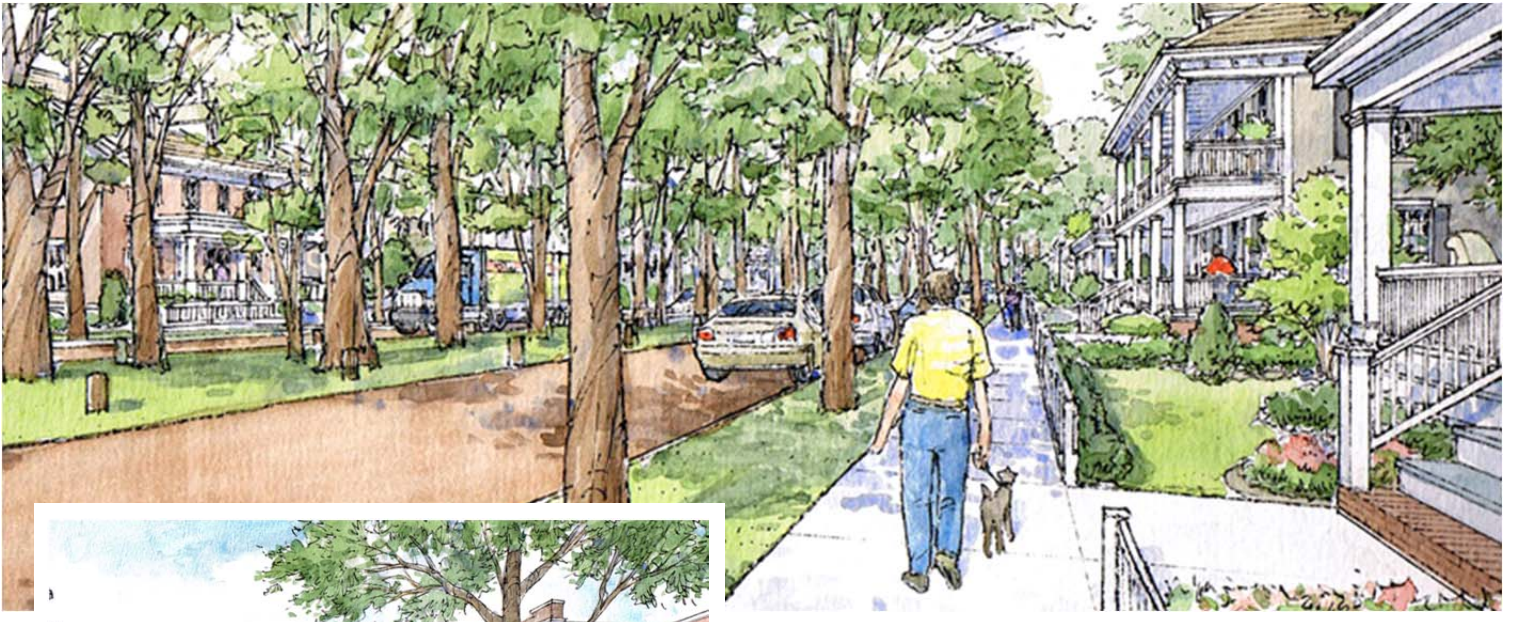


PETERS TOWNSHIP

- *Plan Peters 2022: Our Community, Our Future*



Scenario Planning Initiative Summary Document

Version 1.0 | March 25, 2013

In 2012, Peters Township started the process to update its Comprehensive Plan. The plan, entitled *Plan Peters 2022: Our Community, Our Future*, will serve as the official blueprint for long-term, responsible growth in the township. Residents, business owners, school district representatives, township staff, property owners, service providers, and elected and appointed officials were brought together to identify a common vision and guiding principles for the township. Scenario planning, a key component of the planning effort, provided a forum, process, set of tools and measurable outcomes to contemplate future alternatives and evaluate their trade-offs.

How do we grow? Where do we grow? What are we proud of where we live, and what would we change? Can we pay for our growth? These were some of the important questions addressed in the scenario planning initiative to support *Plan Peters 2022: Our Community, Our Future*. Participants were asked to contemplate their vision of the most livable township and decide if, where and how to grow over the next 10-20 years. The project team then measured the impacts of those decisions using CommunityViz software to evaluate the trade-offs associated with competing scenarios. Information from the scenario planning initiative will be shared with the Comprehensive Plan Steering Committee as they work to develop the future land use map to include in the document and make recommendations for growth and development.

Development scenarios prepared for the township were fictional stories about the future. They were not forecasts or predictions. They were possible futures that might come to pass based on what already exists, emerging trends, or the community's desires for a more livable township. The essential requirement of any development scenario was that it be plausible, within the realm of what exists or what could be.

The purpose of this scenario planning summary document is to inform stakeholders about the planning process and describe four different development scenarios contemplated for the township. The document is organized around eight general headings:

- Study Area Description
- What Makes a Place?
- Remaining Development Potential
- Developing the Scenarios
- Guiding Principles
- Four Development Scenarios
- Development Scenario Report Card
- Moving Forward

Information prepared to support the *Peters Township Comprehensive Plan — Community Snapshot Report, Market Analysis Report, Place Type Summaries Document* and the *Scenario Planning Initiative, Final Summary Document* — were published as separate documents. Copies of all documents are available from the Peters Township Planning Department or at www.planpeters.com.

STUDY AREA DESCRIPTION

Incorporated in 1781, Peters Township is a growing community in Washington County. Rolling hills, woodlands, pastoral views, and proximity to major employment centers attracted new residents to the area in every decade since 1950, transforming it during a time when suburban development was a common and cherished practice. Today, large-lot, single-family detached neighborhoods and commercial strip centers define the community's character with remnants of the rural landscape remaining intact. Open space (woodlands, fields, working farms, undeveloped property, small lakes, parks and golf courses) is still prevalent in many areas of the Township and helps to reinforce a natural, green element to the landscape.

What is CommunityViz?

CommunityViz is an extension of ESRI's ArcGIS desktop software that facilitates the visualization and comparison of alternative development scenarios. It was originally developed by the Orton Family Foundation, a non-profit group that focuses on technology and tools for more-informed community decision-making.

There are two components of CommunityViz software. The first is Scenario 360, which is a two-dimensional map and data analysis component of the software. It adds the functionality of a spatial spreadsheet to ArcGIS for Desktop software, similar to how a spreadsheet program like Microsoft Excel handles numerical data. Dynamic calculations embedded in the spatial spreadsheet are controlled by user-written formulas that change value as referenced input values change. The impact of physical development or policy decisions under consideration may be measured side-by-side in two or more growth scenarios contemplated in the software.

The second component of CommunityViz software, Scenario 3D, is a visualization tool that constructs three-dimensional models of buildings, roads, landscapes, or entire communities using two-dimensional information generated in the Scenario 360 analysis.

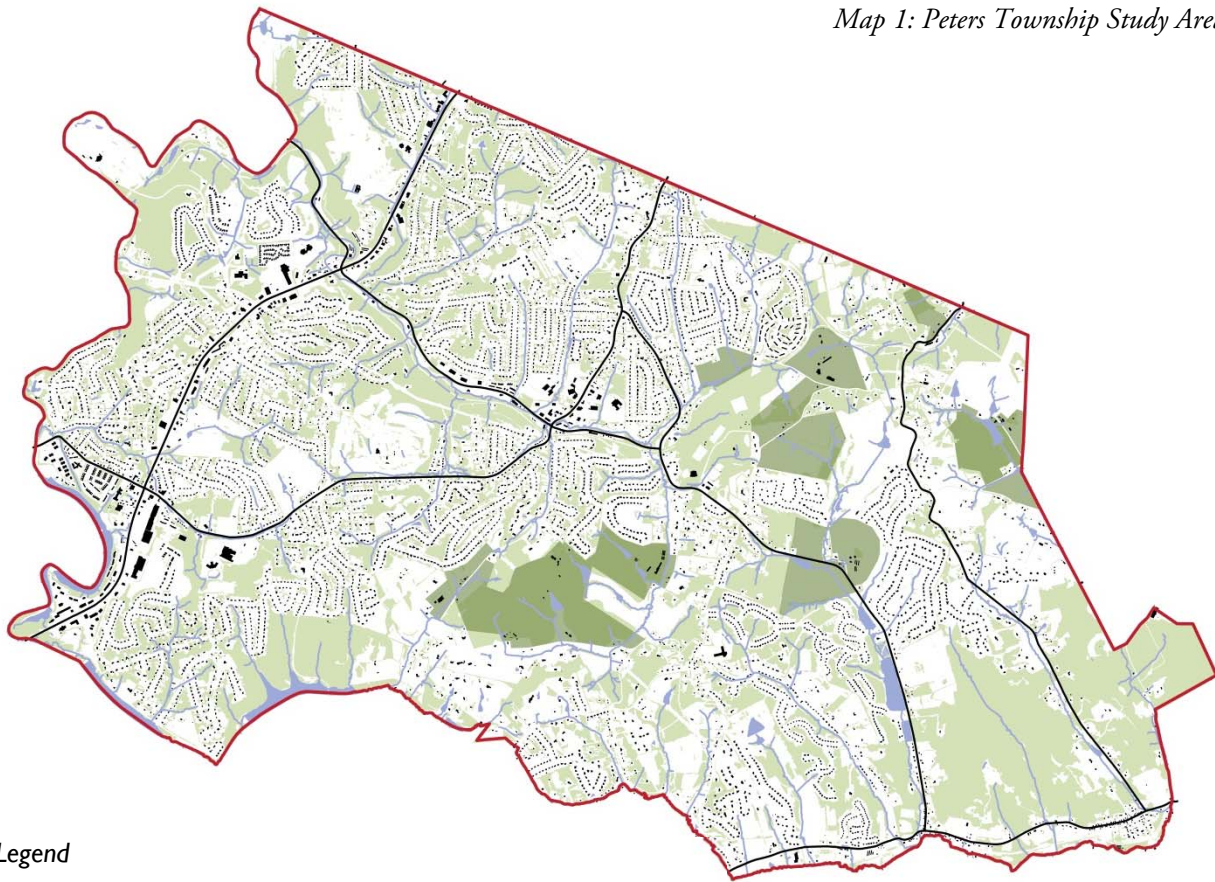
More information on CommunityViz and its capabilities for scenario planning is available on their website (www.communityviz.com) or *The Planner's Guide to CommunityViz* published by the American Planning Association in 2011. The CommunityViz model and data used for the Peters Township Scenario Planning Initiative was made available to the Peters Township Planning Department for their use in other planning studies independent of the consultant.

As a bedroom community, residents demand a family-first philosophy for growth and development; stressing quiet neighborhoods, high-quality schools, parks and recreation activities, police protection, and a full-service library. In addition, residents enjoy the rural character created by active farms, lush woods, and pastoral fields that complement developed areas. In recent years, township staff and elected officials have observed increased sensitivity to new development and a public interest for reducing or reversing the impacts of growth. These desires are largely motivated by the impacts associated with suburban development patterns: consumption of sensitive land for development, costly expansion of public infrastructure, and increasing traffic congestion. Many residents see their reasons for

moving to the township being threatened by new development.

The boldest statements are to stop development completely, and while many would side with this approach, any attempt to prohibit growth would be unsuccessful because property owners with undeveloped or underdeveloped land have development rights. Only private land held for permanent preservation or public land held for parks or permanent preservation is forever green. Borrowed open space (farms, woodlands, or open fields adjacent to existing development) is enjoyed by many residents today, but all this land is allowed to develop in the future. Therefore, the community must be proactive and plan for the possible impacts of growth.

