Intermunicipal Planning
+ the Slate Belt Region

Wednesday, October 17, 2016

Presented By:
Becky Bradley, AICP, Executive Director
Population Growth

- 1980: 497,767
- 1990: 538,235 (+8.1%)
- 2000: 579,156 (+7.6%)
- 2010: 647,232 (+11.8%)
- 2020: 715,226 (+10.5%)
- 2030: 792,928 (+10.9%)
- 2040: 873,954 (+10.2%)

Lehigh Valley Planning Commission
<table>
<thead>
<tr>
<th>Town</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bangor</td>
<td>5,256</td>
</tr>
<tr>
<td>East Bangor</td>
<td>1,233</td>
</tr>
<tr>
<td>Lower Mount Bethel</td>
<td>3,091</td>
</tr>
<tr>
<td>Pen Argyl</td>
<td>3,576</td>
</tr>
<tr>
<td>Plainfield</td>
<td>6,141</td>
</tr>
<tr>
<td>Portland</td>
<td>523</td>
</tr>
<tr>
<td>Roseto</td>
<td>1,772</td>
</tr>
<tr>
<td>Upper Mount Bethel</td>
<td>6,801</td>
</tr>
<tr>
<td>Washington</td>
<td>5,154</td>
</tr>
<tr>
<td>Wind Gap</td>
<td>2,724</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>36,271</strong></td>
</tr>
</tbody>
</table>

**Slate Belt Population**

- **Bangor** 17%
- **East Bangor** 1%
- **Lower Mount Bethel** 9%
- **Pen Argyl** 5%
- **Plainfield** 19%
- **Portland** 1%
- **Roseto** 14%
- **Upper Mount Bethel** 14%
- **Washington** 8%
- **Wind Gap** 3%
Percent Below Poverty

Pennsylvania: 9.31%
Northampton County: 7.14%
Slate Belt: 6.56%
<table>
<thead>
<tr>
<th></th>
<th>65+</th>
<th>20-64</th>
<th>under 19</th>
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<tbody>
<tr>
<td>Pennsylvania</td>
<td>16.00%</td>
<td>59.60%</td>
<td>17.60%</td>
</tr>
<tr>
<td>Northampton County</td>
<td>16.50%</td>
<td>59.10%</td>
<td>17.30%</td>
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<tr>
<td>Slate Belt</td>
<td>16.73%</td>
<td>60.12%</td>
<td>16.94%</td>
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</table>
Comparison of Unemployment to Subdivision Activity
Subdivided Acreage for Approved Plans

<table>
<thead>
<tr>
<th>Year</th>
<th>Residential</th>
<th>Non-Res</th>
</tr>
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<tr>
<td>2010</td>
<td>53.6</td>
<td>510</td>
</tr>
<tr>
<td>2011</td>
<td>54.5</td>
<td>51</td>
</tr>
<tr>
<td>2012</td>
<td>11</td>
<td>123</td>
</tr>
<tr>
<td>2013</td>
<td>23.9</td>
<td>49</td>
</tr>
<tr>
<td>2014</td>
<td>9.4</td>
<td>47</td>
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</table>
Plans By Year

- **2010**: Total 38, Final 23
- **2011**: Total 38, Final 17
- **2012**: Total 26, Final 11
- **2013**: Total 23, Final 11
- **2014**: Total 32, Final 12

Legend:
- Blue: Total
- Orange: Final

Source: Lehigh Valley Planning Commission
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Approved Lots</th>
<th>Approved Acres</th>
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</thead>
<tbody>
<tr>
<td>Single Family Dwelling</td>
<td>50</td>
<td>152.4</td>
</tr>
<tr>
<td>No Construction</td>
<td>44</td>
<td>623.6</td>
</tr>
<tr>
<td>Transportation</td>
<td>16</td>
<td>1.4</td>
</tr>
<tr>
<td>Industrial/Warehousing</td>
<td>3</td>
<td>46.5</td>
</tr>
<tr>
<td>Agriculture</td>
<td>2</td>
<td>103.5</td>
</tr>
<tr>
<td>Commercial</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Office</td>
<td>1</td>
<td>2.8</td>
</tr>
<tr>
<td>Public/Quasi Public</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Grand Total</strong></td>
<td><strong>117</strong></td>
<td><strong>933.2</strong></td>
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</tbody>
</table>
Housing Tenure

