

Lower Swatara Comprehensive Plan Update

Presentation to

Tri-County Regional Planning Commission

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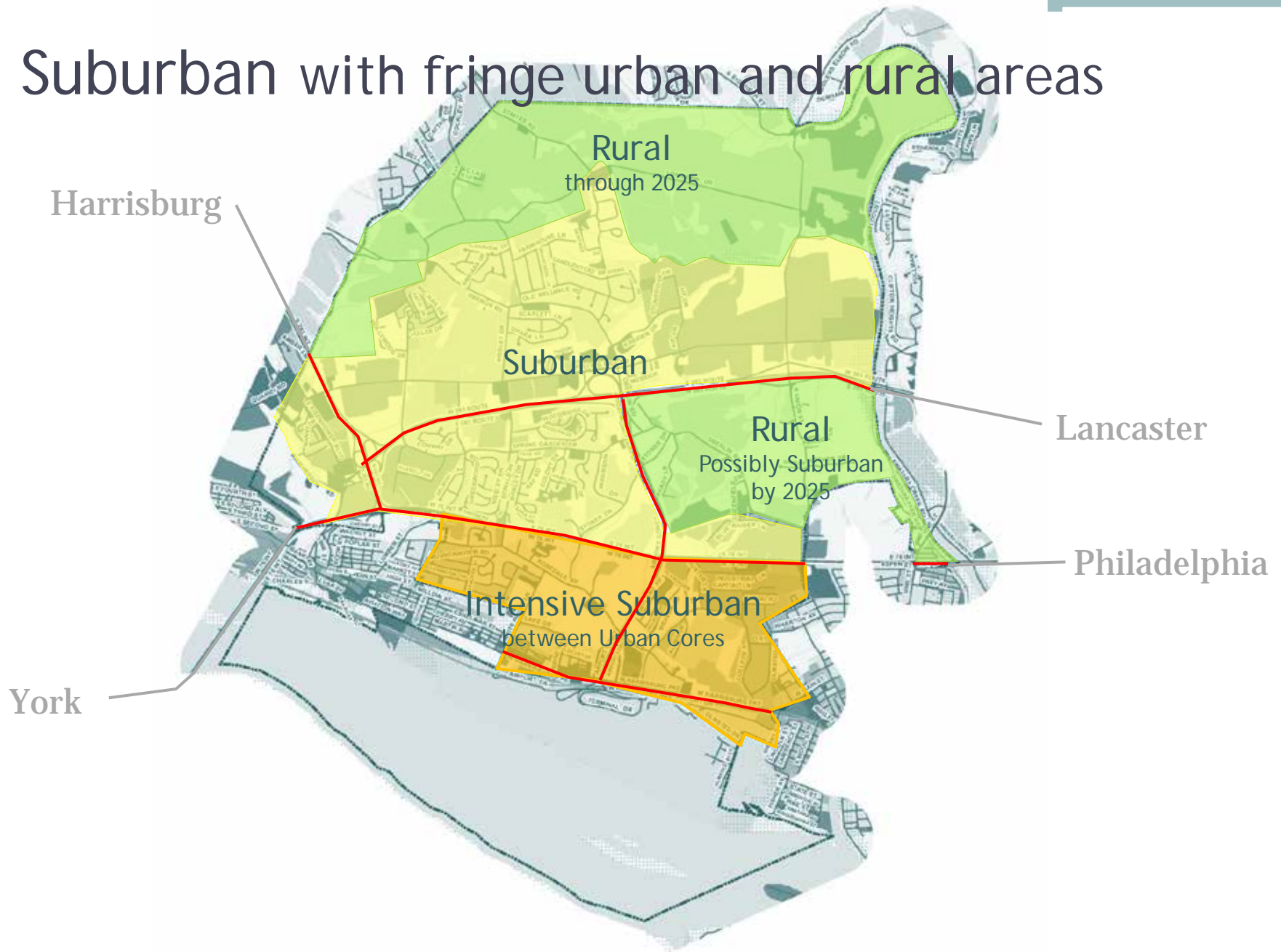
Plan Update

- **A Steady Vision and Objectives for Community Development**
- **An issued-focused, smart growth-grounded, land use and transportation-linked plan update**
- **Plan Adoption anticipated in mid 2016**

Township Vision and Objectives

- **Steady growth toward a suburban community that**
 - offers choice in housing and neighborhoods
 - is divided yet connected by the transportation system
 - manages infrastructure and water resources for long-term use and quality
 - welcomes business expansion and new economic development
 - enhances community value through parks and recreation

