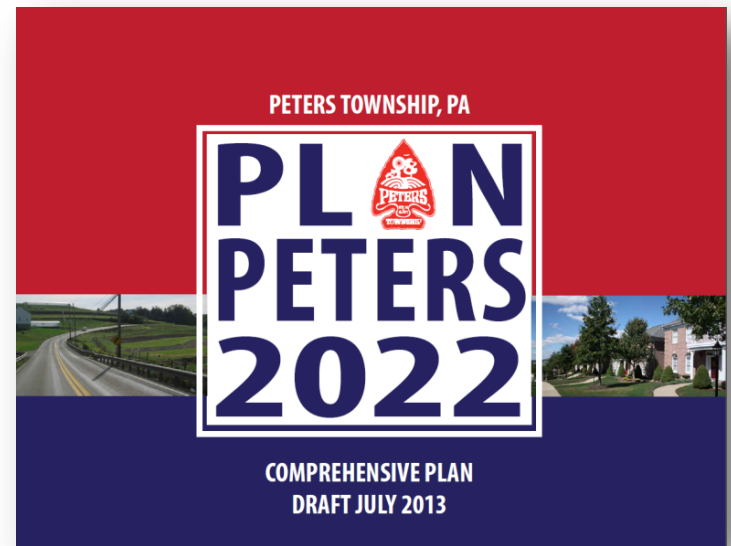


Making Cents of the Local Land Use Plan

PA Chapter of APA
2013 Annual Conference

October 21, 2013



SEVEN HILLS
TOWN PLANNING GROUP



American Planning Association
Pennsylvania Chapter

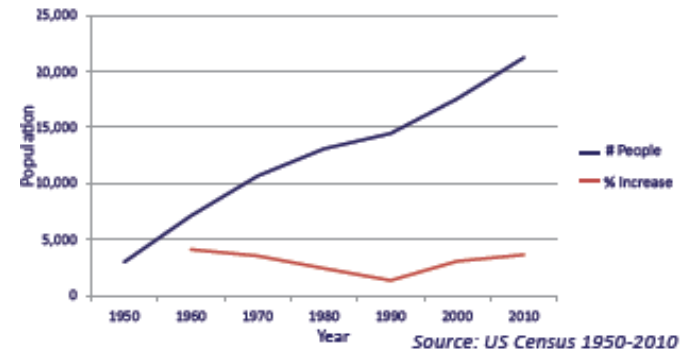
Making Great Communities Happen

Peters Background

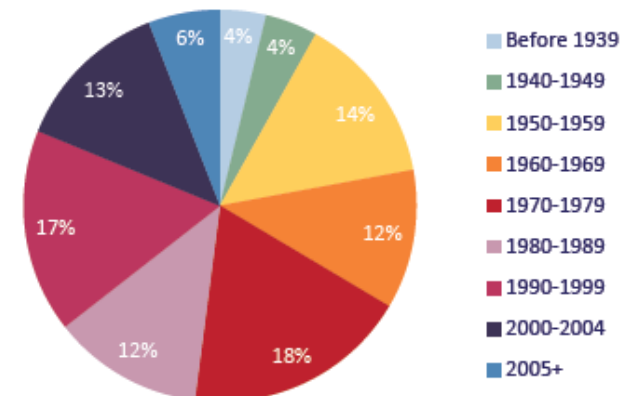
□ Growth

- ▣ 50% population increase since 1990; 21% increase since 2000
- ▣ 122 residential building permits issued per year since 2001
- ▣ Nearly half township's housing stock built between 1970-2000; 20% constructed since 2000; less than 10%

HISTORIC POPULATION GROWTH



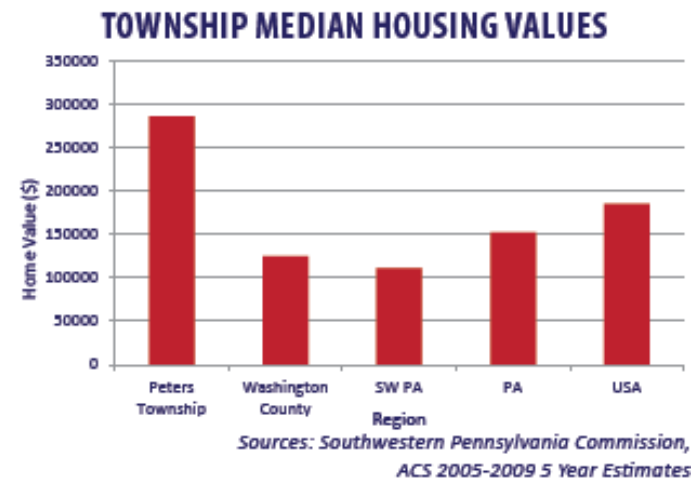
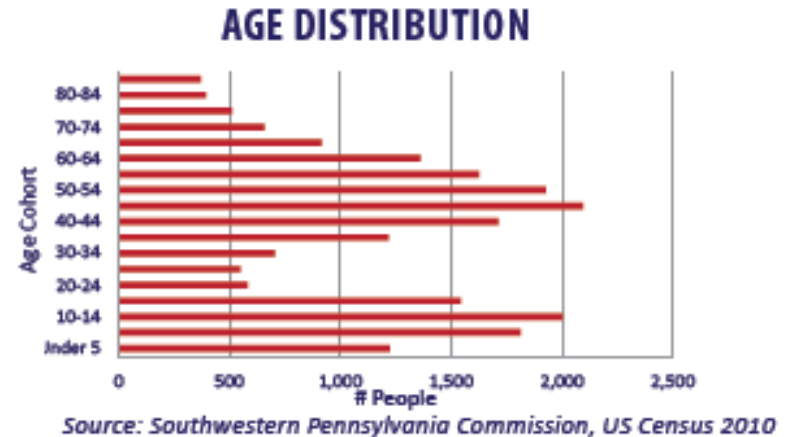
PERCENT BY YEAR CONSTRUCTED



Source: Southwestern Pennsylvania Commission, ACS 3 Year Estimates, 2010

Peters Background

- Demographic trends
 - ▣ High median age (43 years)
 - ▣ Family-oriented (most predominant age cohorts: 50-54 year olds, 10-14 year olds)
 - ▣ Highly educated, affluent (median HH income: \$100,109)
 - ▣ Single-family housing: 98% of housing units
 - ▣ Median housing value:



