area, and increase the amount and diversity of programs on Township owned recreational land including the Jordan Creek Parkway in the eastern Planning Area.
3. *Provide a connection to the Ironton Rail Trail.* The Ironton Rail Trail is a 6-mile plus loop located in North Whitehall and Whitehall Townships along the former railway corridor. South Whitehall Township could work with North Whitehall to provide a connection from this unique and scenic trail connection to the Jordan Creek Greenway.
4. *Amend Zoning Regulations to preserve natural, historic and cultural resources.* Chapter 5 focuses on this discussion with recommendations for Zoning Ordinance Amendments as well as other strategies.
5. *Amend Zoning or SALDO to adopt tree protection and replacement standards.* Woodlands in South Whitehall Township contribute to not only the sense of rural character and open space, but also assist in flood control, groundwater recharge and infiltration, and clean air. While the development of the Township will mean the loss of some of this habitat, protective measures that concentrate on maintaining large swaths of woodlands, especially along waterways, and the requirement for and replacement of trees as part of the land development process will contribute to an attractive, sustainable environment and community.
6. *Cooperate with surrounding municipalities and other independent organizations, especially Parkland School District, to provide and maintain joint recreational facilities.* Open space and recreation facilities can be expensive to acquire and maintain. Leveraging opportunities so that together, they meet the needs of the residents and visitors of South Whitehall Township is fiscally responsible, but will require leadership and foresight. Cooperative planning, such as the Joint Parks, Recreation and Open Space Plan is an imperative first step for which the Township should be commended. The Plan however, emphasizes the need to acquire a Township network and to not rely too heavily on independent and commercial enterprises, which do not have to maintain their open space in perpetuity.
7. *Create connectivity between existing and planned recreation areas, and neighborhoods, villages, and other recreation areas.* A community survey conducted as part of the Joint Plan reveals that hiking and biking trails and opportunities are a high priority for Township residents. This demand can be met on the neighborhood level and connected with larger, more regionally designed networks and greenways. This also ensures safe and convenient access for all ages to the available park facilities.
8. *Use conservation and scenic easements to help preserve open space.*

Community Facilities Inventory: 2009 Comprehensive Plan and Additions through 2021

