



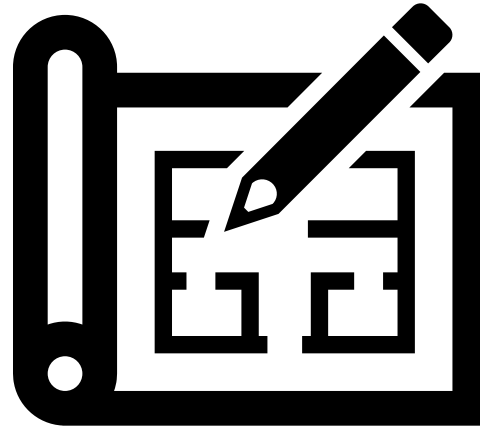
Presentation to Business & Community Advocacy Council

Ashley Showers, Executive Director
Berks County Planning Commission

ashowers@berkspa.gov

THE COMPREHENSIVE PLAN

An official statement
of the County's future
land use goals



An overall view of
how the many
pieces of the
community
should work together

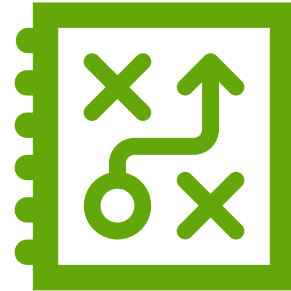
A tool for
evaluating
proposed land
development projects

Serves as a
guide for the
future development
of the County

The Implementable Comprehensive Plan



**Focus on
Relevant Land
Use Development
Issues**



**Creation of
Workable
Ideas and
Action Plans**



**Identifies the
Capacity and
Partners to
Implement**



**Community
Ownership**

Plan Process



Tools

Placer Ai

Interactive Polling

GIS and Interactive Mapping



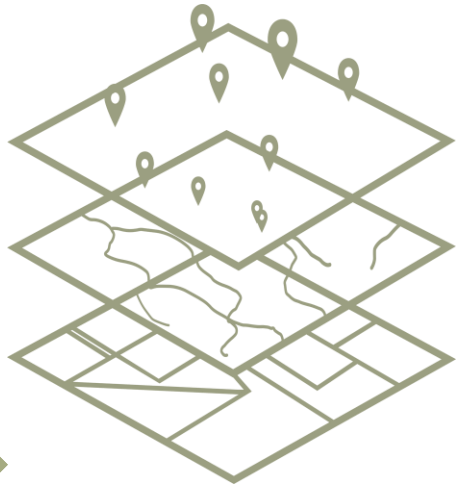
Corridor Build-out Analysis

Content

- What is the Corridor Build-out Analysis?
- Why is the Corridor Build-out Analysis important?
- Map
- Municipalities in the Corridor
- Next Steps

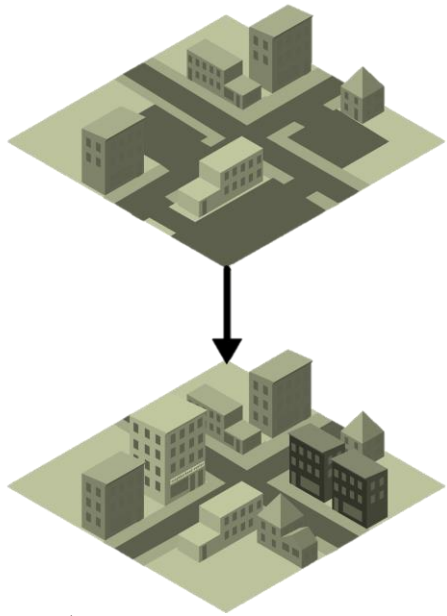


What is the Corridor Build-out Analysis?



- The Corridor Build-out Analysis is a land use study of parcels within 1,000 feet of center line along designated transportation corridors in municipalities within Berks County. The goal is to identify development and redevelopment opportunities along the corridors and utilize GIS tools to estimate what can be developed by right in the area, based on existing zoning regulations.
- The result of the analysis will show how much Commercial/Industrial square footage and Residential units can be built within the area, respecting zoning and observing existing constraints.