- Pennsylvania: 69.5% Own, 30.5% Rent
- Northampton County: 72.3% Own, 27.7% Rent
- Slate Belt: 73.7% Own, 26.3% Rent
Housing Sales, 2010-2014

Slate Belt
- Single Family Detached: 820 (88%)
- Single Family Attached: 70 (8%)
- Condominium: 36 (4%)

Northampton County
- Single Family Detached: 7180 (65%)
- Single Family Attached: 1155 (11%)
- Condominium: 203 (2%)
- Other: 2470 (22%)
Median Sales Price by Municipality, 2010-2014

- Slate Belt
- Northampton County

- BANGOR Boro
- EAST BANGOR Boro
- LOWER MT BETHEL TWP
- PEN ARGYL
- PLAINFIELD TOWNSHIP
- PORTLAND Boro
- ROSETO Boro
- UPPER MT BETHEL TWP
- WASHINGTON(NC)
- WIND GAP Boro

LVPC
Lehigh Valley Planning Commission
Natural Heritage Inventory
Natural Resources Plan
Water Quality

Legend:
- Exceptional Value
- High Quality - Cold Water Fishes
- Cold Water Fishes
- Trout Stocking
- Water Water Fishes
Agricultural Easements + Security Areas
Return On Environment
Northampton County

Natural System Services: Open space provides value in the form of water supply, water quality, flood control, pollination, biological control, habitat and soil formation/retention estimated at $201.7 million or more each year in Northampton County.

Air Quality: The total annual avoided healthcare costs and damage to agriculture and buildings provided by Northampton County open space is estimated to be $27.8 million.

Outdoor Recreation: An estimated $351.2 million is spent on outdoor recreation each year in Northampton County. Recreational activity on open space in Northampton County creates an estimated 4,518 jobs both inside and outside the County. These jobs generate about $27.1 million in state and local taxes.

Property Value: The average premium afforded each home within ¼ mile of protected open space is $15,400 in Northampton County.
LIVABLE LANDSCAPES
An Open Space Plan for Northampton County

Adopted by
Northampton County Council
January 7, 2016
CARBON FARMING

Incubating agroforestry techniques to sequester carbon, diversify upland farm products, and extend habitat.

Primary Products:
- Carbon Sequestration
- Nursery Species
- Wood Products

Secondary Products:
- Fruit
- Saps
- Biomass
- Understory Crops
- Agro-tourism
- Pasture Animals

Additional Benefits:
- Pollination Strengthening
- Habitat Extension
- Soil Stabilization
- Water Retention
- Farm Resilience

Methods:

- Tree Row (Walnut)
- Alley Crop (Corn)
- Tree Row (White Ash)

Steps > 10%: Cut/Fill Alley Cropping Section

Agroforestry Tree Species:
- Fruits/Nuts
- Hardwoods
- Alder
- Poplar
- Ponderosa
- Tulip Poplar
- Cottonwood
- Black Cherry

Alley Cropping

Riparian Buffer

Silvopasture

Windbreak

Timber Farming

Upland Animal Species of Ketteny Ridge
- Mustard Eagles
- Hawks
- Peregrine Falcons
- Yellow-billed Caciques
- Gray Wolves
- Opossums

0 feet - 100 feet
SOUTHERN FESTAL (GATEWAY)
AGGREGATES TO AMPHITHEATER
Population Migration