Map 1: Peters Township Study Area



Legend

- Water Bodies
- Farmland
- Township Boundary
- Wooded Area
- Building Footprints
- Major Roads

Opinions toward growth in the township vary widely on topics related to housing choice, transportation mobility, building architecture and site design, and the need for distinct, walkable mixed-use activity centers in the community.

Balancing these concerns will be critical for promoting economic, environmental, and social sustainability in the township over the coming years.

More detailed information about the existing conditions within the township is summarized in a document entitled *Peters Township Community Snapshot Report* available from the Peters Township Planning Department or at www.planpeters.com.

WHAT MAKES A PLACE?

Every place leaves an impression on those who live, work or visit. This impression is referred to as “sense of place” and captures the unique combination of land uses, development patterns, or design elements that give it distinct identity. Physical features associated with a site development and the interaction between different sites in the township contributes significantly to its overall character and identity. Physical attributes that reinforce sense of place are traditionally regulated through the community’s comprehensive plan, zoning ordinance, subdivision ordinance, engineering standards, or architecture design guidelines.

Putting place types into categories identifies what is typically a natural progression from rural to suburban to urban. Seventeen place types were created for the scenario planning initiative in Peters Township, each describing an existing development type or an emerging development theme important for the comprehensive plan update.

The place type palette for developing scenarios included enough diversity between place types so that participants would have sufficient means to describe their vision or desired plans for the township. The palette was not intended to be an exhaustive list of every potential place type in the township, and efforts were made to minimize the number of categories to allow for a meaningful comparison between development scenarios.

A brief summary of each place type category is provided below. See the document entitled *Plan Peters 2022: Place Type Summary Document* for more detailed information including land use considerations, general development characteristics, and images representing typical development in each place type category. A copy is available from the Peters Township Planning Department or at www.planpeters.com.

Parks & Open Space – Parks and open spaces include land expressly dedicated for active / passive recreation or permanent conservation. In Peters Township, the majority of this land is owned and maintained by the municipality or other entity, such as a home owners association. Parks and open spaces do not include farms or other privately owned land with the ability (based on current zoning) to develop.

Working Farm – Working farms are actively being used for agriculture or forestry activities, including cultivated farmland, livestock, or woodlands. These areas also support the primary residence of the property owner and any out-buildings associated with activities on the working farm.

Estate Density Residential – Estate density residential areas represent large homes on large lots setback far from the street or adjacent development. Homes are oriented interior to the site and typically buffered from surrounding development as a result of the large lot size (typically five acres or more). Many home sites create their own open space because of the large lot size. Other homes sites may ‘borrow’ open space from natural or rural areas as well as adjacent undeveloped property.

Large-Lot Residential, Single Home Site – Standalone large-lot residential home sites are located throughout the township and accommodate larger lots than those developed under the same zoning in a neighborhood (typically between ½ acres and five acres). Buildings are setback far from the street with driveways providing direct access. Some home sites ‘borrow’ open space from adjacent natural or rural areas as well as adjacent undeveloped land.

Large-Lot Residential Neighborhood – Large-lot residential neighborhoods are formed as subdivisions and consist entirely of large, single-family detached homes typically built on ½ acre lots. Buildings are oriented interior to the site and are buffered from surrounding development by transitional uses, topography, or vegetative areas. Many neighborhoods include some form of open space, whether active or passive, as required under the development approval process (0.07 acres per lot). These neighborhoods also ‘borrow’ open space from adjacent rural or natural areas as well as adjacent undeveloped land. Blocks are typically large and include one or more cul-de-sacs.

Conservation-Based Neighborhood – Conservation-based neighborhoods allow for the development of smaller lots with more land preserved as open space (typically ¼ acre to ½ acre in size). Density reallocated to specific development areas helps minimize infrastructure costs and safeguards natural conditions (i.e.,



Estate Density Residential



Small-Lot Residential Neighborhood



Large-Lot Residential Neighborhood



Multifamily Residential Neighborhood



Conservation-Based Neighborhood



Mixed-Density Residential Neighborhood

reduced impervious surface, run-off and distributed land area) for the remaining areas in the neighborhood. Curvilinear streets and varying block lengths help to preserve pristine areas of the site for permanent open space.

Small-Lot Residential Neighborhood – Small-lot residential neighborhoods are formed as subdivisions with a relatively uniform housing type and density throughout (typically ¼ acre lots). Small homes are oriented interior to the neighborhood and are buffered from surrounding

development by transitional uses or landscaped areas.

Multifamily Neighborhood – Multifamily neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout (typically five to seven dwelling units per acre). They support the highest residential density in the suburban landscape, and may contain one of the following housing types: condominiums, duplexes, quadrplexes, townhomes, or apartments. Buildings are oriented interior to the site and are



typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in multifamily neighborhoods.

Mixed-Density Neighborhood – Mixed-density neighborhoods are characterized by a variety of housing types and residential densities in a cohesive, well-connected community (typically three to five dwelling units per acre). Neighborhoods are generally designed to promote more than one housing choice. Homes are oriented interior to the site and are buffered from surrounding development by transition uses or landscaped areas.

Neighborhood Commercial Center – Small scale, neighborhood commercial centers provide goods and services to surrounding neighborhoods. Their proximity to neighborhoods requires that operations be low-intensity, unobtrusive, and at a scale and design compatible with nearby residential development. The design of neighborhood commercial centers transitions effectively between residential and non-residential uses, and includes safe and convenient pedestrian and bicycle access for nearby residents.

Suburban Strip Commercial – Suburban strip centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road



behind large surface parking lots, with little or no connectivity between adjacent businesses. Common types of suburban strip centers in Peters Township include multi-tenant strip centers, big box stores, and standalone businesses.

Suburban Office Center – Suburban office centers provide opportunities to concentrate employment on normal workdays. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and locate in close proximity to major highways or thoroughfares.

Office / Research Center – Office / research centers provide opportunities to concentrate employment. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple businesses that support and serve one another. Often they are situated in a campus-type setting. They are typically buffered from surrounding development by transitional uses or landscaped areas and locate in close proximity to major highways or thoroughfares.

Light Industrial – Light industrial centers provide opportunities to concentrate employment on normal workdays. Each center generally supports manufacturing and production uses, including warehousing, light manufacturing, and assembly



operations. These areas are found in close proximity to major transportation corridors and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties.

Civic & Institutional Facilities – Civic and institutional facilities are focal points in the township. They typically include a building or complex of buildings that serve public purpose, including a library, school, public works complex, church and cemetery, or town government. Visual qualities of the building and its surrounding grounds often make civic and institutional facilities a landmark within the township.

Mixed-Use Neighborhood – A mixed-use neighborhood offers residents the ability to live, shop, work, and play in one community. These neighborhoods include a mixture of housing types and residential densities integrated with goods and services in a walkable community that residents visit on a daily basis. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets.

Mixed-Use Activity Center – Mixed-use activity centers serve broader economic, entertainment, and community activities compared to mixed-use neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage



pedestrian activities. Buildings typically stand two to three stories in height with residential units or offices above storefronts. Parking is satisfied using on-street parking, structured parking, or shared rear-lot parking strategies.

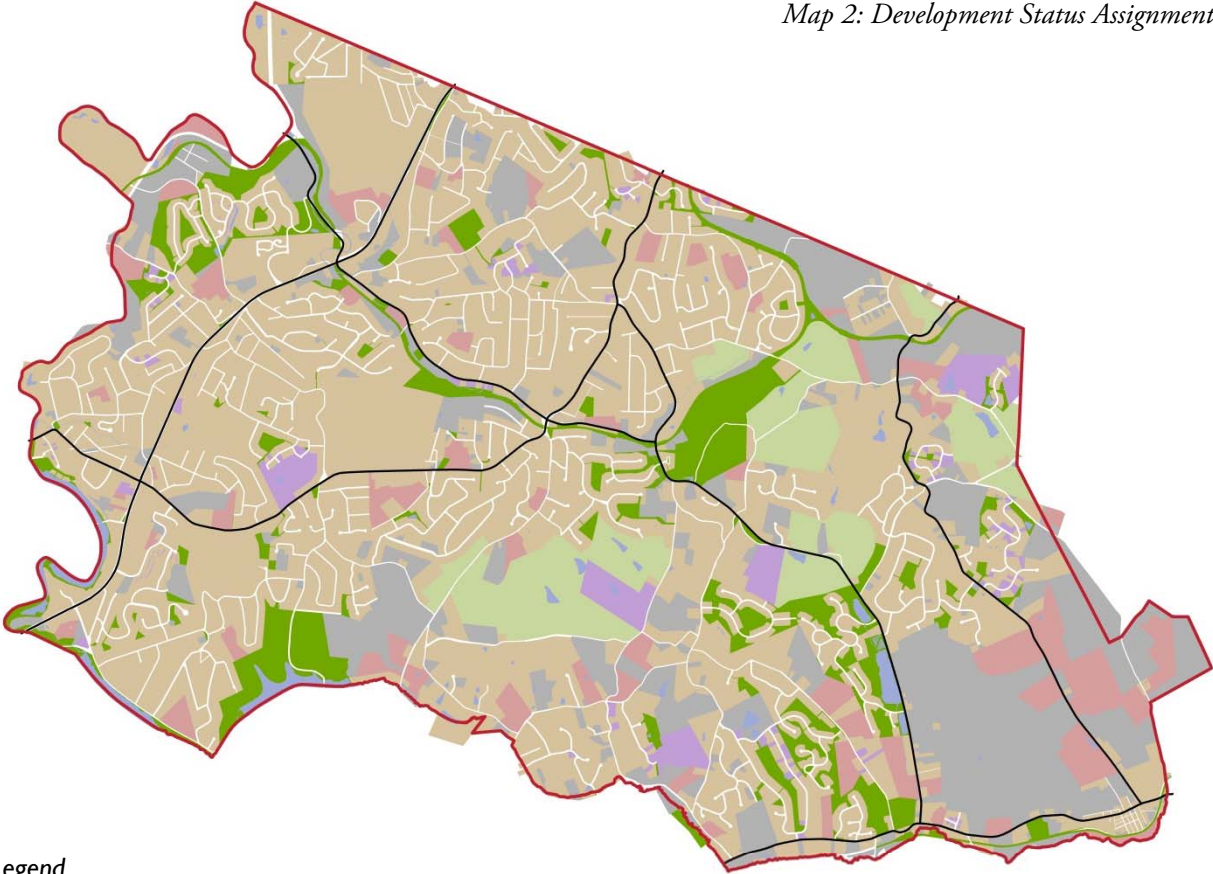
A large-scale mixed-use center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

REMAINING DEVELOPMENT POTENTIAL

The township has a finite amount of land remaining for development, and it was critical for residents to understand how this land was occupied today and what could possibly happen with it in the future for a successful scenario planning initiative. Broken into six categories, land in Peters Township ranged from fully-developed (56%) to committed development (2%) to preserved open space (9%). In all these cases, change on these parcels was not likely to occur during the scenario planning workshop. However, nearly 33% of all land in the township was either farmland, undeveloped or under-developed. This portion of the township represented a critical opportunity to contemplate a new future and framed the most important question for the scenario planning initiative:

What happens to all the undeveloped, under-developed, or farmland in the future?