Peters Background

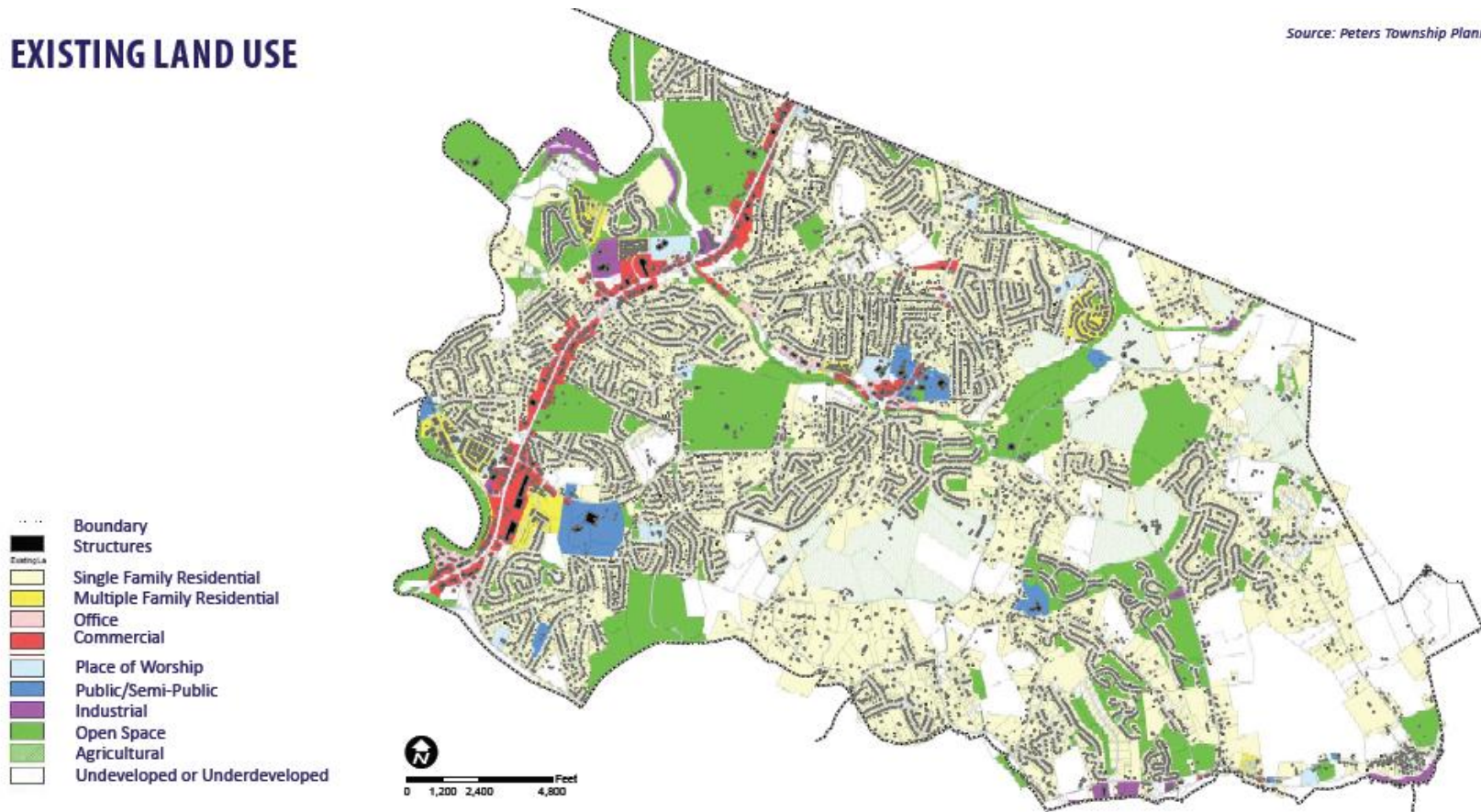
- Land use pattern
 - ▣ Primarily large lot single-family residential
 - ▣ Rte 19 strip
 - ▣ Eastern third of the township sparsely developed
 - ▣ Some large farms



Peters Background

EXISTING LAND USE

Source: Peters Township Planning Department



Things to Celebrate

- Schools
- Library
- Parks and trails
- Low taxes
- Family oriented
- Rural identity



Planning Realities/Challenges

- ❑ Two-thirds developed
- ❑ Bedroom suburb
- ❑ One-dimensional
- ❑ Few housing options
- ❑ Lack of identity
- ❑ Congested streets
- ❑ No connectivity
- ❑ Not walkable
- ❑ Unsustainable



Process

- Steering Committee
- Educate
 - ▣ Snapshot/Metrics
 - ▣ Market Analysis
 - ▣ Opinion



Scenario Process

- Engage the community
- Consider choices
- Understand the consequences
- Gain commitment



Imagine the Possibilities.

- How do we grow?
- Where should we grow?
- What are we proud of, or what would we change?
- Can we pay for growth?
- Are we still proud of where we live?



Scenario Planning Process

What is scenario planning?

Scenario planning is an analytical process that provides the framework for developing a shared, long-term vision of the future.