LEHIGH VALLEY + 5,057

Pennsylvania
9,741
12,835

New Jersey
1,581
6,812

New York
1,740
4,348

Other States and Countries
10,224
9,912
<table>
<thead>
<tr>
<th>Community</th>
<th>Project Type</th>
<th>Project Description</th>
<th>Total Funding</th>
<th>Estimated Completion Date</th>
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</thead>
<tbody>
<tr>
<td>Plainfield</td>
<td>Bridge</td>
<td>Kromer Road Bridge Replace or Rehab</td>
<td>$3,724,881</td>
<td>2018</td>
</tr>
<tr>
<td>Portland</td>
<td>Bridge</td>
<td>Jacoby Creek Bridge Replace or Rehab</td>
<td>$2,094,382</td>
<td>2018</td>
</tr>
<tr>
<td>Bangor</td>
<td>Bridge</td>
<td>Messinger Street Bridge Replacement</td>
<td>$7,733,316</td>
<td>Dec-17</td>
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<tr>
<td>Washington</td>
<td>Bridge</td>
<td>Waltz Creek Bridge Replacement</td>
<td>$235,000</td>
<td>2017</td>
</tr>
<tr>
<td>Plainfield/Washington</td>
<td>Highway</td>
<td>Resurface SR512 from Wind Gap to Bangor</td>
<td>$4,150,000</td>
<td>Summer, 2016</td>
</tr>
<tr>
<td>Lower Mount Bethel</td>
<td>Bridge</td>
<td>SR1004 Over Oughoughton Creek Replacement</td>
<td>$35,500</td>
<td>Completed – No date provided</td>
</tr>
<tr>
<td>Washington</td>
<td>Bridge</td>
<td>Ackermanville Bridge Replacement</td>
<td>$108,241</td>
<td>Completed – May 16, 2016 Estimated</td>
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<tr>
<td>Lower Mount Bethel</td>
<td>Highway</td>
<td>Resurface SR1002 from Sullivan Trail to Main Street/611</td>
<td>$925,000</td>
<td>Completed – June 1, 2015 Actual</td>
</tr>
<tr>
<td>Washington</td>
<td>Safety</td>
<td>Post and Cable Guiderail</td>
<td>$142,000</td>
<td>2016</td>
</tr>
<tr>
<td>Community</td>
<td>Project Type</td>
<td>Project Description</td>
<td>Total Funding</td>
<td>Estimated Completion Date</td>
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<tr>
<td>--------------------</td>
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<td>---------------------------</td>
</tr>
<tr>
<td>Lower Mount Bethel</td>
<td>Bridge</td>
<td>SR1017 Bridge and Culvert Replacement</td>
<td>$416,904</td>
<td>2022 Estimated Let Year</td>
</tr>
<tr>
<td>Washington</td>
<td>Bridge</td>
<td>SR1015 over Martins Creek Bridge Rehabilitation</td>
<td>$1,485,092</td>
<td>2020 Estimated Let Year</td>
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<tr>
<td>Plainfield</td>
<td>Bridge</td>
<td>Kromer Road Bridge Replace or Rehab</td>
<td>$3,724,881</td>
<td>2018</td>
</tr>
<tr>
<td>Portland</td>
<td>Bridge</td>
<td>Jacoby Creek Bridge Replace or Rehab</td>
<td>$2,094,382</td>
<td>2018</td>
</tr>
<tr>
<td>Plainfield (multiple)</td>
<td>Safety</td>
<td>SR 33 Median Barrier</td>
<td>$2,500,000</td>
<td>2018</td>
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<tr>
<td>Community</td>
<td>Project Type</td>
<td>Project Description</td>
<td>Total Funding</td>
<td>Estimated Completion Date</td>
</tr>
<tr>
<td>-----------</td>
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<td>---------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td>Washington</td>
<td>Bridge</td>
<td>Richmond Bridge Replacement</td>
<td>$1,524,725</td>
<td>2022 Estimated</td>
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</tbody>
</table>

**TOTAL TRANSPORTATION INVESTMENT IN THE SLATE BELT (2015-2020)**

$30,894,304
What is a Comprehensive Plan?

Comprehensive planning is a process that determines community goals and aspirations in terms of community development.

The outcome of comprehensive planning is the Comprehensive Plan which dictates public policy in terms of transportation, utilities, land use, recreation, agriculture, education and housing.
**Why is a Comprehensive Plan Important?**

- Definitive public policy document driving how a community functions, grows or does not grow
- Is a legal document per the Pennsylvania Municipalities Planning Code
- Utilized to determine the timing, location, site design and connectivity of development
What is Required in a Comprehensive Plan?