2009 SWT Comprehensive Plan Inventory:

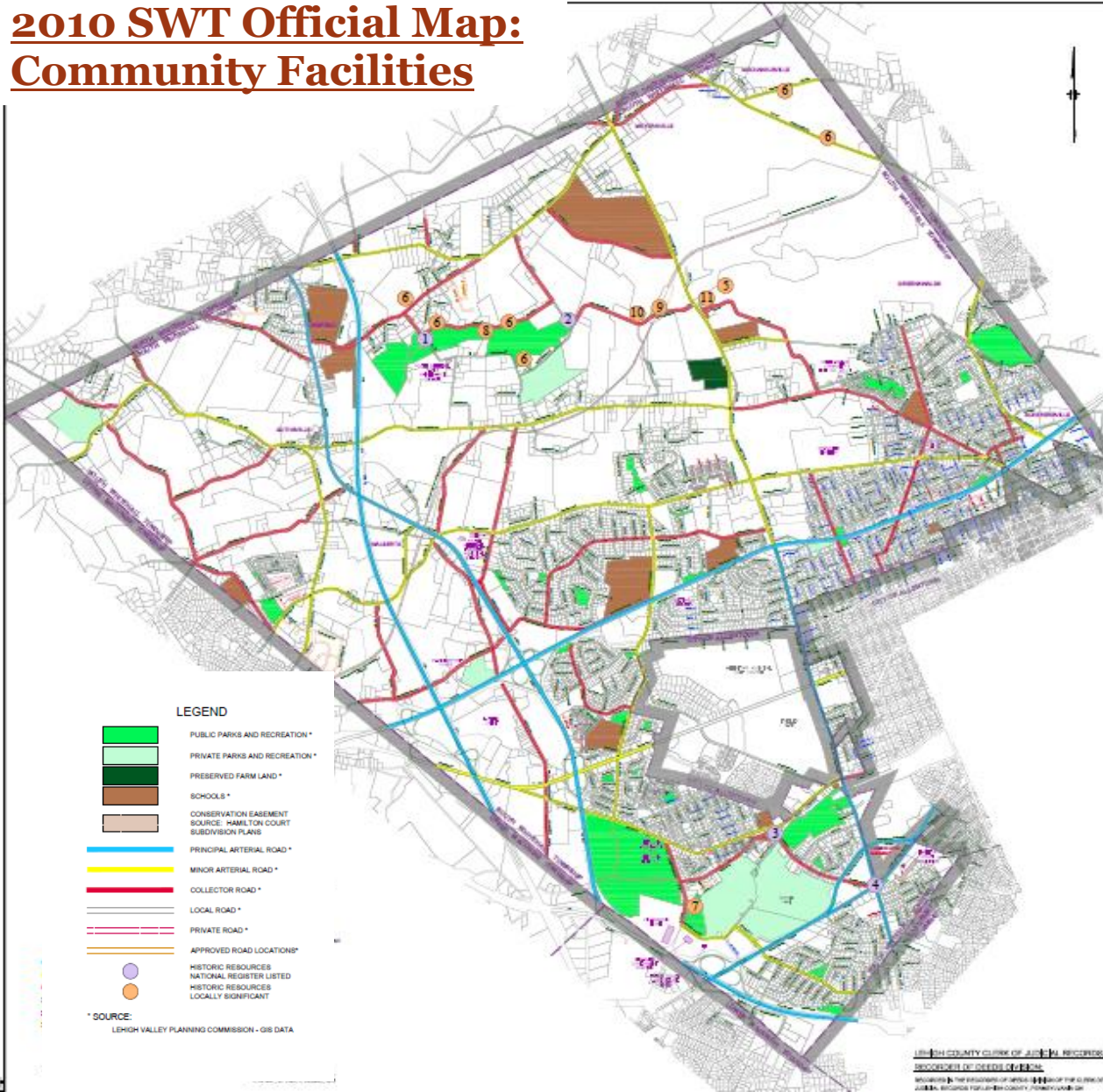
- Administrative Campus, central headquarters for: police, road maintenance, snow and ice control, storm sewer maintenance, water and sanitary sewer system operation and maintenance, leaf collection, a yard and garden waste center, recycling container [large item] bulk sticker sales, inspection services, code enforcement services, planning services, and all other administrative services.
- Communications: Communications tower located atop Huckleberry Ridge
- Fire Fighting Services: Provide by four (4) volunteer fire fighting organizations (Cetronia; Woodlawn; Greenawalds; Tri-Clover)
- Educational Facilities: Parkland School District school buildings include – Parkland High School on Cedar Crest Blvd; Orefield Middle School on Route 309; Parkway Manor Elementary School on Parkway Rd; Kratzer Elementary School on Huckleberry Rd; Springhouse Middle School on Springhouse Rd; Cetronia Elementary School on Broadway; Parkland SD Administrative Offices; former Troxell Elementary School
- Emergency Medical Services: main branch of Cetronia Ambulance Corps
- Nursing Homes and Assisted Living: Cedarview Apartments; Cedarbrook Nursing Home (Lehigh County owned); Luther Crest campus (privately owned)

Updates since 2009:

- Upgraded Administrative Campus
- New Library
- Small expansions of educational facilities (addition of modular units)
- New Emergency Operations Center
- Kohler Ridge Park
- Covered Bridge Park renovations
- Acquired land upstream of Wehr's Dam
- Jordan Greenway
- Parkland Manor (privately-owned assisted living)
- Proposed renovation of Cedarbrook
- Other?

2010 SWT Official Map: Community Facilities

Notes



Community Facilities Today:
Phase 4 Kickoff Meeting March 31, 2021

What is a word you would use to describe Community Facilities in South Whitehall Township today?

Mentimeter

developing
challenged exceptional
growing good schools varied
parks and natural space
more trails non existent
great parks
lovely robust diverse important safe
adequate new
in-progress

6

Discussion Template

1. What information or data is significant?

- Past and current plans and presentations, as well as resident input is important
- Ensuring that plans will accommodate growth is important
- Resident to acreage ratio of SWT park land - how does it compare to a national standard?