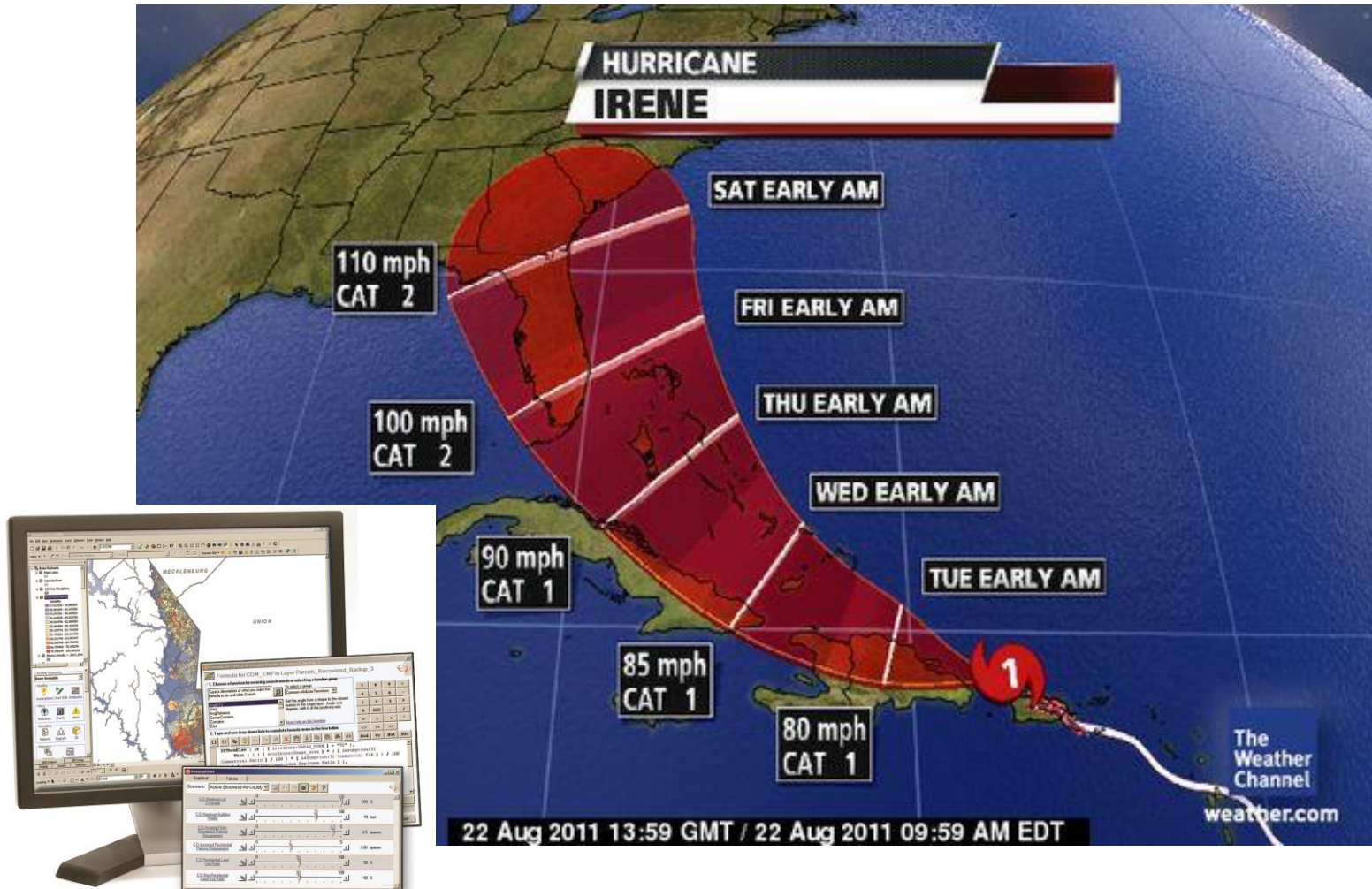
Key Points:

- 2+ Possible Futures
- Measure & Evaluate Trade-Offs
- More Informed Decision-Making
- Public Facilities & Services
- Fiscal Impact Analysis



Scenario planning is all about playing well with others.

Scenario Planning Process



Scenario Planning Process



Community Report Card:

- No. of Place-Based Centers
- Hierarchy of Activity Centers
- Housing Choices
- Single Family / Multifamily Split
- Demand for Parkland
- Land Preserved as Open Space
- Working Farms Lost to Development
- Maintain Rural Character
- Emphasis on Redevelopment
- Travel Mode Choice
- Transit Concentration
- Jobs-Housing Balance
- Nearby Shop / Work Opportunities
- Demand for Police Protection
- Demand for Sewer Service
- Demand for New Schools
- Net Annual Operating Revenue

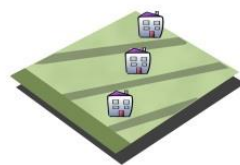
Scenario Planning Process

Current
Conditions



830 Acres

Trend
Development



100% Lost

Citizen
Scenario



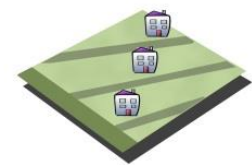
14% Lost

Forever
Green



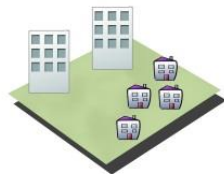
0% Lost

Hybrid
Development



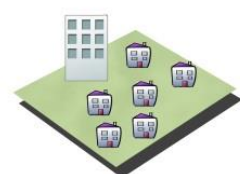
100% Lost

Current
Conditions



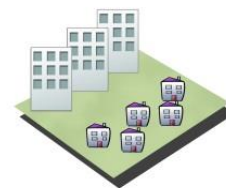
0.77 Jobs / Person
in the Labor Force

Trend
Development



0.63 Jobs / Person
in the Labor Force

Citizen
Scenario



0.88 Jobs / Person
in the Labor Force

Forever
Green



1.07 Jobs / Person
in the Labor Force

Hybrid
Development



0.71 Jobs / Person
in the Labor Force

Scenario Planning Process

Net Annual Operating Revenue:

- Real Estate Tax
- Earned Income Tax
- Transfer Tax
- Other Taxes
- Fines
- Interest
- Grants
- Fees
- Licenses/Permits/Other
- General Government
- Public Works
- Public Safety
- Planning
- Library
- Cable Television
- Recreation
- Insurance
- Miscellaneous

Scenario Planning Works

PLAN PETERS 2022
OUR COMMUNITY, OUR FUTURE

Day 1

Growth
Symposium

“Inform”

Day 2

Growth
Workshop

“Explore”

Day 3

Closing
Presentation

“Contemplate”



Scenario Planning Works

New Street Serving High-Value Homes [^]

A group of high-value lake properties petition the city to take over their road. They agree to pay the entire cost to build the road -- a little more than \$25,000 per lot -- in exchange for the city agreeing to assume the maintenance. As one city official said, "A free road!"

How much is the repair cost estimated to be after one life cycle and how does that compare to the amount of revenue from these properties over that same period? The answer is that it will cost an estimated \$154,000 to fix the road in 25 years, but the city will only collect \$79,000 over that period for road repair.



[^] = Case study put together by the Strong Town Blog
(www.strongtowns.org)

Scenario Planning Works

Small Town Wastewater System Upgrades [^]

A small town received support to build a sewer system from the federal government back in the 1960s as part of a community investment program. Additional support was given in the 1980s to rehabilitate the system. Today, the system needs complete replacement at a cost of \$3.3 million. This is roughly \$27,000 per family, which is also the median household income. Without massive public subsidy, this city cannot maintain their sewer system.