- Land Use/Future Development
- Housing
- Regionally Significant Uses
- Economic Development
- Natural + Historic Resources
- Agriculture
- Community Resources + Utilities
- Transportation
- Capital Planning + Civic Leadership
How is it Organized?

- Goal
- Policy
- Implementation Strategy
What’s so great about multi-municipal planning?

• It promotes shared preservation of the most cherished regional assets
• It encourages collaboration across municipal boundaries
• It facilitates regular communication among neighboring municipalities and the sharing of best practices – a platform for resolving disputes
• It supports municipal services efficiencies and potential tax savings
• It allows coordination of infrastructure improvements
• It allows for coordination of economic assets
• More competitive for limited internal and external financial incentives
• It permits the planning of all categories of land uses across the municipalities through zoning

“You don’t have to provide for every single use in your zoning ordinance, as long as another municipality in the agreement is providing for it!”
Section 302. Adoption of Municipal, Multi-municipal and County Comprehensive Plans and Plan Amendments.

Section 801-A. General Power of Joint Municipal Zoning.

Sections 1101 and 1102. Purposes, Intergovernmental Cooperation Planning and Implementation Agreements.

Section 1103. Finances, Staff and Program. County or Multi-municipal Comprehensive Plans.

Subsection 1103(4): “Plan for the accommodation of all categories of uses within the area of the plan, provided however, that all uses need not be provided in every municipality, but shall be planned and provided for within a reasonable geographic area of the plan.”

Section 1104. [Cooperative] Implementation Agreements.
COMMUNITY VISION STATEMENTS

CLICK HERE TO SEE MORE AND SUBMIT YOUR OWN VISION STATEMENT

ABOUT PLAN SWL

The Southwest Lehigh County municipalities of Alburtis, Emmaus, Lower Macungie, Lower Milford, Macungie and Upper Milford have begun the process of updating the 2005 Southwestern Lehigh County Comprehensive Plan.

GET INVOLVED

Submit your PLANSWL comments via this link.

Sign-up to be notified of future public engagement opportunities.

REPORTS + PLANS

• Community Vision Statements
• Community Survey Results
• Presentations
• Map Gallery
• Municipal Profile Pages
• Field Observations
• Community Indicators
• 2005 Southwestern Lehigh County
  Comprehensive Plan (PDF.10 MB)
Pennsylvania Humanities Council

- $5,000 PHC Civic Engagement Grant funded by Orton Family Foundation
- Explore the possibility of conducting a humanities-based resident engagement
- Strengthen Slate Belt Partnerships in the 10 municipalities
- Create Slate Belt Leadership Team and Introduce Heart & Soul Storytelling Model

3 Principles of Community Heart & Soul:
1. Involve Everyone
2. Focus on What Matters
3. Play the Long Game
PHC Grant
Slate Belt Leadership Team

- Scott Parsons – Executive Director of Slate Belt Council of Governments
- Lance Prator – Portland Borough Mayor and Chair of the Slate Belt Council of Governments
- Stu Gallaher – Chair of the Lower Mount Bethel Supervisors and member of the Slate Belt Council of Governments
- Steve Hurney – Supervisor in Plainfield Township, Chair of the Slate Belt Chamber of Commerce, Secretary of Green Knights Economic Development Corporation, member of the Slate Belt Council of Governments and Slate Belt Regional Police Commission
- Robin Zmoda – Manager of Pen Argyl Borough, member of the Community Action Committee Board of Directors and member of the Slate Belt Chamber of Commerce Economic Development Committee
- Tom Petrucci – Manager of Plainfield Township
- Sharon Davis – Manager of the Slate Belt Community Partnership and Totts Gap Art Institute
- LVPC Staff - Becky Bradley, Executive Director and Tracy Oscavich, Associate Director of Development
- Northampton County Staff – Tim Herrlinger and Mark Hartney