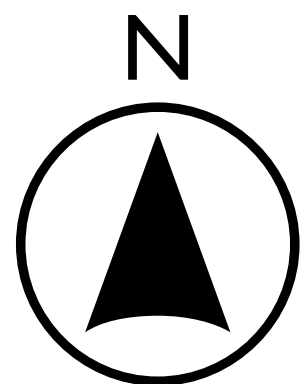
Why is the Corridor Build-out Analysis important?



- The Corridor Build-out Analysis is an important part of the new county comprehensive plan.
- Informed decision making. – Strategic Planning.
- Support infill development/redevelopment near existing infrastructure.
- Preserve Agricultural and Conservation land.
- Coordination with municipalities comprehensive plans.
- Visualize potential urban density and anticipate impacts.

BERKS COUNTY

Corridor Buildout



Legend

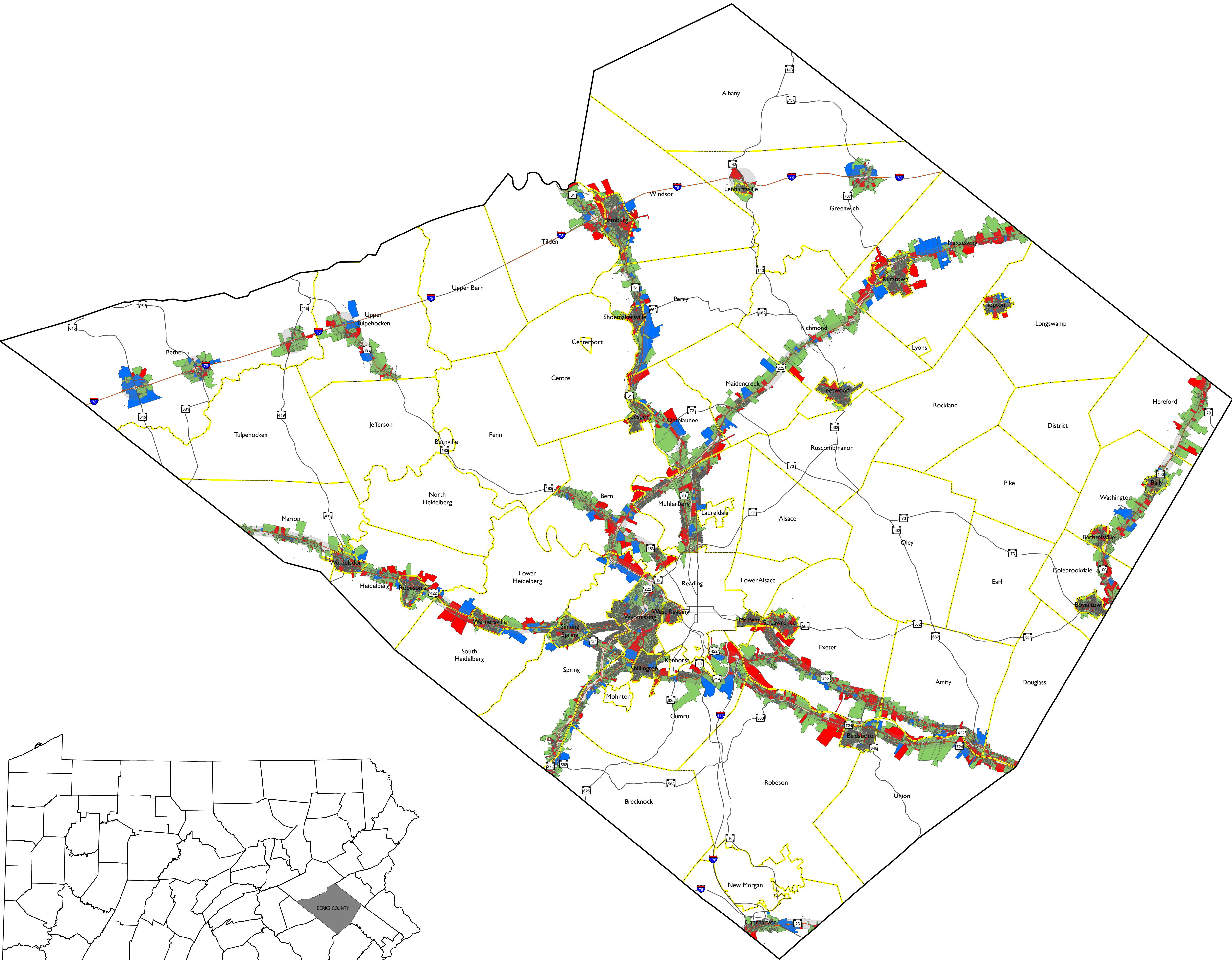
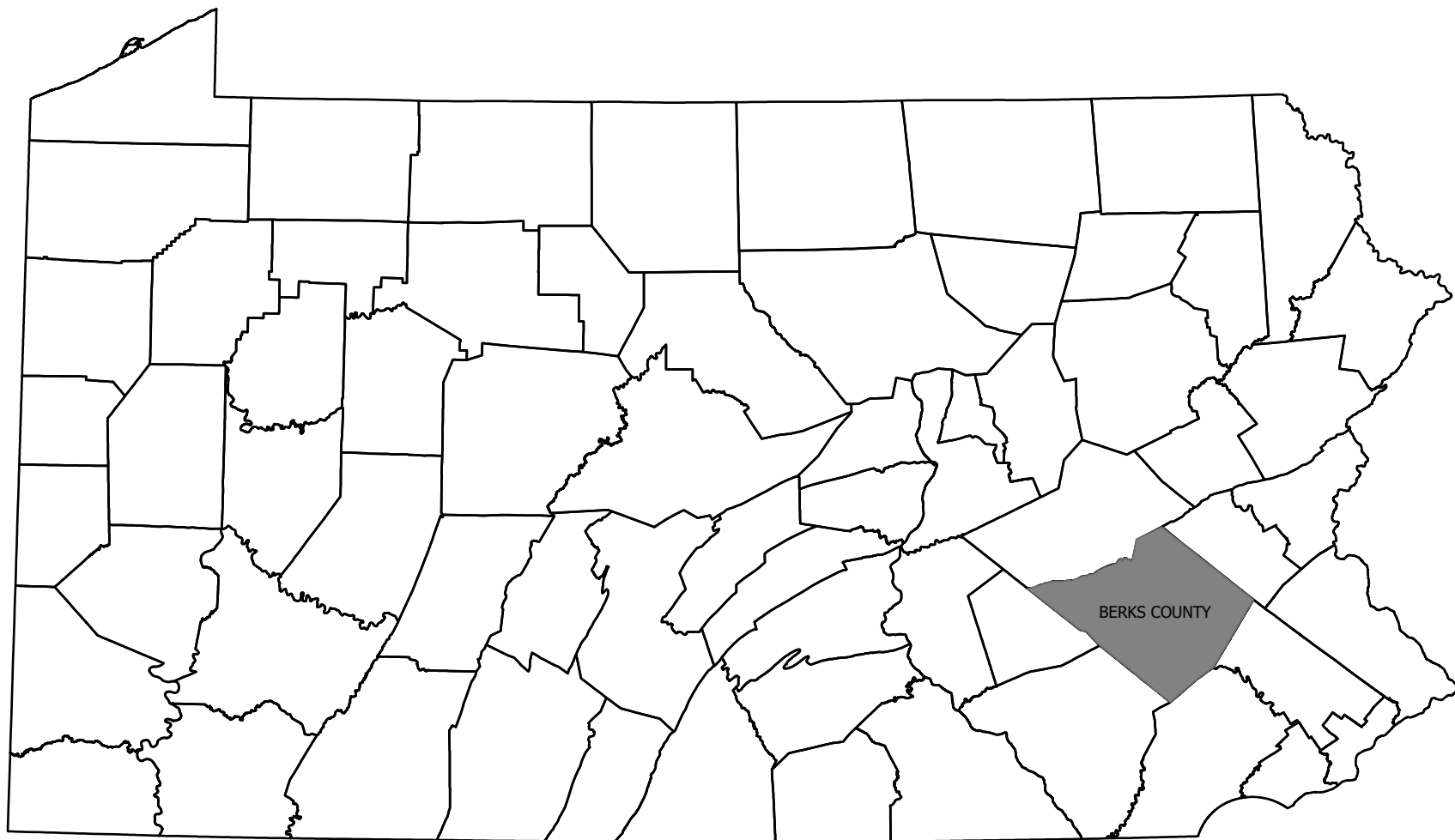
- Corridor (1000 ft buffer) and Interchanges (1/2 mile radius)
- Parcels Intersecting Corridor (40,878)
- Vacant Parcels within Corridor (3,697)
- Reviewed Subdivision and Land Development Plans
- Corridor Centerline
- Major Roads
- Municipal Boundaries