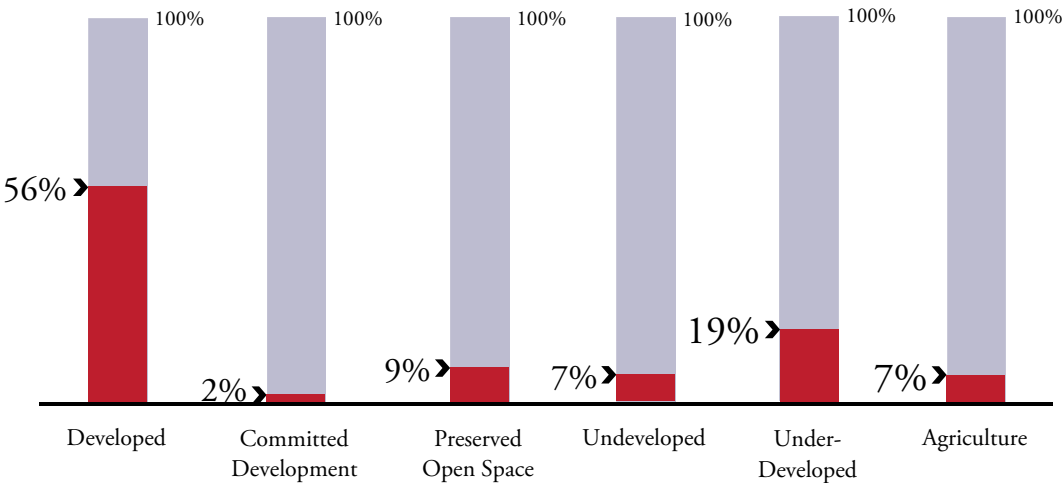
Map 2: Development Status Assignments



Legend

- Developed
- Under-Developed
- Agriculture
- Township Boundary
- Undeveloped
- Committed Development
- Preserved Open Space
- Major Roads

Table 1: Development Status Profile, Peters Township, 2012



DEVELOPING THE SCENARIOS

From January 29 through 31, 2013, residents of Peters Township were invited to participate in a multi-day scenario planning event used to explore and debate visions for growth, their trade-offs, and alternative futures. Participants shared their thoughts and opinions on a wide range of topics related to development in the township; working together to create a vision and guiding principles for a more sustainable, vibrant community. Thoughts and ideas were recorded on work maps and used by the project team to marry advanced scenario planning tools with traditional outreach activities.

The project team set up in the Municipal Building and held events in Council Chambers and the multi-purpose room in the Peters Township Library.

Day 1: Growth Symposium

The three-day event kicked off with an evening growth symposium used to discuss current trends in the fields of community planning and urban design. Featured speakers addressed a wide range of topics relevant to issues facing Peters Township including land use, transportation, economic vitality, urban design and quality-of-life. A snapshot of Peters Township in 2022 highlighted things to come if current trends and policies were to continue, and speakers discussed some of the tradeoffs to consider should someone or something shock the system. Case studies from cities and towns around the country were used to exemplify innovative ways others addressed issues or maintained a high quality-of-life for their residents. The meeting was attended by 61 members of the community.

Day 2: Development Chip Game

Day two of the event asked residents to voice their opinions for preferred development types,

patterns, or intensities in the township. The hands-on, interactive activity let participants manipulate key policy components, deal with trade-offs as they would in the real world, and achieve results that were the beginning of the alternative development scenarios created for further study.

Participants were asked to devise a plan that was their version of the most livable township, one that could accommodate expected population and employment growth expected for the planning area. Workshop participants placed chips on a work map that represented desirable places for rural areas, suburban neighborhoods, retail centers, employment centers, or mixed-use activity centers. Markers were used to draw proposed conservation areas and future roads, transit routes or greenways. Guiding principles and brief policy statements were also recorded on each map; addressing issues such as housing choice, transportation, land preservation and town character. Participants shared their work maps with each other at the end of each event and received comments from other residents in attendance.

The development chip game was repeated four times in the same day to maximize resident's participation. Over 70 members of the community attended at least one of the scheduled sessions that produced eleven work maps for the project team to evaluate. The work maps are available for review at the township or can be downloaded at www.planpeters.com.

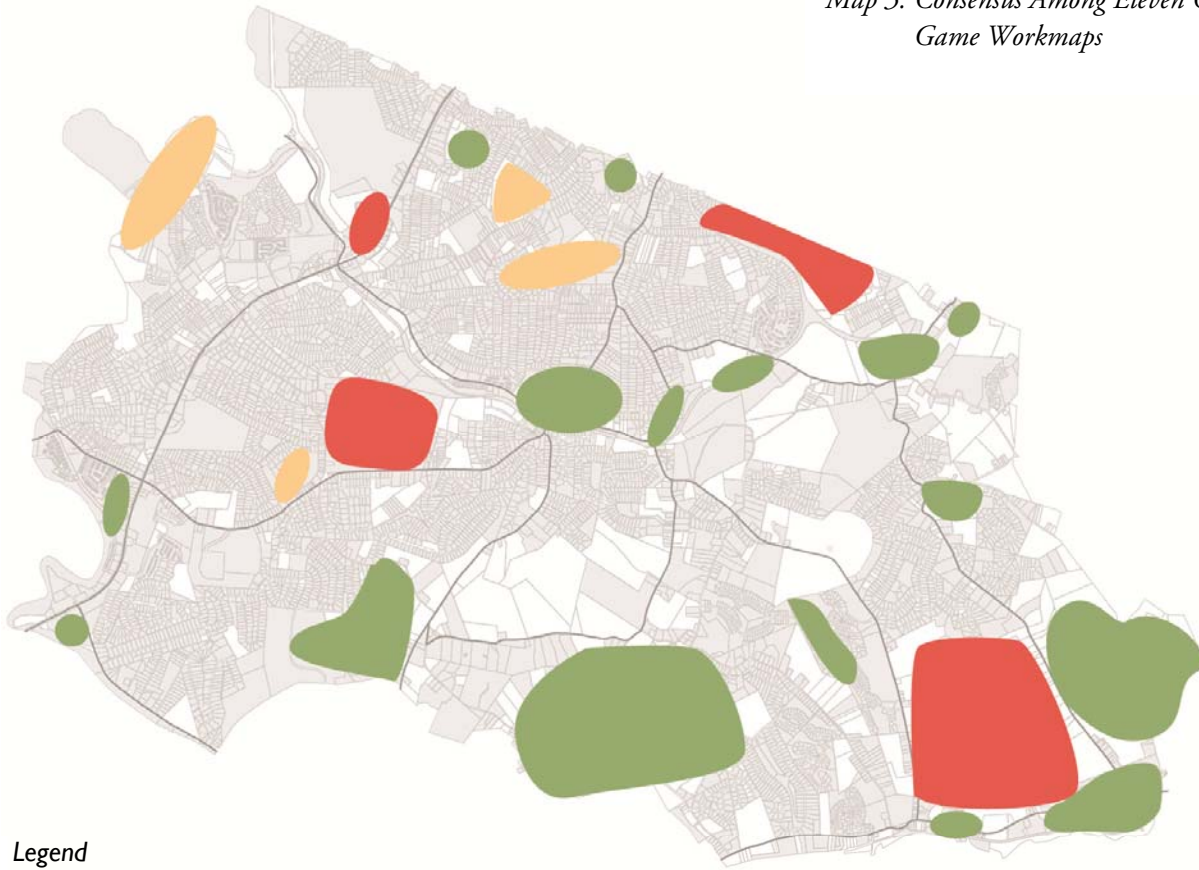
Day 3: Closing Presentation

The project team reviewed the work maps created in the previous day's activities and created themes for testing alternative development scenarios in CommunityViz software. Meetings were also scheduled with department heads for engineering, police, parks and recreation, the sanitary authority, public works, the school district, information

Images Captured from the Three-Day Scenario Planning Event



Map 3: Consensus Among Eleven Chip Game Workmaps



Legend

- Areas of General Consensus
- General Consensus, Work Out the Details
- Areas for Further Discussion
- Existing Development
- Township Boundary
- Major Roads

technology and library to get their opinions on development themes and the alternative scenarios. Information collected in the hours following the second day’s events focused on first impressions and high-level analysis. Detailed studies of each development scenario occurred in the weeks following the scenario planning workshop. A final evening presentation took place in Council Chambers to summarize early results from the computer model as well as comments from the department head meetings. General topics addressed in the meeting included:

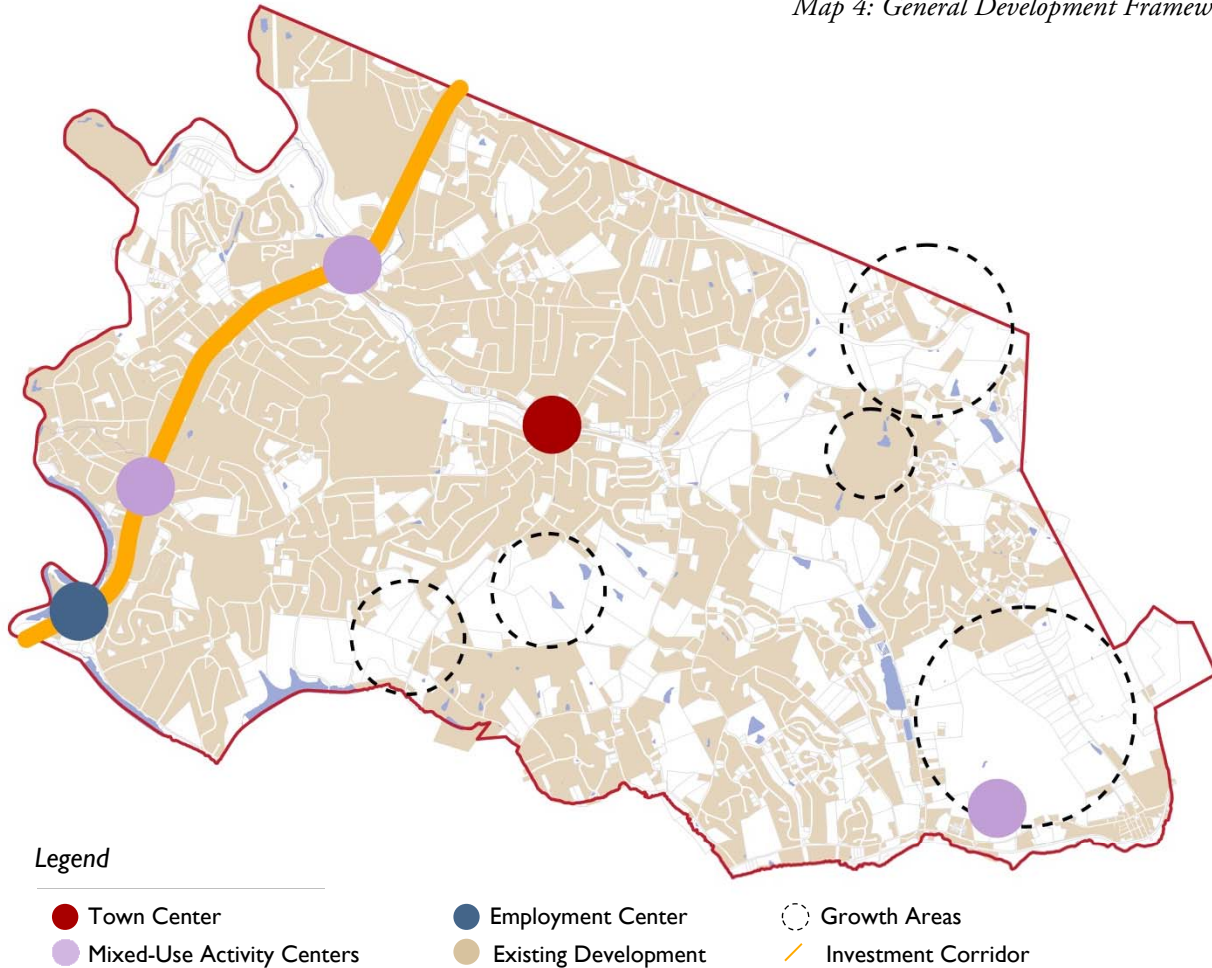
- general development themes
- consensus between the scenarios
- key transportation corridors

- big issues facing the township (street connectivity, infill development, farmland preservation, open space, and housing choice)

The consultant’s presentation ended with a general development framework map; identifying an improved town center, new employment and mixed-use activity centers, future settlement areas and reinvestment along the Route 19 Corridor. This map was shared with the project steering committee for the comprehensive plan to start their work on developing a future land use map for the plan document. The meeting was attended by 58 members of the community.