[^] = Case study put together by the Strong Town Blog
(www.strongtowns.org)

Scenario Planning Works

PLAN PETERS 2022
OUR COMMUNITY, OUR FUTURE



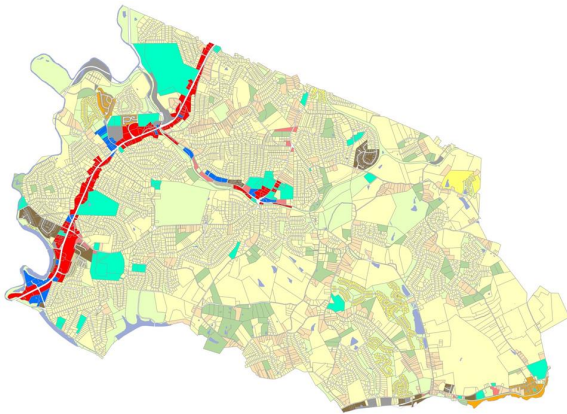
Guiding Principles:

- Promote Unique Activity Centers
- Emphasize Housing Choice & Diversity
- Stay Forever Green
- Build Township Character & Identity
- Increase Transportation Choice & Walkability
- Enhance Our Municipal Advantage
- Excel in Education & Town Services

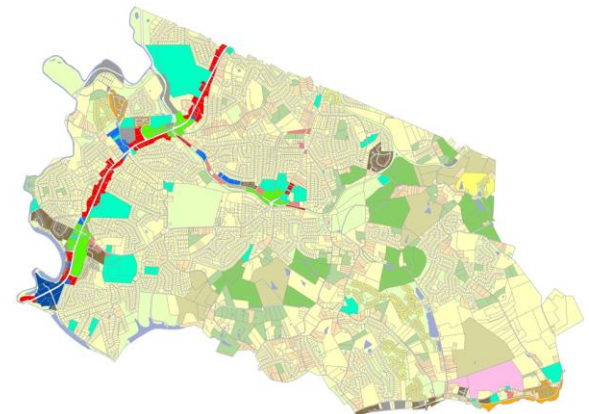
Scenario Planning Works

PLAN PETERS 2022
OUR COMMUNITY, OUR FUTURE

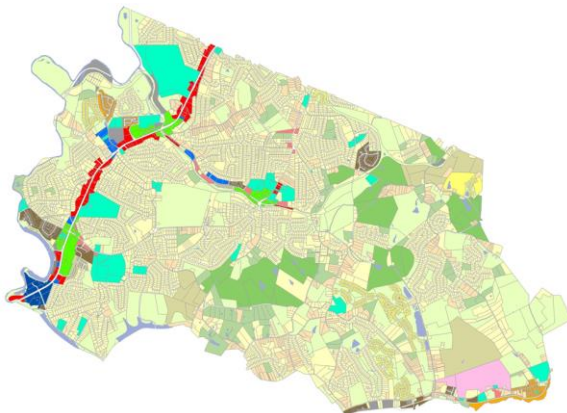
#1: Trend Development



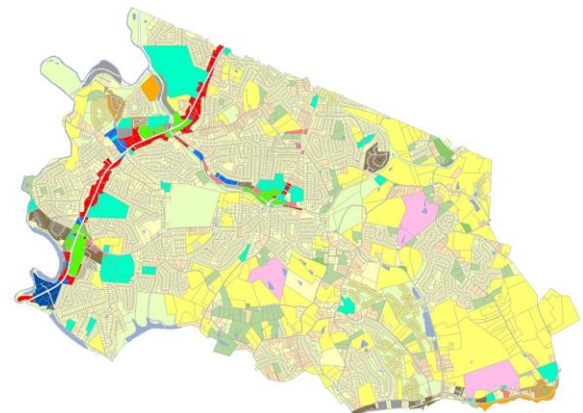
#2: Citizen Scenario



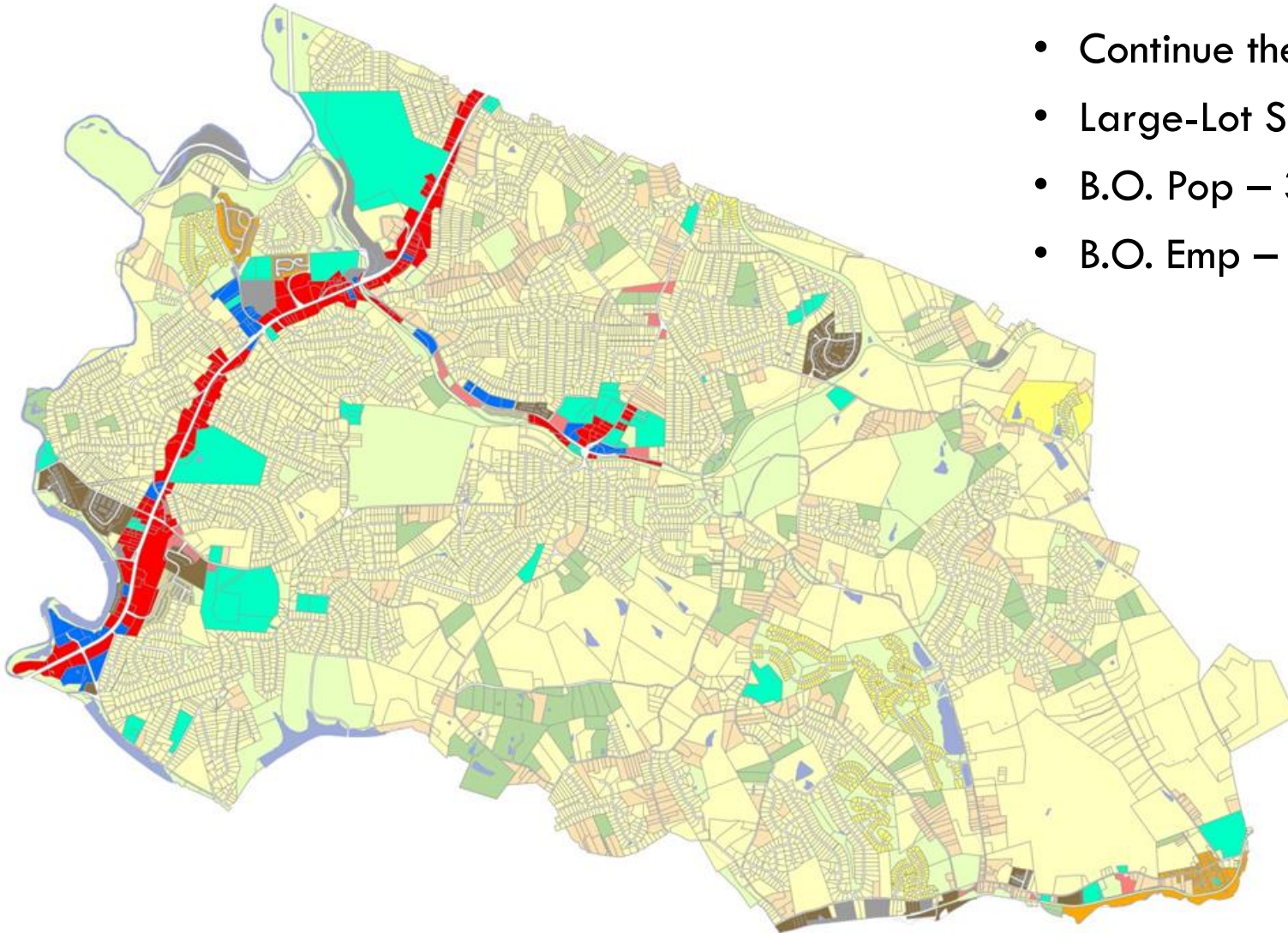
#3: Forever Green