2. Why is it significant?

- Park land to resident ratio shows how SWT stacks up against the national standards. A good measuring stick to see if we need more.
- Wondering what the base school addition plan numbers are

3. Where geographically is it significant?

- Park land most likely to be gained north of Huckleberry Ridge
- Ensuring that residents have access to facilities

4. Do you disagree with anything?

- I do believe that we have a fantastic, vibrant park system. I feel that we should focus on their maintenance

5. *Is anything surprising?*

- Actually, I'm surprised how much we've accomplished since the 2009 Comp Plan
- I had asked in the first meeting if it would make sense to revisit the Comp Plan every 5 years. Mr. Poole had said yes, and from what I understand, we will revisit every few years.
- I am impressed with the quality of the parks and facilities in the township
- We do need more equipment. We only have one aerial ladder truck.

6. *What are we missing?*

- An EMS equipment inventory. Compare against national standards for a community of our size.
- Resiliency - Township radio/communication/data systems as we respond to disasters
- Opting-in to community messaging systems.

Key Takeaways – Working Group Meeting #1

- Expand our great park system in a sustainable way
- Inventory EMS services
- As we grow, the ability to maintain what we have, and make sure our first responders have the support they need to accommodate our growth
- Community Input on new park acquisitions
- Better systems to compare our township against national averages across all community facilities

Working Group Meeting #2: **LVPC Subject Matter Experts**

Subject Matter Experts (SMEs) from the Lehigh Valley Planning Commission (LVPC) will present relevant data, tools, and best practices to each working group. Participants will have a chance to discuss the ways to address problems in South Whitehall Township and move towards identifying recommendations with SMEs.