Suburban with fringe urban and rural areas



Divided yet Connected



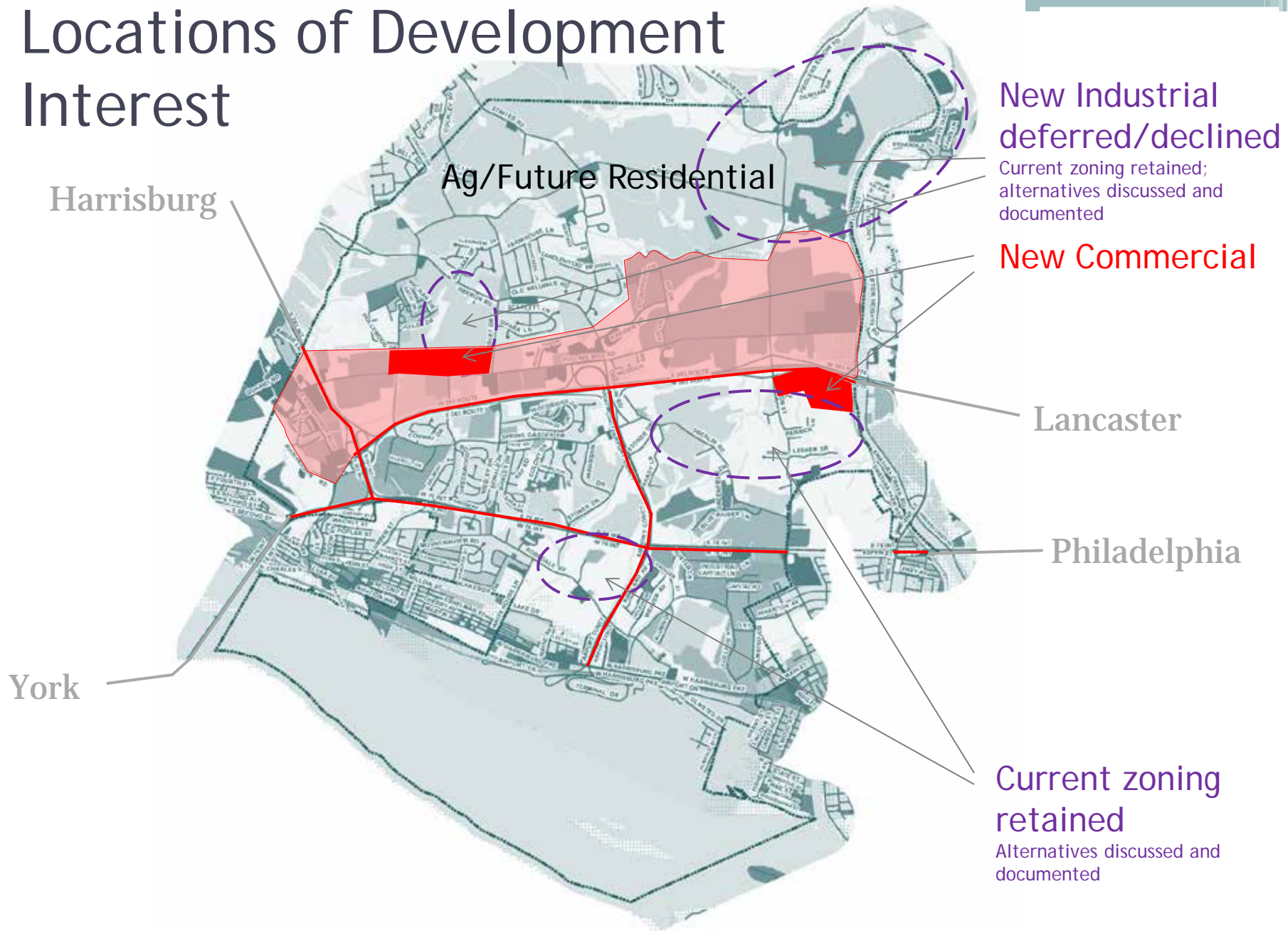
An Issue-focused Plan Update

- Considerate of locational and use interests of the private market development
- Sensitive to community interest in more retail and services and to community opposition to trucks
- Institutionalizes MS4 measures
- Improves and enhances parks
- Enhances access to recreation programs
- Supports trail development along Swatara Creek

Non-Issues

- Rapid development
- Infrastructure expansion
- Crime
- Emergency response
- Land preservation