#4: Hybrid Development

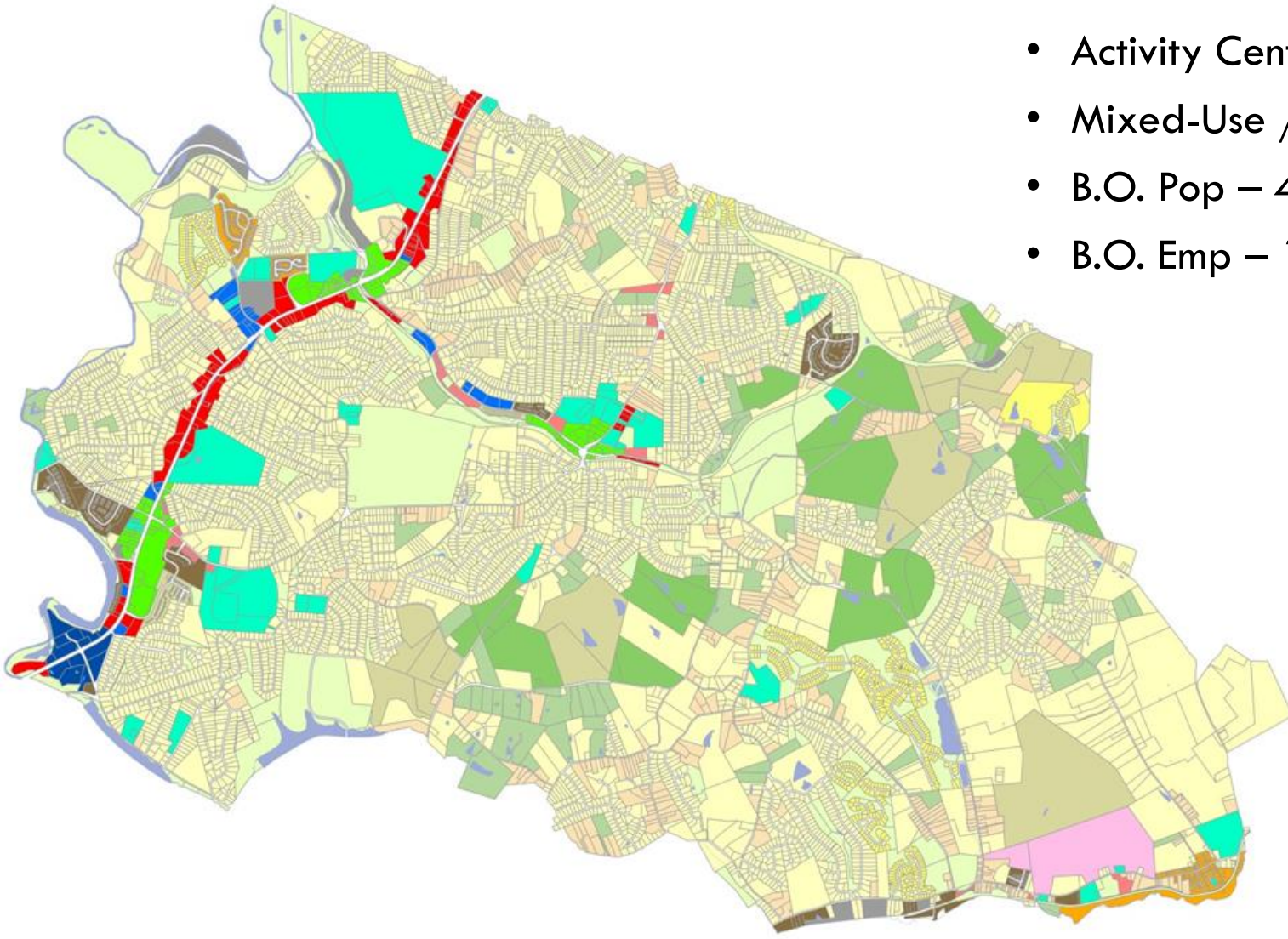


#1 Trend Development Scenario



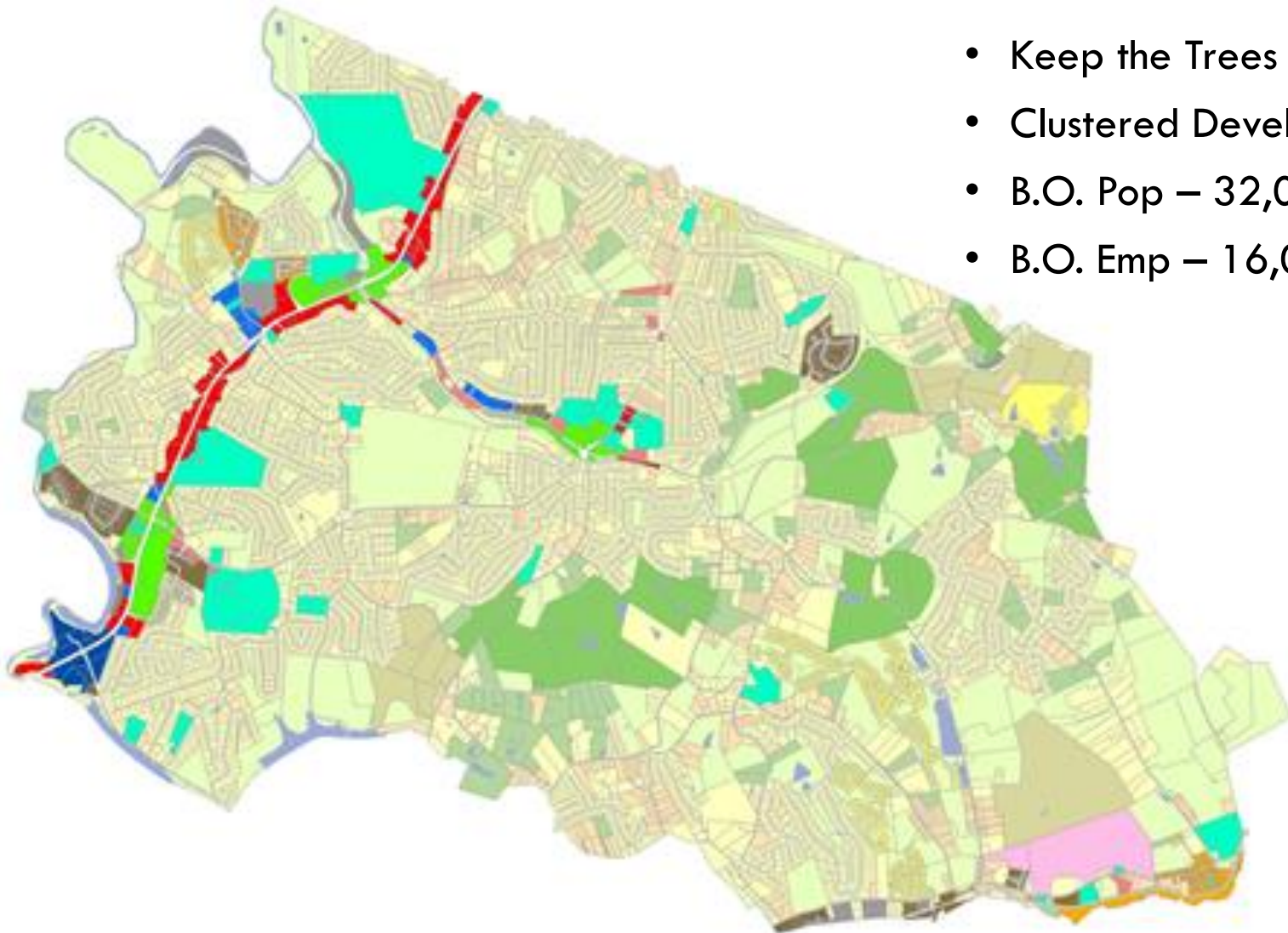
- Continue the Same
- Large-Lot SF Neighborhoods
- B.O. Pop – 35,000
- B.O. Emp – 10,000

#2 Citizen Scenario



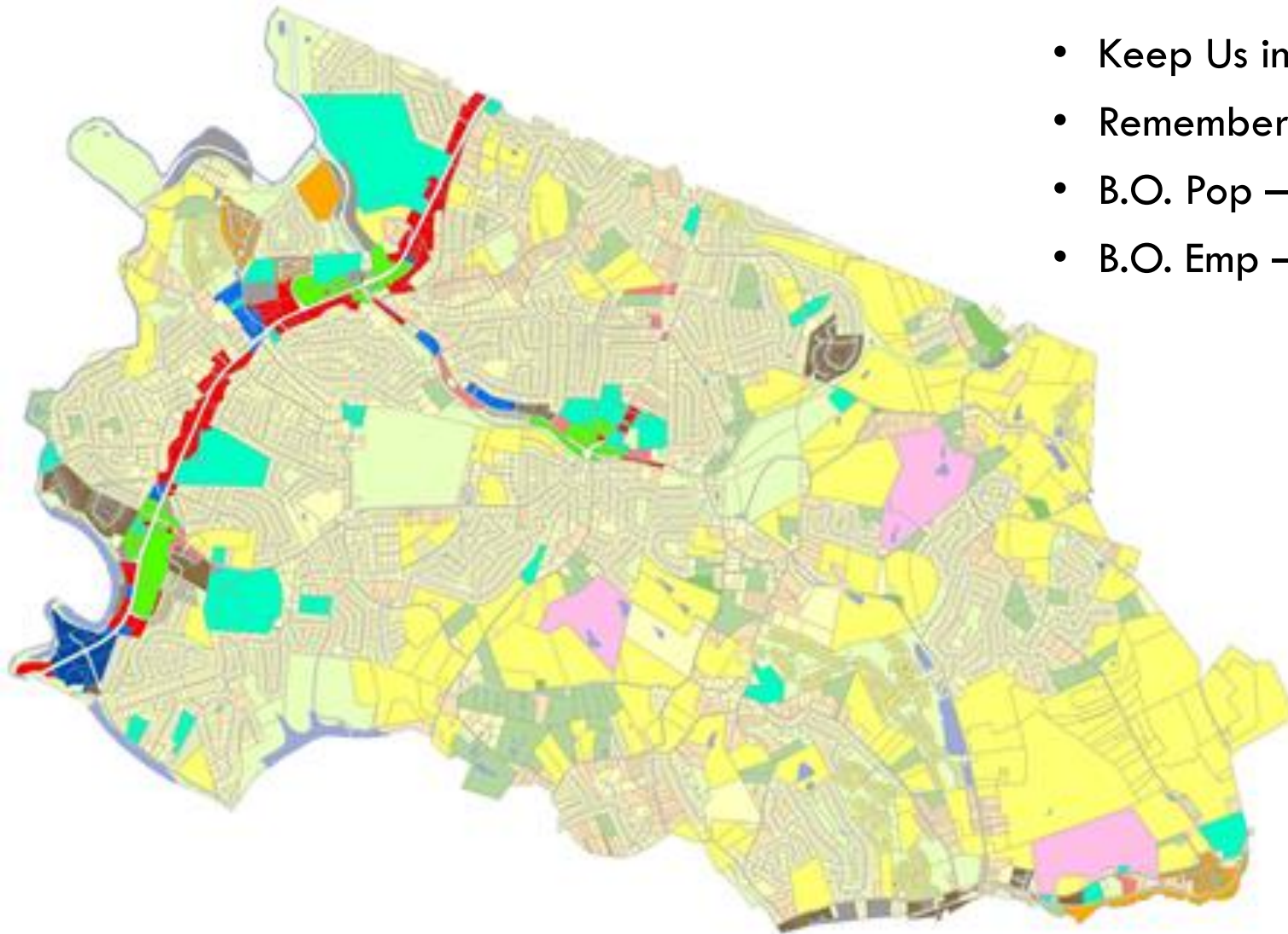
- Activity Centers
- Mixed-Use / Housing Choice
- B.O. Pop – 40,000
- B.O. Emp – 16,000