GUIDING PRINCIPLES

Participants in the development chip game worked together at their tables to identify a vision



and guiding principles for a long-term, livable township. Ideas could address anything that had to do with growth or conservation in the planning area. Written statements on the work maps, provided by participants, were used by the project team to identify general themes important for preparing the alternative development scenarios. A brief summary of guiding principles important to the scenario planning initiative follows:

Promote Unique Activity Centers

Encourage the development of unique activity centers that include a mix of uses and activities located close together, providing people with new options for places to live, work, shop, and participate in civic life. Centers should vary in scale, use, and intensity depending on location

and context. Activity centers are represented by a hierarchy of walkable neighborhoods with complementary commercial uses, mixed-use activity centers, and an identifiable town center, all of which reflect the unique character of Peters Township. The presence of activity centers should further the economic vitality and sustainability of the township, while also promoting social interaction and community building.

Emphasize Housing Choice & Diversity

Provide a greater range of housing choices to enable a diversity of people at all stages of life to enjoy Peters Township, including young adults, families, empty nesters, retirees, seniors, and people of different income levels. Housing opportunities should include small homes on

small lots, multi-family housing, and live-work units, in addition to large, single family homes prevalent in the area. A more diversified housing strategy will promote housing choice and a more livable community.

Stay Forever Green

Promote and preserve natural areas of Peters Township, including ponds, woods, trails, working farms, and parks. Strive to create an interconnected network of green space that conserves critical natural areas, supports working farms, provides recreational linkages, protects water quality and quantity, and contributes to the identity and sense of place within the community. If properties develop, create usable open spaces that contribute to the overall character and experience of the community.

Build Township Character & Identity

Coordinate building architecture, site design, and streetscape improvements in the planning area to reinforce a distinct brand or image unique to Peters Township. First priority should be to connect, re-purpose, or re-use existing retail and employment centers that promote economic development and increase the quantity and quality of public spaces and community gathering areas throughout the township.

Increase Transportation Choice & Walkability

Provide a safe, reliable transportation system that balances all modes of transportation, including walking, biking, transit, and cars. Consider land use and infrastructure together, promoting street connectivity and complete streets that emphasize the quality and character of both the thoroughfare and adjoining development. Concentrate on both destination-based as well as recreational trips, promoting active living for all ages, with special attention given to the mobility of children and seniors.

Enhance the Municipal Advantage

Promote a healthy and sustainable business environment by building a community that is attractive to employers and their workers. Continue to promote Peters Township and build a competitive advantage to attract knowledge-based businesses to the area. Investment and recruitment initiatives should realize “triple bottom-line” benefits for Township residents by seeking to improve the tax base, promote economic vitality for local shops and businesses, and increase access to employment opportunities in the area.

Excel in Education & Township Services

Continue to advance quality-of-life for all residents of Peters Township by maintaining and expanding education and township services, while ensuring that elected officials are good stewards of Township finances. This includes a strong partnership with the Peters Township School District to support their high quality programming and academic achievement, while continuing to earn strong community support.

FOUR DEVELOPMENT SCENARIOS

The project team prepared alternative development scenarios (based on input from community members) for Peters Township emphasizing one or more guiding principles summarized in the previous section. Each scenario was different enough to pose real choices for how the township could develop under one or more planning initiatives. The four development scenarios include:

- Trend Development
- Citizen Scenario
- Forever Green
- Hybrid Development

A brief summary of each scenarios follows.

Trend Development

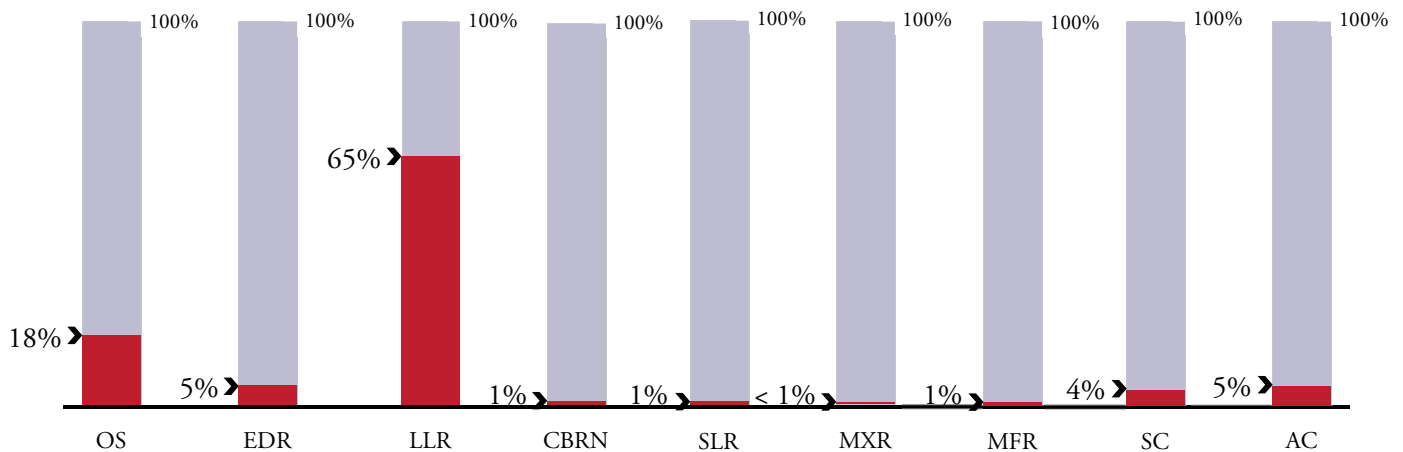
The trend development scenario considered how the township might build-out if a decentralized pattern of growth was to continue. No input was necessary to develop this scenario. The model assumed all undeveloped and underdeveloped land would build-out according to current zoning regulations. Place types and locations assigned in the scenario followed closely the existing zoning map and ordinances. Committed development projects in the township were assumed to build-out under the scenario.

As currently zoned, most land would develop as large-lot, single-family detached neighborhoods. Strip commercial development would remain concentrated along the

Washington Road and Valley Brook Road Corridors. Route 19 and McMurray Town Center would remain of a similar character as exists today. Nearly all residents would continue to leave the township for employment opportunities. Existing farms would be developed as low-density residential neighborhoods for the scenario.

Common features of the development scenario include: single-use, low-density development patterns; significant loss of woodlands or other natural areas to development; nearly uniform housing choice for new residents; low-scale, auto-oriented buildings and parking lots; outward expansion of public utilities; and transportation investments that favor automobile travel.

General Land Use Profile:



Notes:

OS (Open Space) = Parks & Open Space & Working Farm

EDR = Estate Density Residential

LLR = Large-Lot Residential, Single-Home Site & Large-Lot Residential Neighborhood

CBRN = Conservation-Based Neighborhood

SLR = Small-Lot Residential Neighborhood

MXR = Mixed-Density Residential Neighborhood

MFR = Multifamily Residential Neighborhood

SC (Suburban Centers) = Neighborhood Commercial Center, Suburban Strip Commercial, Suburban Office Center & Light Industrial

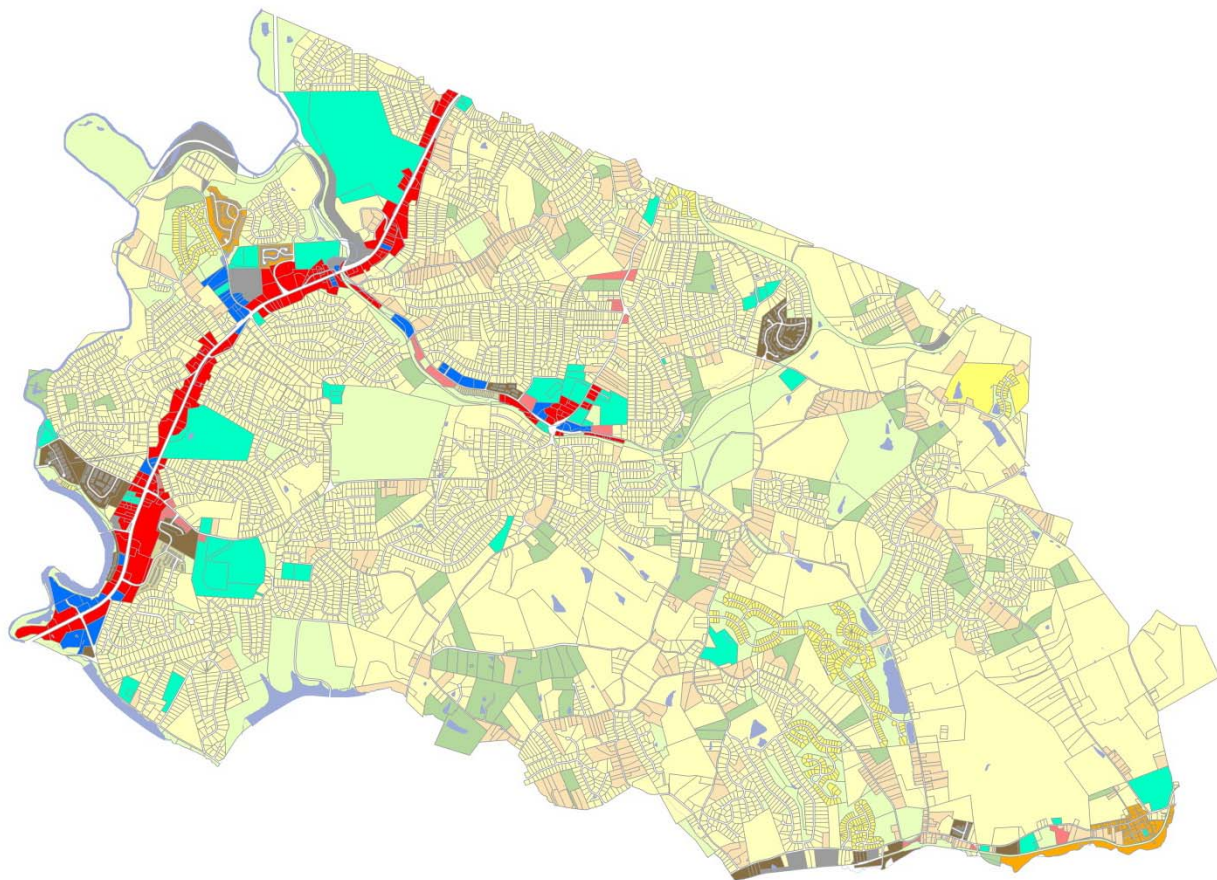
AC (Activity Centers) = Office / Research Center, Civic & Institutional Facilities, Neighborhood Mixed-Use Center & Mixed-Use Activity Center