Locations of Development Interest



A Smart Growth-grounded Plan Update

- **Supports infill / redevelopment**
- **Considers new models for development**
 - **Commercial-Residential Mix – Traditional neighborhood development**
 - **Development w/ Open Space – conservation subdivision**
- **Fosters proactive infrastructure maintenance**
- **Restores open space in hazard areas (floodprone)**
- **Guides parkland acquisition**
- **Expands access to recreation programs**

Additional Development Potential

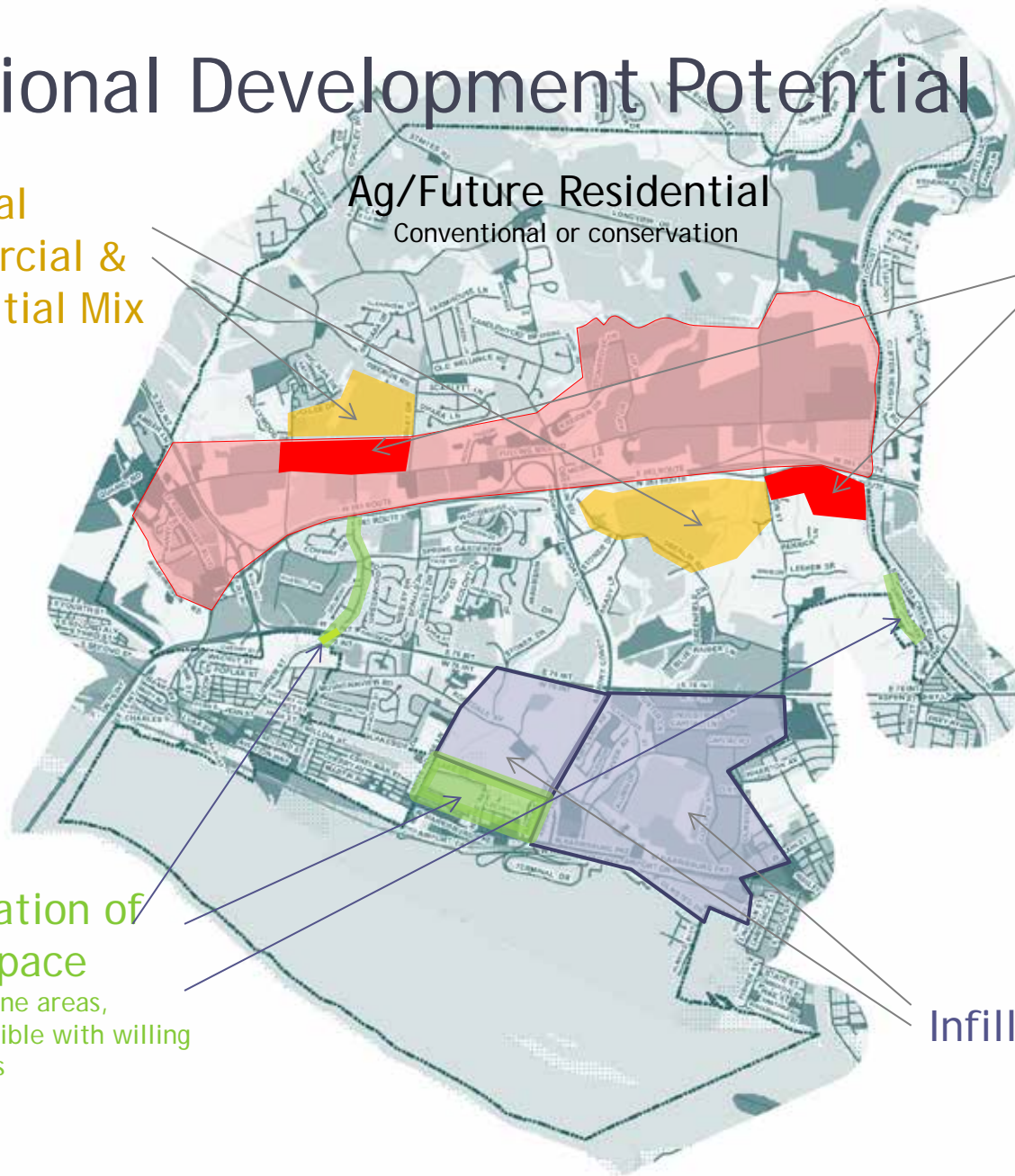
Potential
Commercial &
Residential Mix

Ag/Future Residential
Conventional or conservation

New Commercial

Restoration of
open space
in floodprone areas,
where feasible with willing
landowners