#3 Forever Green



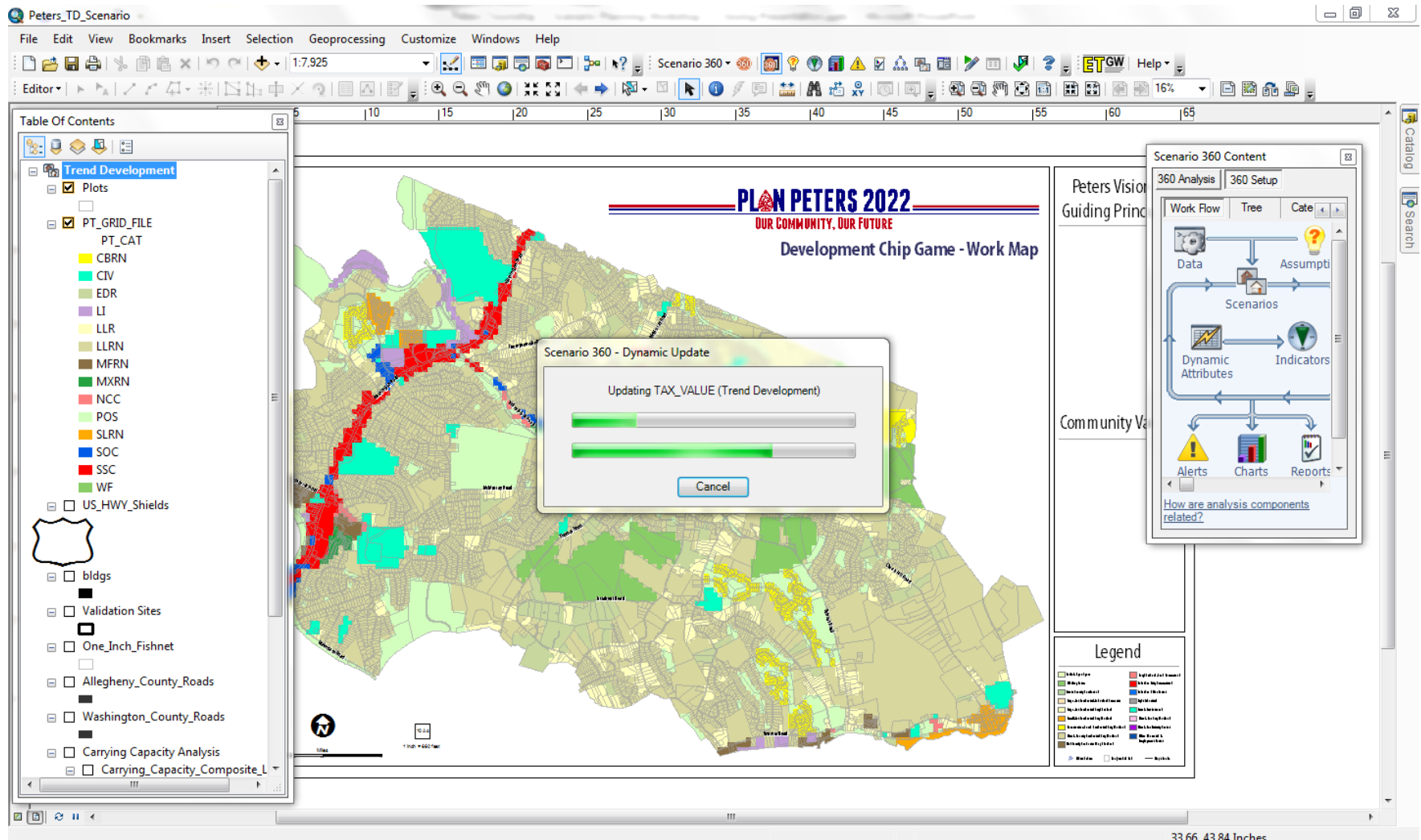
- Keep the Trees / Save the Hills
- Clustered Development
- B.O. Pop – 32,000
- B.O. Emp – 16,000

#4 Hybrid Development



- Keep Us in the Black
- Remember Scenario No. 2
- B.O. Pop – 37,000
- B.O. Emp – 12,000

Crunching the Numbers



Crunching the Numbers

What is an assumption?

Assumption Info

Assumption	Details
General	
EI TAX -- AVG MFR HH INCOME	Type: Number Range: 0 - 200000 Default: 100000 Units:
EI TAX -- AVG SFR HH INCOME	Type: Number Range: 0 - 200000 Default: 131953 Units:
IND -- Average Employee Space Ratio	Type: Number Range: 0 - 4 Default: 2.31 Units:
MFR -- Average HH Size	Type: Number Range: 0 - 5 Default: 2.33 Units:
OFF -- Average Employee Space Ratio	Type: Number Range: 0 - 6 Default: 4.15 Units:
PARK -- Acres of Parkland	Type: Number Range: 0 - 1000 Default: 337 Units:
POLICE -- Size of Force	Type: Number Range: 0 - 40 Default: 26 Units:
	Type: Number

PT_CAT	TOT_VALUE_ACRE
POS	3,035
WF	1,553
EDR	25,206
LLR	9,116
LLRN	93,496
SLRN	152,799
CBRN	75,391
MXRN	55,848
MFRN	143,629
NCC	47,863
SSC	87,777
SOC	124,046
LI	38,272
CIV	139,487
MUN	300,000
MUC	800,000
REC	400,000