Growth Forecast

Population (current)	21,213
Population (build-out)	34,399
Employees (current)	7,695
Employees (build-out)	10,199

Build-Out Characteristics

Single-Family Dwelling Units	11,601
Multifamily Dwelling Units	738
Industrial Building Square Feet	295,585
Office Building Square Feet	917,789
Retail Building Square Feet	2,446,131
Acres Held in Parks & Open Space	2,160



Legend

● Parks & Open Space	● Small-Lot Residential Neighborhood	● Office / Research Center
● Working Farm	● Mixed-Density Residential	● Light Industrial
● Estate Density Residential	● Multifamily Residential	● Civic & Institutional
● Large-Lot Residential, Single Site	● Neighborhood Commercial Center	● Mixed-Use Neighborhood
● Large-Lot Residential Neighborhood	● Strip Commercial Center	● Mixed-Use Activity Center
● Conservation-Based Neighborhood	● Suburban Office Center	

Citizen Scenario

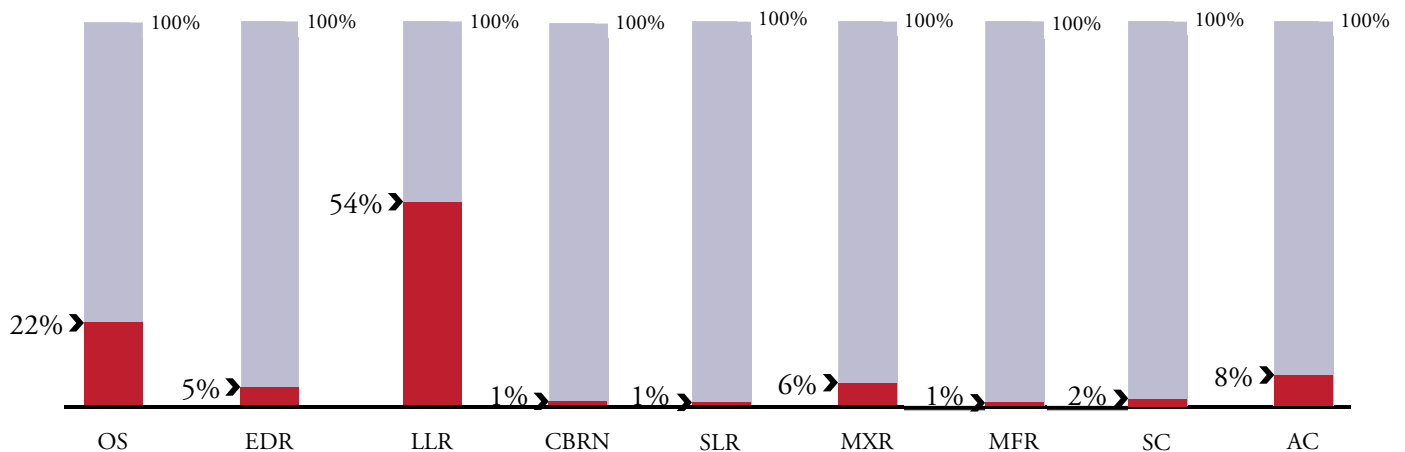
The citizen development scenario considered how the township might build-out if development was influenced strictly by the thoughts and opinions captured during the development chip game activities held on day two of the scenario planning workshop. Place types and locations assigned in the scenario followed closely the general development framework map (derived from the eleven citizen work maps) presented on day three of the scenario planning workshop. Committed development projects in the township were assumed to build-out under the scenario.

More dense development in the scenario would focus in five activity centers: the town center; mixed-use activity centers near the intersections of Washington Road and Valley Brook Road, Washington Road and McMurray Road, and Bebout Road and Venetia Road; or a new regional employment center envisioned near the intersection of Washington Road and Waterdam Road. Supporting growth areas

identified on the general development framework map would support several new mixed-density residential neighborhoods (i.e., single-family and multifamily homes in the same development). All remaining areas in the township would support large-lot, single-family detached neighborhoods similar to the trend development scenario.

Common features of the development scenario include: a combination of mixed-use activity centers and single-use, low-density development patterns; significant loss of woodlands, farms, or other natural areas; housing choices for new residents; walkable neighborhoods and commercial centers in the activity centers; public space provided for community events; auto-oriented buildings and parking lots outside the activity centers; outward expansion of public utilities; and transportation investments that favor automobile, pedestrian, and bicycle travel.

General Land Use Profile:



Notes:

OS (Open Space) = Parks & Open Space & Working Farm

EDR = Estate Density Residential

LLR = Large-Lot Residential, Single-Home Site & Large-Lot Residential Neighborhood

CBRN= Conservation-Based Neighborhood

SC (Suburban Centers) = Neighborhood Commercial Center, Suburban Strip Commercial, Suburban Office Center & Light Industrial

AC (Activity Centers) = Office / Research Center, Civic & Institutional Facilities, Neighborhood Mixed-Use Center & Mixed-Use Activity Center

SLR= Small-Lot Residential Neighborhood

MXR = Mixed-Density Residential Neighborhood

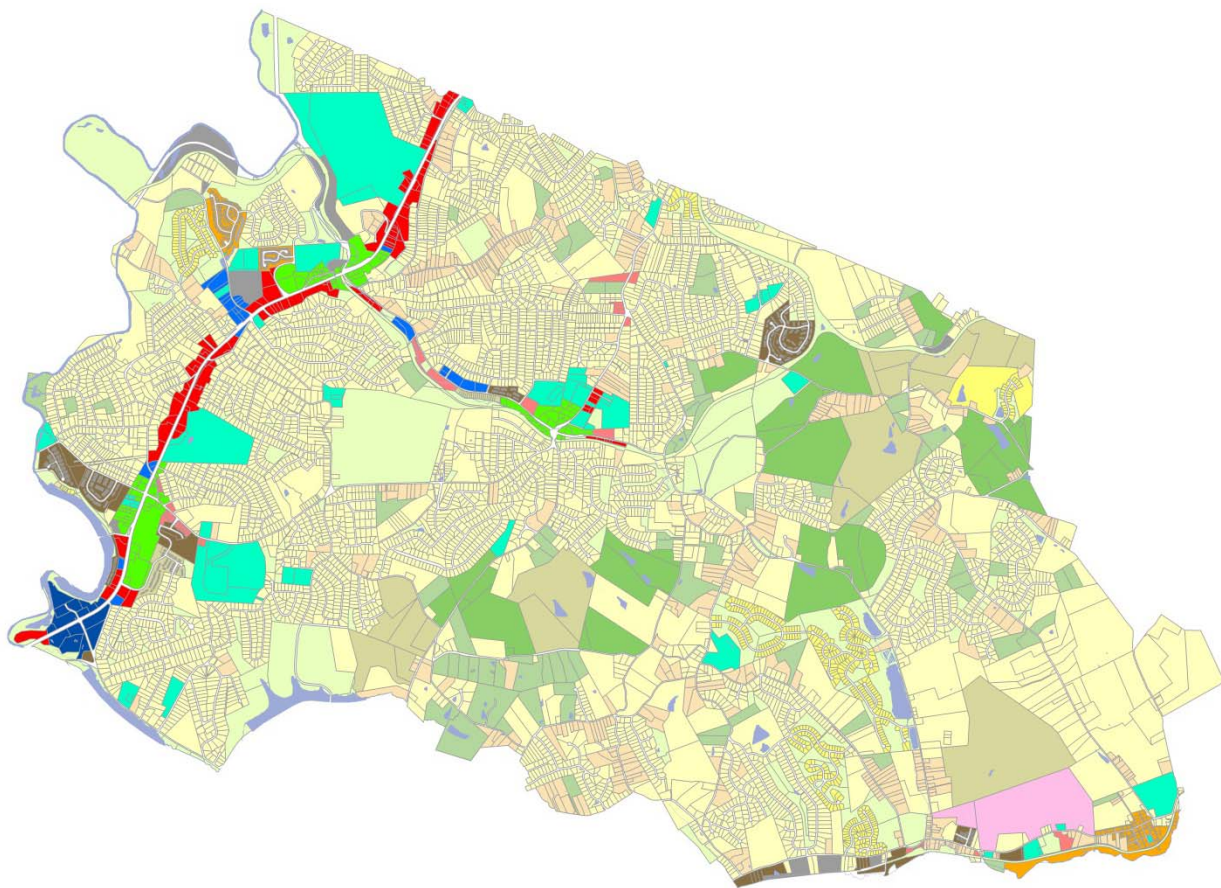
MFR = Multifamily Residential Neighborhood

Growth Forecast

Population (current)	21,213
Population (build-out)	39,572
Employees (current)	7,695
Employees (build-out)	16,169

Build-Out Characteristics

Single-Family Dwelling Units	11,649
Multifamily Dwelling Units	2,898
Industrial Building Square Feet	295,585
Office Building Square Feet	1,818,998
Retail Building Square Feet	3,471,521
Acres Held in Parks & Open Space	1,941



Legend

- | | | |
|---|---|--|
| ● Parks & Open Space | ● Small-Lot Residential Neighborhood | ● Office / Research Center |
| ● Working Farm | ● Mixed-Density Residential | ● Light Industrial |
| ● Estate Density Residential | ● Multifamily Residential | ● Civic & Institutional |
| ● Large-Lot Residential, Single Site | ● Neighborhood Commercial Center | ● Mixed-Use Neighborhood |
| ● Large-Lot Residential Neighborhood | ● Strip Commercial Center | ● Mixed-Use Activity Center |
| ● Conservation-Based Neighborhood | ● Suburban Office Center | |

Forever Green

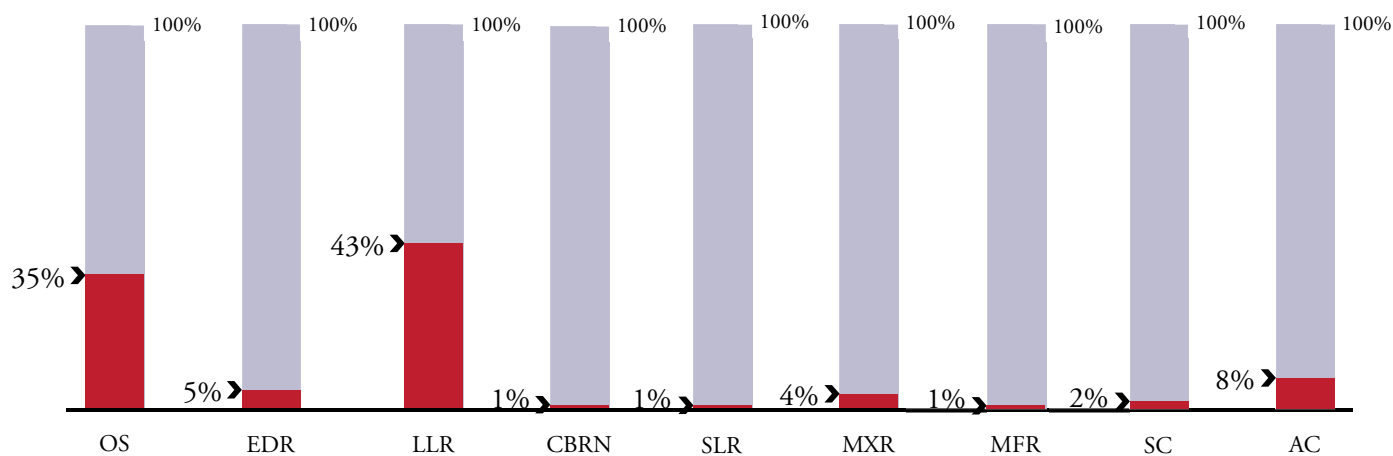
The forever green development scenario considered how the township might build-out if future development was directed into existing centers and corridors; preserving woodlands, natural areas, and the overall rural character in most of the township. Place types and locations assigned in the scenario followed closely the general development framework map (derived from the eleven citizen work maps) presented on day three of the scenario planning workshop. Committed development projects in the township were assumed to build-out under the scenario.