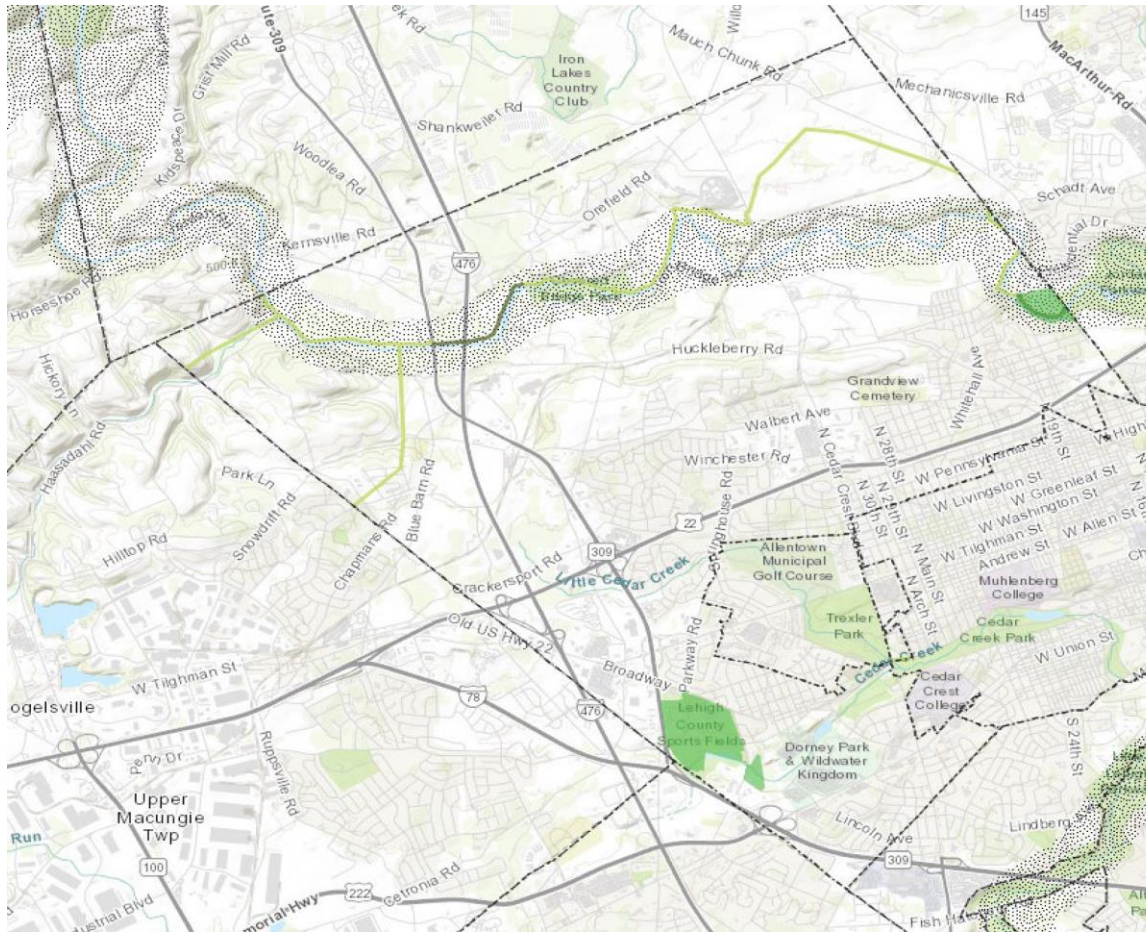
Goals

- **Review and discuss SME sourced data**
- **Learn about tools and best practices**
- **Identify initial recommendations**

Outcome

Create a high-level list of initial recommendations that will be prioritized and built out at Working Group Meeting #3.

FutureLV Data (LVPC): Community Facilities



Parks, Outdoor Recreation, Open Space and Scenic Plan

This plan shows major existing and planned park, recreation, open space and scenic facilities and is used to guide efforts by private organizations and government agencies to expand, improve and connect regional assets. The plan combines natural resources and scenic assets to identify Character-Defining Areas. The LVPC uses this plan as an important component of proposal review and highly encourages projects that expand, improve or connect the network.

- Existing Regional Parks
- Proposed Regional Parks
- Existing Regional Land Trails
- Proposed/Conceptual Regional Land Trails
- Existing Regional Water Trails
- Scenic Drives
- Character Defining Area

Access the LVPC FutureLV’s Interactive Parks, Outdoor Recreation, Open Space and Scenic Plan here:
<https://tinyurl.com/6bvjvm5d>

Community Facilities Future:
Phase 4 Kickoff Meeting March 31, 2021

What is a word you would use to describe Community Utilities in South Whitehall Township over the next 10 years?

Mentimeter



6
User icon

Discussion Template

1. *What is working well now in South Whitehall Township?*

- Parks are good (eg covered bridge)
- Park land Acquisition
- Vibrant parks, retail, and medical facilities. We have a new library and good park programs
- New library
- Summer daycamp program, run at the schools. Very successful program.
- Great school systems
- Good relationship with PSD for shared facilities

2. *What are the problem areas?*

- We are growing very quickly. We need to make sure we can maintain what we have, and make sure our emergency services are not over-extended.
- Importance of coordination with Emergency Management, use their inventories to coordinate planning
- Assess hazard, and perform a capability assessment to manage hazard. Where capabilities can be enhanced - base for recommendations in hazard mitigation planning
- Traffic, as we grow, will affect our quality of life. We also want to maintain the feel and character of our township. People are drawn here because of our facilities and the feel of our township, which is not an urban feel.
- We do have buildings which are in need of work/restoration and they could be used and re-purposed.
- What land choosing for park space and what uses intended for them (specifically, Kohler Ridge)? Better ways to get public input on uses.
- Volunteerism
- Jordan Creek Greenway trail gap (regional gap) (discussed by LVPC) - working with Lehigh Valley Greenways
- The Walbert corridor could be more attractive.
- Walkability. Repurpose buildings/beautify
- Related to keeping a quaint character, mom and pop shops, beautifying with flowers.