Crunching the Numbers



PT_CAT	SITE_EFF	PERCENT_RES	PERCENT_NONRES	PERCENT_SFR	PERCENT_MFR	NET_DENSITY	GROSS_DENSITY	FAR	PERCENT_OFF	PERCENT_RET	PERCENT_IND
POS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EDR	1.00	1.00	0.00	1.00	0.00	0.15	0.15	0.00	0.00	0.00	0.00
LLR	1.00	1.00	0.00	1.00	0.00	0.62	0.62	0.00	0.00	0.00	0.00
LLRN	0.73	1.00	0.00	1.00	0.00	1.45	1.20	0.00	0.00	0.00	0.00
SLRN	0.81	1.00	0.00	1.00	0.00	5.12	4.00	0.00	0.00	0.00	0.00
CBRN	0.60	1.00	0.00	1.00	0.00	3.02	1.20	0.00	0.00	0.00	0.00
MXRN	0.77	1.00	0.00	0.50	0.50	5.50	4.50	0.00	0.00	0.00	0.00
MFRN	0.89	1.00	0.00	0.00	1.00	6.25	5.50	0.00	0.00	0.00	0.00
NCC	1.00	0.00	1.00	0.00	0.00	0.00	8.00	0.20	0.25	0.75	0.00
SSC	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.18	0.00	1.00	0.00
SOC	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.20	1.00	0.00	0.00
LI	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	1.00
CIV	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.22	1.00	0.00	0.00
MUN	0.50	0.85	0.15	0.50	0.50	5.50	4.50	0.30	0.25	0.75	0.00
MUC	0.70	0.40	0.60	0.00	1.00	11.50	12.00	0.40	0.25	0.75	0.00
REC	0.65	0.00	1.00	0.00	0.00	0.00	0.00	0.30	1.00	0.00	0.00

The Fiscal Impact Analysis Results

Current
Conditions



Deficit
(\$2,142,966)

Trend
Development



Annual Surplus
(~ \$900,000)

Citizen
Scenario



Annual Deficit
(~ \$900,000)

Forever
Green



Annual Deficit
(~ \$1,500,000)

Hybrid
Development



Annual Surplus
(~ \$300,000)

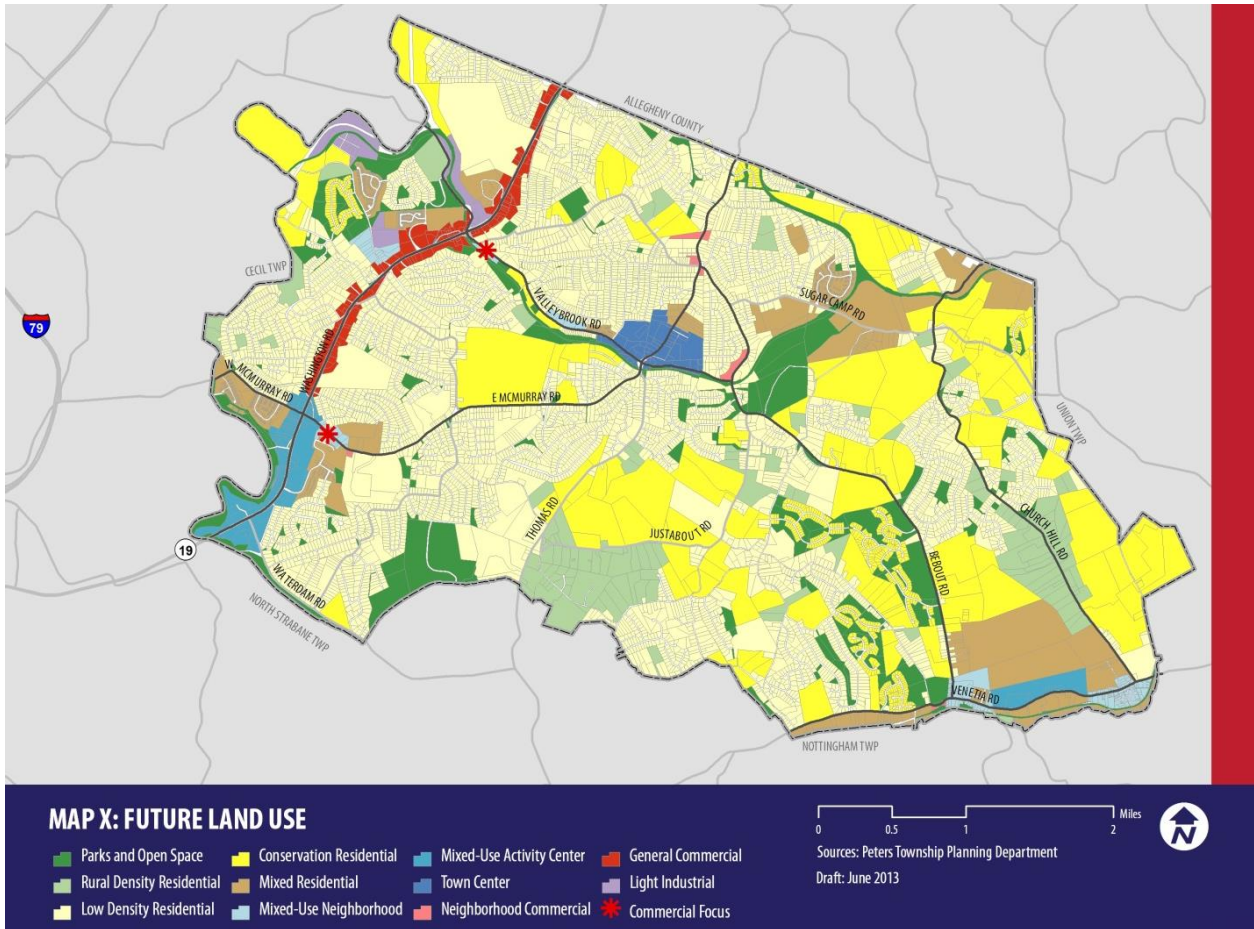
Thinking Through the Res

- Timing (and development status) can mean everything
- Expand the LU palette
- Be prepared for what drives revenues & expenditures in the community
- Sometimes high revenue development means even higher service costs
- Ultimately, follow all the goals for the comprehensive plan



*Peters Township will continue to **do what it does best** – provide an enviable living environment with great schools, efficient services, proactive government and significant open spaces – **while enhancing its competitive position** in the region as a fiscally and environmentally sustainable community through increased housing choices for all stages of life, expanded employment opportunities, vibrant activity nodes, walkable neighborhoods and improved connectivity.*

The Results...



The Results

- Clear vision
- Guiding principles
- Fiscally sustainable p
- Blueprint for action
 - ▣ Revised zoning
 - ▣ Form-Based Code
 - ▣ Development incenti
 - ▣ Business recruitment
 - ▣ Connectivity
 - ▣ Redevelopment