Most new development was focused into five identified activity centers: the town center; mixed-use activity centers near the intersections of Washington Road and Valley Brook Road, Washington Road and McMurray Road, and Bebout Road and Venetia Road; or a new

regional employment center envisioned near the intersection of Washington Road and Waterdam Road. Supporting growth areas identified on the general development framework map would support several new mixed-density residential neighborhoods (i.e., single-family and multifamily homes in the same development). All remaining areas in the township were converted to permanent open space to test the concept of forever green.

Common features of the development scenario include: concentrated, mixed-use activity centers; preserved woodlands, farms, or other natural areas; housing choices for new residents; walkable neighborhoods and commercial centers; public space provided for community events; outward expansion of public utilities; and transportation investments that favor automobile, pedestrian, and bicycle travel.

General Land Use Profile:



Notes:

OS (Open Space) = Parks & Open Space & Working Farm

EDR = Estate Density Residential

LLR = Large-Lot Residential, Single-Home Site & Large-Lot Residential Neighborhood

CBRN = Conservation-Based Neighborhood

SLR = Small-Lot Residential Neighborhood

MXR = Mixed-Density Residential Neighborhood

MFR = Multifamily Residential Neighborhood

SC (Suburban Centers) = Neighborhood Commercial Center, Suburban Strip Commercial, Suburban Office Center & Light Industrial

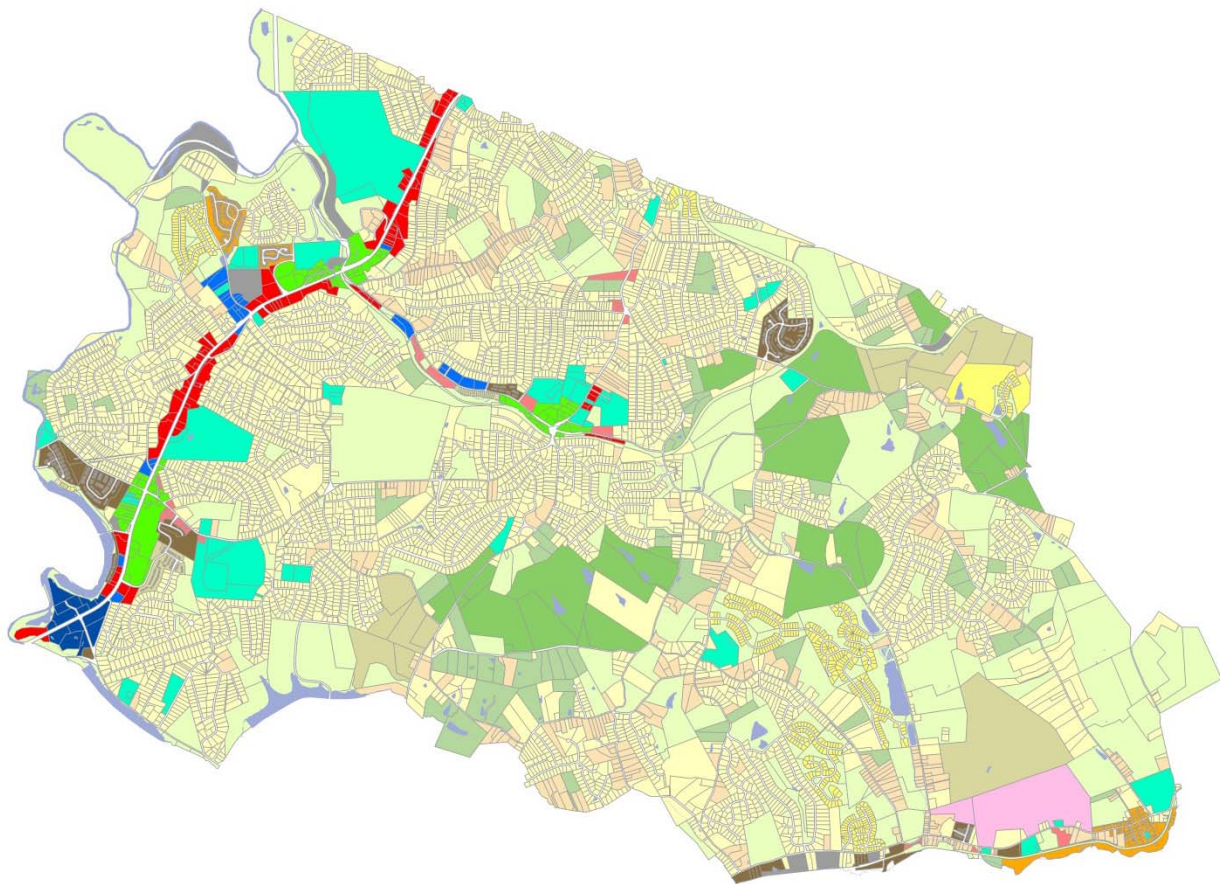
AC (Activity Centers) = Office / Research Center, Civic & Institutional Facilities, Neighborhood Mixed-Use Center & Mixed-Use Activity Center

Growth Forecast

Population (current)	21,213
Population (build-out)	32,355
Employees (current)	7,695
Employees (build-out)	16,169

Build-Out Characteristics

Single-Family Dwelling Units	9,590
Multifamily Dwelling Units	2,372
Industrial Building Square Feet	295,585
Office Building Square Feet	1,818,998
Retail Building Square Feet	3,471,521
Acres Held in Parks & Open Space	3,273



Legend

● Parks & Open Space	● Small-Lot Residential Neighborhood	● Office / Research Center
● Working Farm	● Mixed-Density Residential	● Light Industrial
● Estate Density Residential	● Multifamily Residential	● Civic & Institutional
● Large-Lot Residential, Single Site	● Neighborhood Commercial Center	● Mixed-Use Neighborhood
● Large-Lot Residential Neighborhood	● Strip Commercial Center	● Mixed-Use Activity Center
● Conservation-Based Neighborhood	● Suburban Office Center	

Hybrid Development

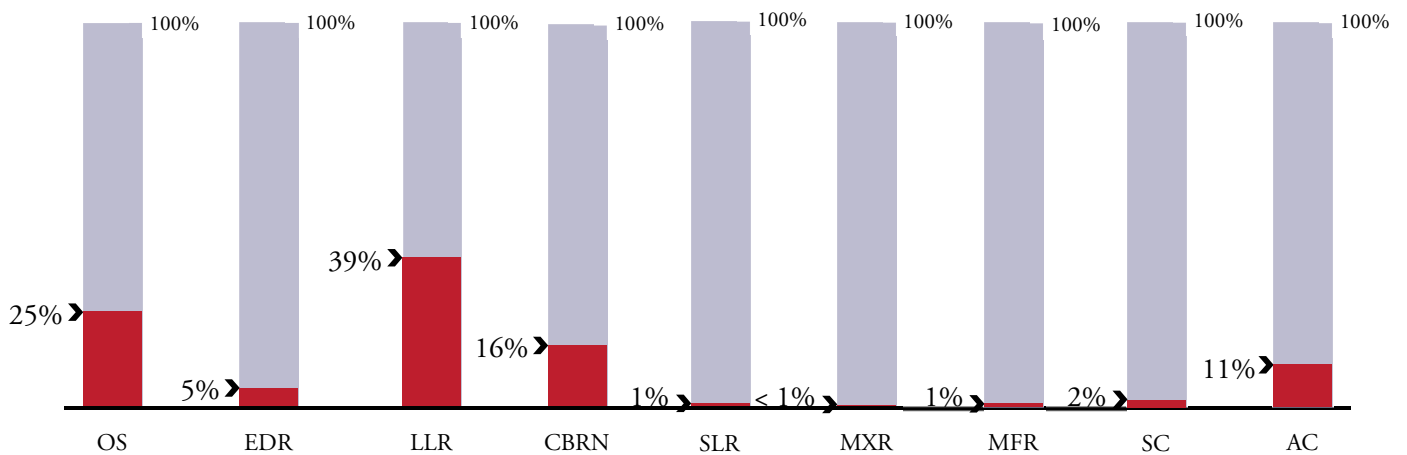
A hybrid development scenario was created by Township staff and the consultant team to consider how the township might build-out using one or more key features from each of the three previous development scenarios. Place types and locations assigned in the scenario followed closely the general development framework map presented on day three of the scenario planning workshop. Committed development projects in the township were assumed to build-out under the scenario.

More dense development in the scenario would focus in five activity centers: the town center; mixed-use activity centers near the intersections of Washington Road and Valley Brook Road, Washington Road and McMurray Road, and Bebout Road and Venetia Road; or a new regional employment center envisioned near the intersection of Washington Road and Waterdam Road. Supporting growth areas identified on the general development

framework map would support several new mixed-use neighborhoods or mixed-density residential neighborhoods (i.e., single-family and multifamily homes in the same development). All remaining areas in the township would support conservation-based neighborhoods (requiring at least 40% of the development area is preserved as open space) to maintain a green element in the landscape.

Common features of the development scenario include: concentrated, mixed-use activity centers; preserved woodlands or other natural areas as part of new conservation-based neighborhoods; loss of working farms to new development; housing choices for new/existing residents; walkable neighborhoods and commercial centers; public space provided for community events; outward expansion of public utilities; and transportation investments that favor automobile, pedestrian, and bicycle travel.