3. What SME tools or best practices are relevant to addressing these problems?

- Looking into measures to enhance walkability - to enhance/maintain quality of life
- Thoughtful development which incorporates green space.
- Longstanding relationship with school district (relationship to facilities/population growth), relationship in discussing growth and where may occur. How school district may response and township can respond.
- Recommendations that can encourage greater community coordination, potentially community messaging systems.
- Land is becoming scarce and re-purposing may help with preservation.
- Hazard mitigation tools
- Surveys to assess community priorities.
- Citizen Survey - keeping it simple
- Official Map
- I feel that so much can happen within a 10-year period. One year brought us a pandemic and really changed our world. It may be wise to revisit our Comp Plan every 5 years.
- Scorecard/progress report (annually) - mechanism to check-in and see how we are doing, one year from Plan adoption. Where there is successful and where we may need to refocus our efforts.
- Sustaining relationships between entities to provide mutual support of community services
- Preservation Tools -- Easements, etc..
- Preserve natural resources first, farmland, then provide development within needs of community. (suggestion from LVPC)

4. What recommendations based on SME tools and best practices should we carry forward to the Comprehensive Plan Update?

- Assess current capabilities and where want to go from there.
- Update Hazard Mitigation recommendations every 2.5 years (to prepare to be involved in County Plan). Engage in Annual Process to look at amendments on a yearly basis.
- EMS fire needs to reflect new and changing housing development
- Look at Walbert Corridor and determine how we want it to look and act.
- Parks Rec and Open space plan update (how will further recommendations from Comp Plan)
- Develop Parks, Rec and Open Space Plan
- Walbert Ave seems to have little consistent zoning...auto junk shops mixed in with mom and pop stores, bakeries, etc. This is also true in other areas.
- Consider connectivity via the Official Map (i.e. connect greenway to park to agricultural easement)
- Consider connections to facilities when reviewing developments (Open Space, Parks, Services)
- Trail and recreational centers - how they are connected and make it easy to get to community facilities
- Lower Mac is planning for a solar farm. Is this feasible for SWT?
- Official Map - easements (conservation, agricultural). Identify priorities, and where priorities provide opportunities.
- Land preservation, and re-purposing of current structures for community facilities. i.e. A community center in a re-purposed building.
- Example: Lower Nazareth updated official map
- Keep relationship with schools (Shared facilities) (Communication on growth)
- Many community facilities can be placed on official map, Where might residents not be as well served, and understand what we can do.
- Assess fire and ems needs and service areas
- Community Outreach to understand what is working
- Volunteerism
- Become more involved in County Hazard Mit efforts

Working Group Meeting #3: Prioritize and Develop Recommendations

Meeting #3 focuses on building out the recommendations identified in Meeting #2. Working Group members will prioritize their recommendations and develop recommendations utilizing the Recommendation Template.