Number of Boroughs: 20
 Number of Townships: 28
Total Municipalities: 48

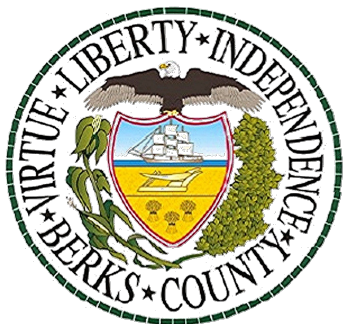
***Attached is a list of the municipalities by corridor**

Source: Berks County Planning Commission GIS, Berks County GIS, Berks County Mapping Department

TRCA, BAB 07/25



0 5 10 Miles



www.berkspa.gov/planning

Municipalities in the Corridor Build-out Analysis

Townships:

1. Amity
2. Bern
3. Bethel
4. Brecknock
5. Caernarvon
6. Colebrookdale
7. Cumru
8. Douglass
9. Exeter
10. Greenwich
11. Heidelberg
12. Hereford
13. Lower Heidelberg
14. Maiden creek

15. Marion
16. Maxatawny
17. Muhlenberg
18. Ontelaunee
19. Perry
20. Richmond
21. Robeson
22. South Heidelberg
23. Spring
24. Tilden
25. Union
26. Upper Tulpehocken
27. Washington
28. Windsor

Boroughs:

1. Bally
2. Bechtelsville
3. Birdsboro
4. Boyertown
5. Fleetwood
6. Hamburg
7. Kutztown
8. Leesport
9. Lenhartsville
10. Mt Penn
11. Robeson
12. Shillington
13. Shoemakersville
14. Sinking Spring
15. St Lawrence
16. Topton
17. Wernersville
18. West Reading
19. Womelsdorf
20. Wyomissing

Next steps



- Analyze proposed land use designations for vacant and underutilized parcels.
- Estimate the cost and revenue of future development/redevelopment. - Fiscal Impact to municipality. (Base for other in-depth economic development studies).



Greetings!

The Berks County Planning Commission is excited to begin preparing a new, state of the art, implementable Comprehensive Plan. The Comprehensive Plan will be guided by the [10 Smart Growth Principles](#).

Our goal is to produce a document that will promote cooperation and coordinated planning among municipalities that supports balanced growth, protects valuable land resources, and maintains the unique identities of our local communities.

Our mission is to have a process that includes all segments and sectors of our community and economy, and to produce a Plan with a clear vision for the future that all Berks Countians will be proud of.

We invite you to join us in the planning process! Please continue to visit this page for updates about the planning process and upcoming public engagement events!

**THE
PROCESS**

**THE
TIMELINE**

PRESENTATIONS

**OUTREACH
OPPORTUNITIES**

Thank you



www.berkspa.gov/planning

610.478.6300

planning@berkspa.gov