General Land Use Profile:



Notes:

OS (Open Space) = Parks & Open Space & Working Farm

EDR = Estate Density Residential

LLR = Large-Lot Residential, Single-Home Site & Large-Lot Residential Neighborhood

CBRN= Conservation-Based Neighborhood

SC (Suburban Centers) = Neighborhood Commercial Center, Suburban Strip Commercial, Suburban Office Center & Light Industrial

AC (Activity Centers) = Office / Research Center, Civic & Institutional Facilities, Neighborhood Mixed-Use Center & Mixed-Use Activity Center

SLR= Small-Lot Residential Neighborhood

MXR = Mixed-Density Residential Neighborhood

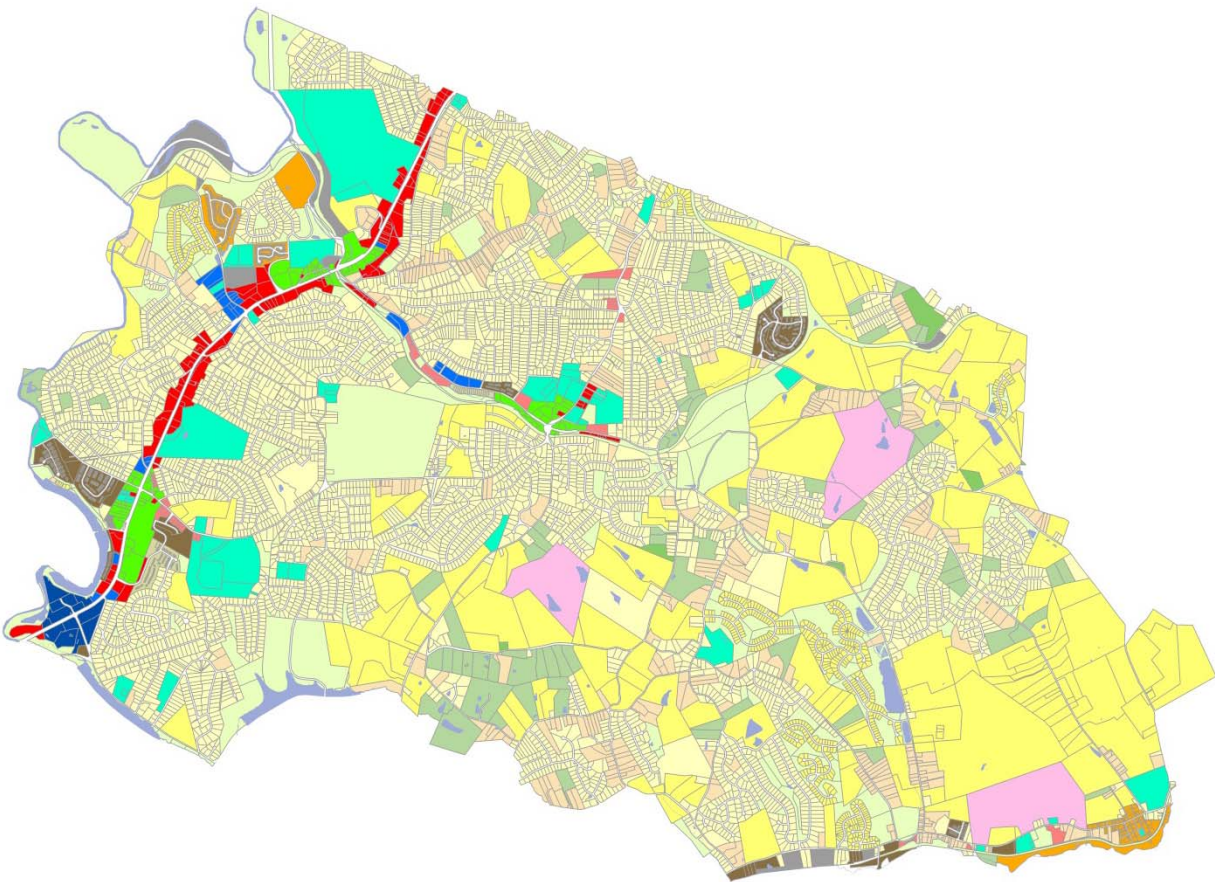
MFR = Multifamily Residential Neighborhood

Growth Forecast

Population (current)	21,213
Population (build-out)	36,635
Employees (current)	7,695
Employees (build-out)	12,154

Build-Out Characteristics

Single-Family Dwelling Units	11,913
Multifamily Dwelling Units	1,308
Industrial Building Square Feet	268,295
Office Building Square Feet	1,112,372
Retail Building Square Feet	2,956,342
Acres Held in Parks & Open Space	2,995



Legend

● Parks & Open Space	● Small-Lot Residential Neighborhood	● Office / Research Center
● Working Farm	● Mixed-Density Residential	● Light Industrial
● Estate Density Residential	● Multifamily Residential	● Civic & Institutional
● Large-Lot Residential, Single Site	● Neighborhood Commercial Center	● Mixed-Use Neighborhood
● Large-Lot Residential Neighborhood	● Strip Commercial Center	● Mixed-Use Activity Center
● Conservation-Based Neighborhood	● Suburban Office Center	

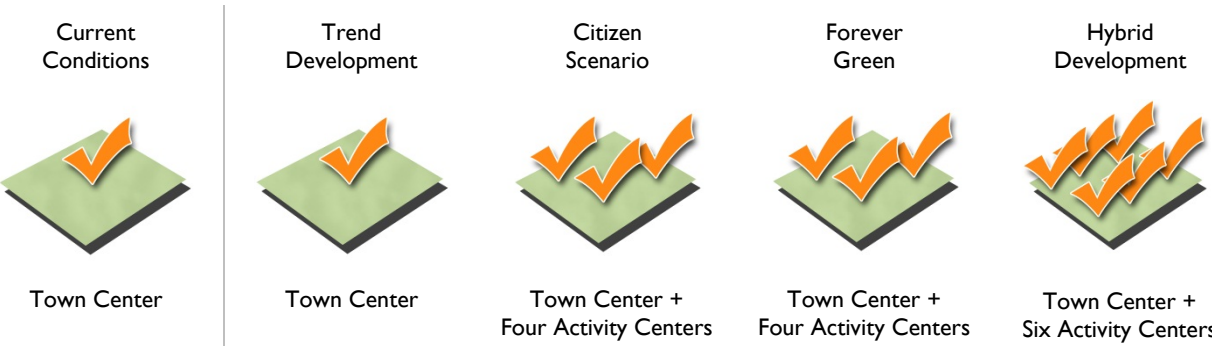
DEVELOPMENT SCENARIO REPORT CARD

Eighteen performance measures were used to evaluate the four development scenarios. Results are reported under the seven guiding principles identified for the scenario planning initiative.

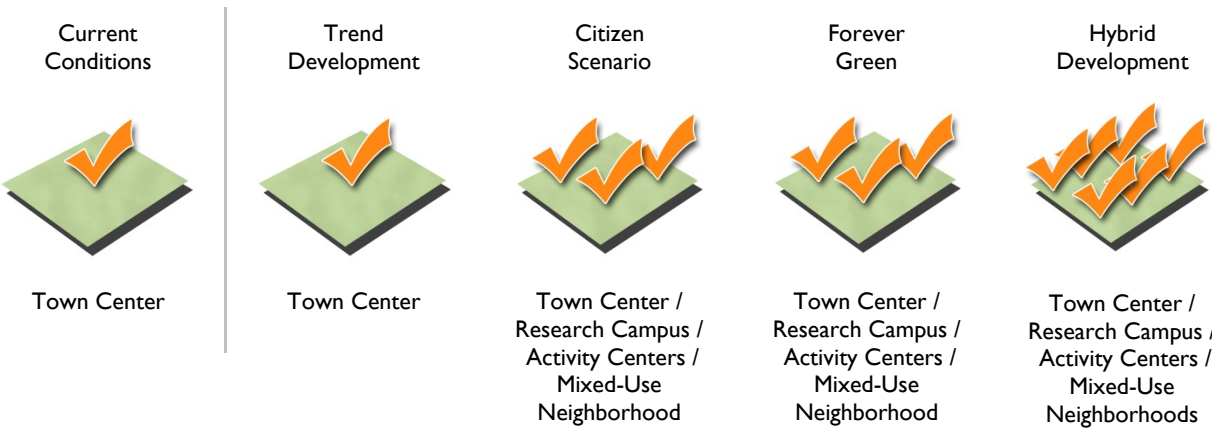
Promote Unique Activity Centers

Encourage the development of unique activity centers that include a mix of uses and activities located close together, providing people with new options for places to live, work, shop, and participate in civic life. Performance measures used to evaluate the development scenarios against the guiding principle include: number of place based centers in the township and the hierarchy of activity centers in the township.

Number of Place-Based Centers in the Township



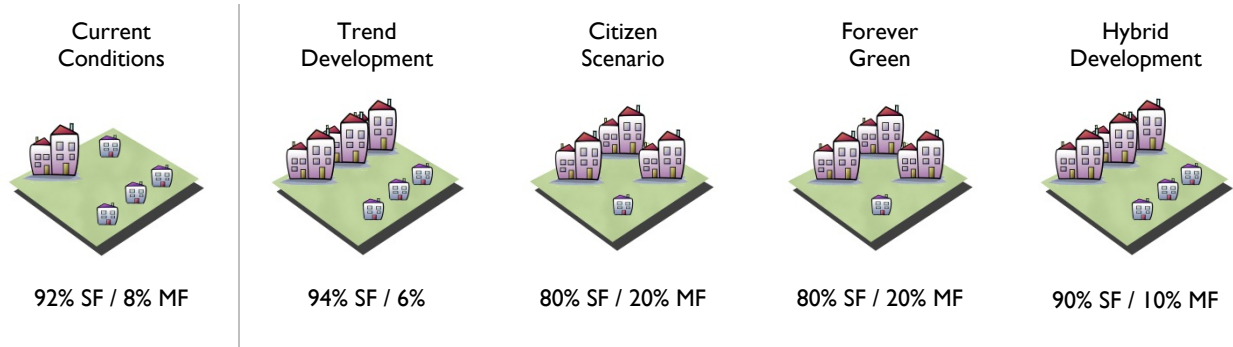
Hierarchy of Activity Centers in the Township



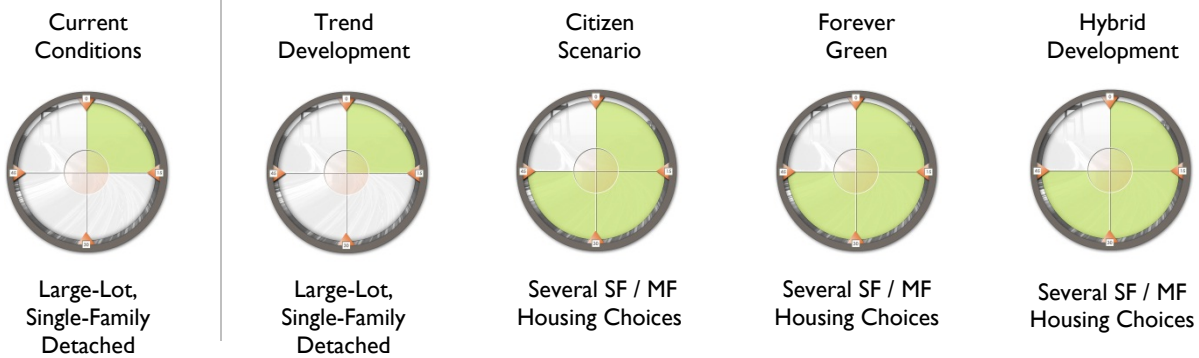
Emphasize Housing Choice & Diversity

Provide a greater range of housing choices to enable a diversity of people at all stages of life to enjoy Peters Township, including young adults, families, empty nesters, retirees, seniors, and people of different income levels. Performance measures used to evaluate the development scenarios against the guiding principle include: general housing mix and housing choices in the township.