Goals

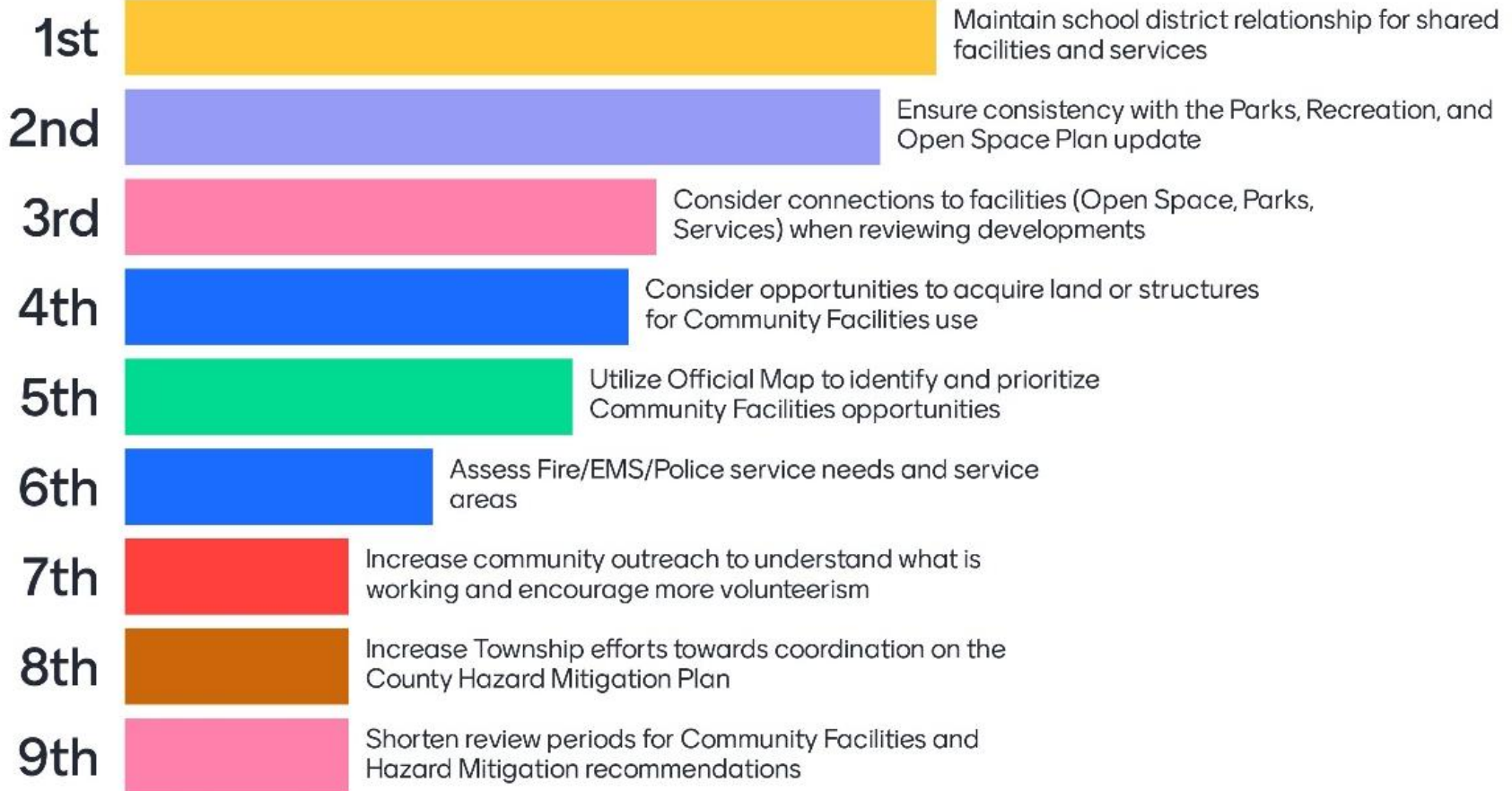
- **Prioritize and assess recommendations**
- **Build out Recommendation Templates**
- **Prepare to present Recommendations at the Concluding Working Group Meeting**

Outcome

Prioritize recommendations and then identify key goals, key actions, leaders, partners, funding, and timeline. These recommendations will be presented to the South Whitehall Township Planning Commission at the Concluding Working Group Meeting, and will directly inform the Comprehensive Plan Update.

Prioritization Exercise

Final Working Group Recommendation Prioritization



Recommendation: Maintain school district relationship for shared facilities and services

Key Goals:

- More formal document outlining the relationship between the school district and the township
- Working to expand community program
- Including student artwork, music in the park

Key Actions:

- Defining Maintenance responsibilities
- Safe routes and partnerships
- Shared indoor recreation facilities
- Shared Library resources

Stakeholders

Who Leads?

- Township Staff, Parkland School District

Who Partners?

- Churches, Religious Institutions, Youth Groups, Eagle Scouts

Funding Sources

- Township Budget
- Parkland School District
- Possible Grants

Implementation Timeline (near-term, mid-term, or long-term):

- Near-Mid
- 1-5 Years

Measures of Success:

- Creation of the Document
- More participation in existing programs
- Increasing community programming

Recommendation: Ensure consistency with the Parks, Recreation and Open Space Plan Updates

Key Goals:

- Ensuring Consistency with the parks, recreation, and open space plan
- Follow through with the comp plan and the parks/rec/open space plan to come

Key Actions:

- Making sure that the parks plan recognizes the official map
- Robust public involvement in the parks, rec, open space plan
- Use data from the comp plan to inform the parks, rec, open space plan

Stakeholders

Who Leads?

- BOC, Land Owners, Consultants, Developers

Who Partners?