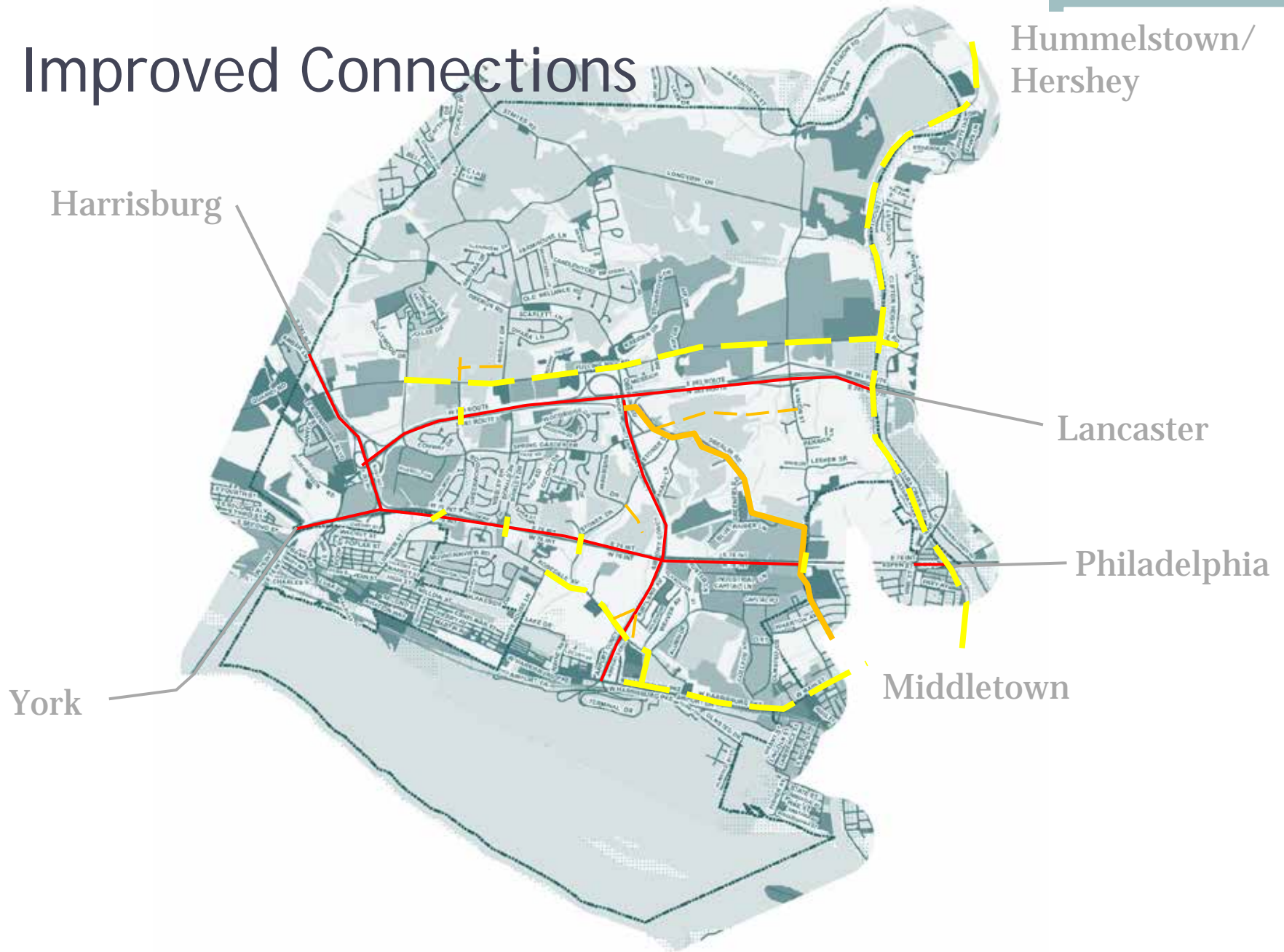
Infill/Redevelopment



A Land use/Transportation-linked Plan Update

- **Encourages street extensions and interconnections**
- **Encourages improved bike-ped connectivity between neighborhoods**
- **Encourages sidewalks along commercial corridors for pedestrian use and transit utility**

Improved Connections



Steps To Plan Update Adoption

- **Public Open House**
to present and gather community feedback
on the draft recommendations
Thursday, April 7, 2016 6:30-8pm
Lower Swatara Township Fire Hall
- **(Final) Steering Committee Meeting**
 - to determine if feedback warrants revisions
 - to forward the draft plan to the Planning Commission,
begin formal review procedures
- **Adoption anticipated in late Summer/Fall 2016**