- Public, School Leaders

Funding Sources

- Township Budget
- DCNR Grants
- Potential USDA Grants

Implementation Timeline (near-term, mid-term, or long-term):

- Near

Measures of Success:

- Plan adoption and implementation
- Upgraded recreation standards for SALDO

Recommendation: Consider connections to facilities when reviewing developments

Key Goals:

- Make sure our services aren't spread too thin
- Walkability and sidewalks

Key Actions:

- Perimeter trails that can lead to sidewalks and connecting developments
- Not waiving SALDO standards
- Looking at sidewalk deferrals to make important sidewalk connections
- Encouraging recreation credit for trail connections and improvements
- Identify what needs to be connected in the Jordan greenway trail
- Identify gaps in connectivity and were additional connections and services are needed
- Using Green Storm water Infrastructure for its place making abilities and amenities
- Coordinating with resource protection efforts
- Put these connections on the official map

Stakeholders

Who Leads?

- Planning Commission, Township Staff

Who Partners?

- Parks and Rec, Developers, Green Advisory Council, Local Elected Officials

Funding Sources

- Grants
- PennDOT
- DCED, DCNR, USDA, DIFIA
- PennVest
- Developer Credits or Requirements

Implementation Timeline (near-term, mid-term, or long-term):

- Near/Ongoing

Measures of Success:

- Define where these connections ought to be
- More connectivity
- Increase in services amenities
- Implementing the official map

Recommendation: Consider opportunities to acquire land or structures for community facilities uses

Key Goals:

- Re-purposing buildings. Would be great to have a re-purposed Community Center
- Upkeep of current facilities

Key Actions:

- Inventory areas of need
- Identify facility gaps in our current park system
- An action should be including these lands and structures on the official map
- Buffers between developments
- Pocket parks

Stakeholders

Who Leads?

- Parks and Rec Board, Historic Preservation Board

Who Partners?

- Land owners, Lehigh County, Agricultural Preservation, Historic Preservation

Funding Sources

- Increase income tax
- DCED
- DCNR Land Acquisition Grant

Implementation Timeline (near-term, mid-term, or long-term):

- Ongoing

Measures of Success:

- Sustainability
- Follow recommendations that come out of the parks, rec, open space plan

Recommendation: Utilize Official Map to identify and prioritize community facilities opportunities

Key Goals:

- Include all the facility recommendations, as well as Park/Open Space goals, on the map
- Incorporate historic/important structures and connectivity goals

Key Actions:

- Prepare the map and its ordinance, public notice
- Public Education component
- Working with developments to ensure implementation of the official map

Stakeholders

Who Leads?

- BOC, Planning Commission, Department of Community Development

Who Partners?

Funding Sources

- Township Budget/Community Development Budget

Implementation Timeline (near-term, mid-term, or long-term):

- Near

Measures of Success:

- Adoption and update of the Official Map

Recommendation: Assess Fire/EMS/Police service needs and service areas

Key Goals:

- Identify funding needs
- Increase volunteerism
- Increase volunteer membership, ensure that our first responders have what they need to keep themselves and us safe

Key Actions:

- Inventory of equipment
- Identify partnerships with other municipalities, fire companies, State Police
- Upkeep and repairs of equipment
- Assessment of the fire department and see what improvements need to be made
- Increase township involvement the county hazard mitigation plan
- Replacement plans for aging equipment
- Adequate personnel available
- Find out if FEMA 100/500 yr flood plane is available

Stakeholders

Who Leads?

- Police/EMS/Fire, Fire Commissioner and Chief

Who Partners?

- County, Volunteers, FEMA

Funding Sources

- Tax revenue
- FEMA Hazard Mitigation Grant
- Grants

Implementation Timeline (near-term, mid-term, or long-term):

Measures of Success:

- Public feeling like they are adequately served
- Measure of success would be based on input from the firefighters and police themselves
- Recruitment and retainment

Working Group Concluding Meeting

Each Phase 4 Working Group will present their recommendations to SWT staff and the Planning Commission to generate constructive feedback and discussion. The recommendations, feedback, and discussion will inform the drafting of the Comprehensive Plan Update.

Goals

- **Present recommendations**
- **Provide feedback and facilitate discussion**
- **Advance recommendations to Planning Commission drafting of Comprehensive Plan**

Outcome

Phase 4 will conclude with presentations of Working Group recommendations to the Planning Commission, informing the Comprehensive Plan Update.