General Housing Mix



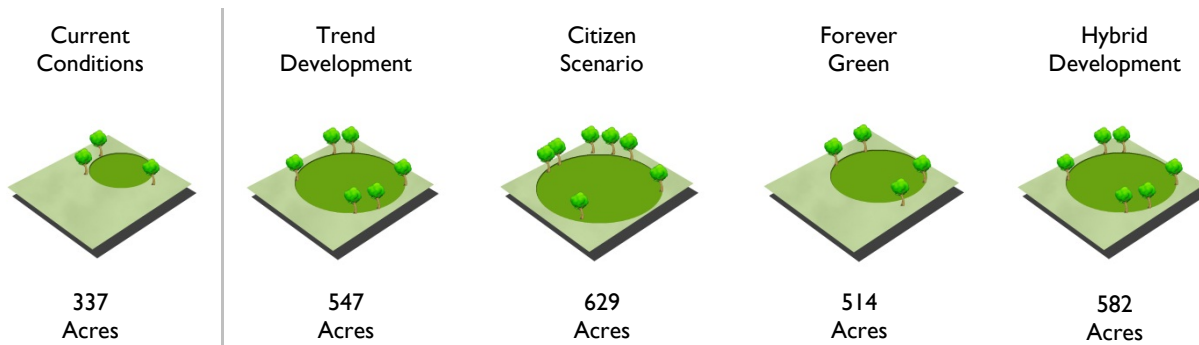
Housing Choices



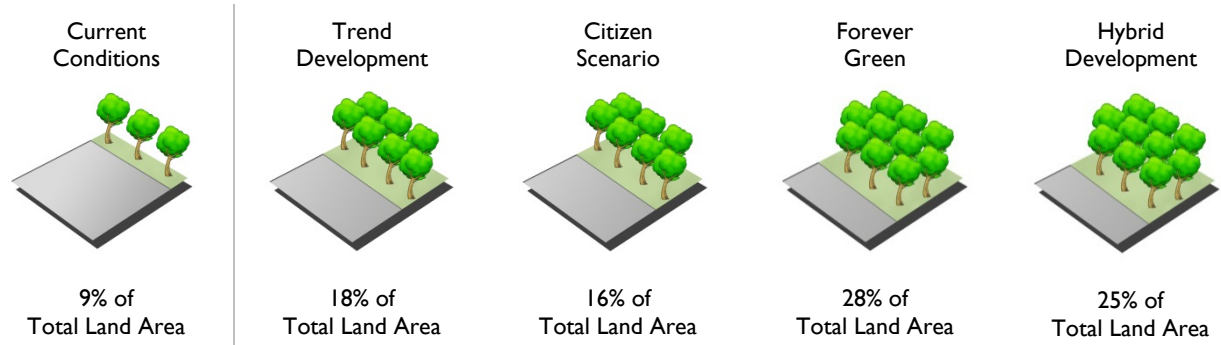
Stay Forever Green

Promote and preserve natural areas of Peters Township, including ponds, woods, trails, working farms, and parks. Strive to create an interconnected network of green space that conserves critical natural areas, supports working farms, provides recreational linkages, protects water quality and quantity, and contributes to the identity and sense of place within the community. Performance measures used to evaluate the development scenarios against the guiding principle include: demand for parkland, land preserved as open space, working farms lost to new development, and maintain rural character.

Demand for Parkland



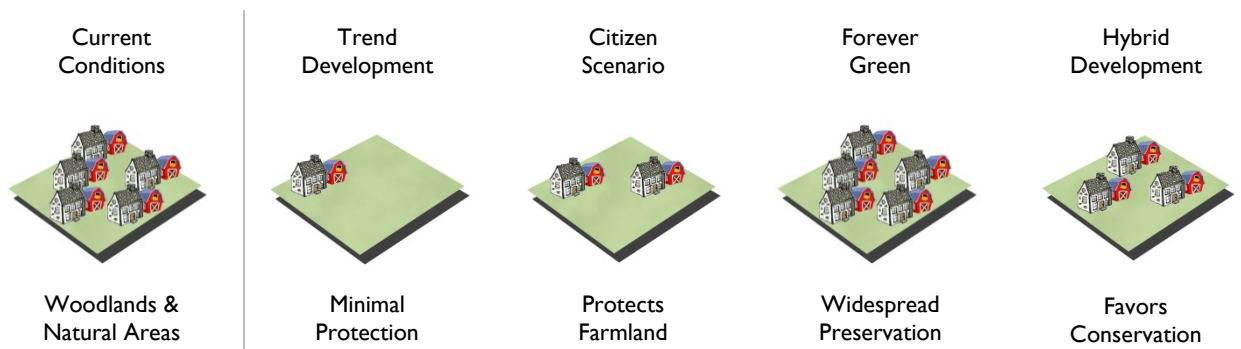
Land Preserved as Open Space



Working Farms Lost to New Development



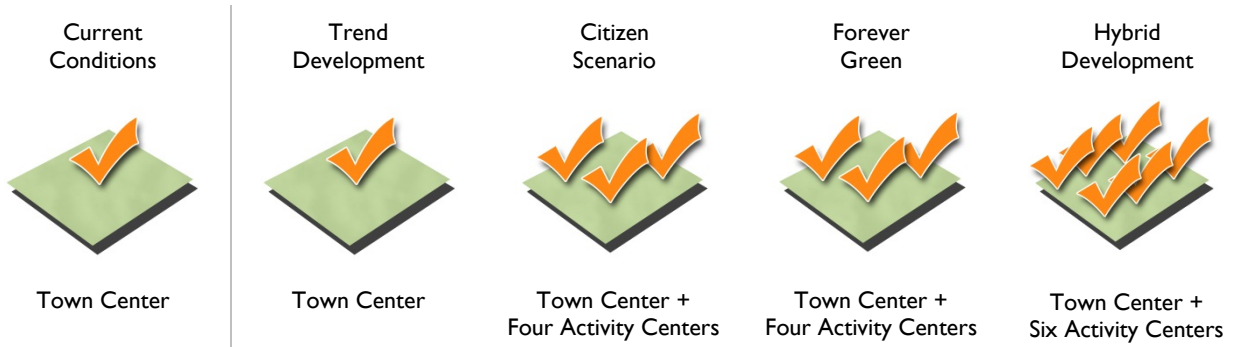
Maintain Rural Character



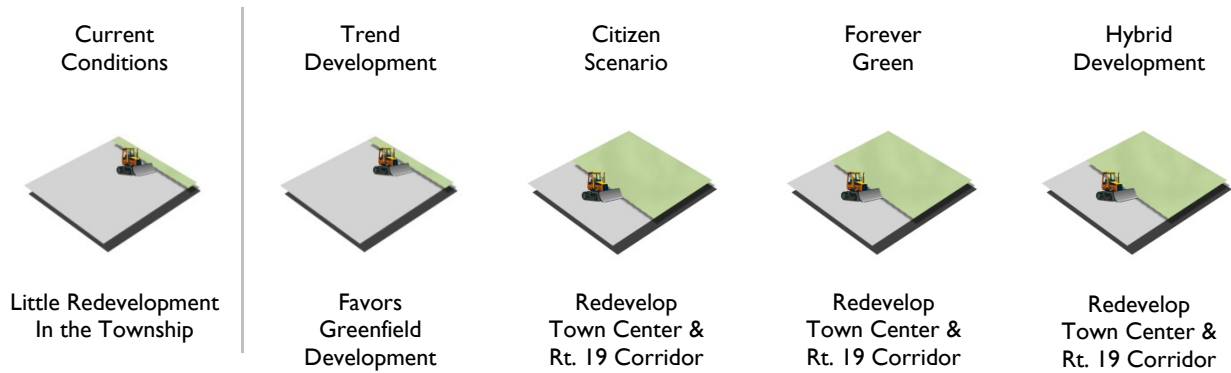
Build Township Character & Identity

Coordinate building architecture, site design, and streetscape improvements in the planning area to reinforce a distinct brand or image unique to Peters Township. Performance measures used to evaluate the development scenarios against the guiding principle include: number of place-based centers in the township and emphasis on redevelopment.

Number of Place-Based Centers in the Township



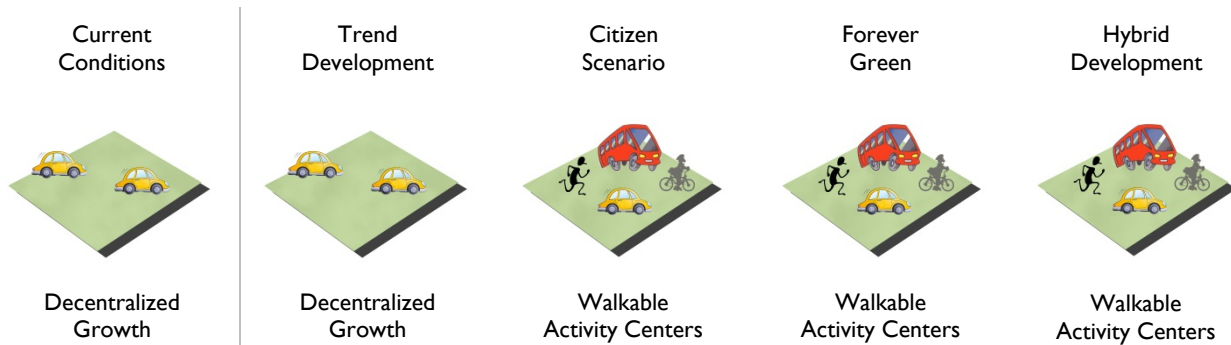
Emphasis on Redevelopment



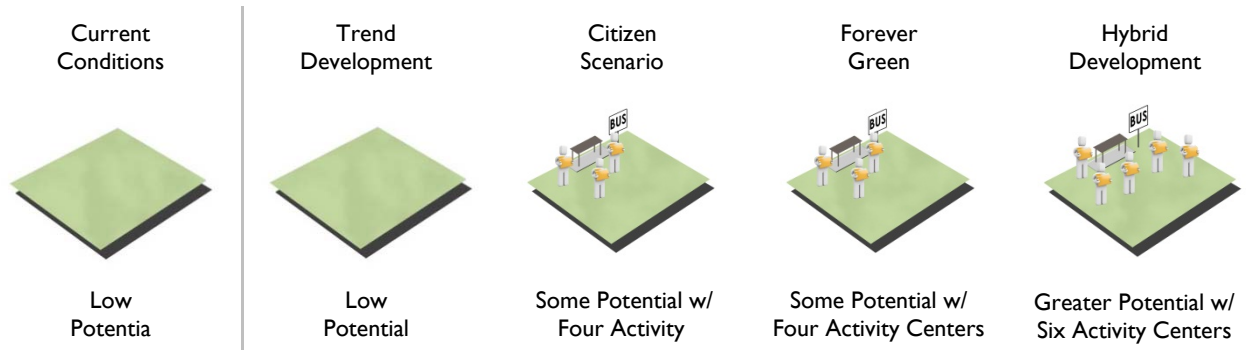
Increase Transportation Choice & Walkability

Provide a safe, reliable transportation system that balances all modes of transportation, including walking, biking, transit, and cars. Performance measures used to evaluate the development scenarios against the guiding principle include: travel mode choice and transit concentration.

Travel Mode Choice



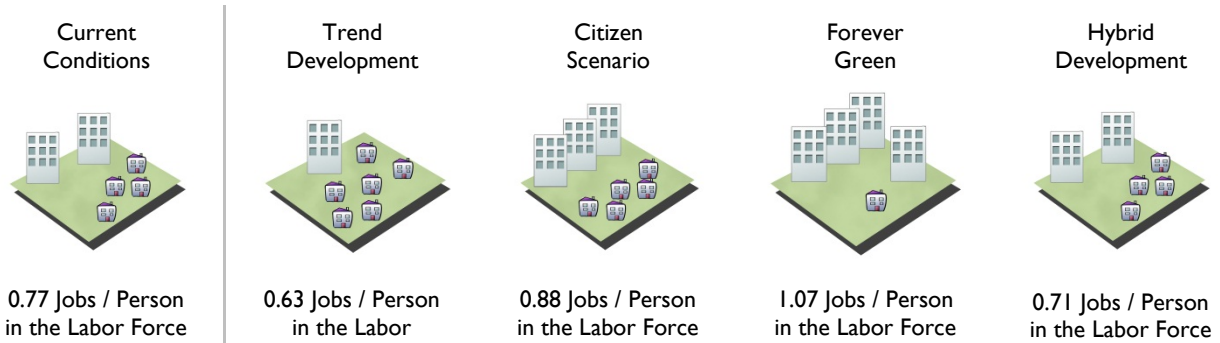
Transit Concentration



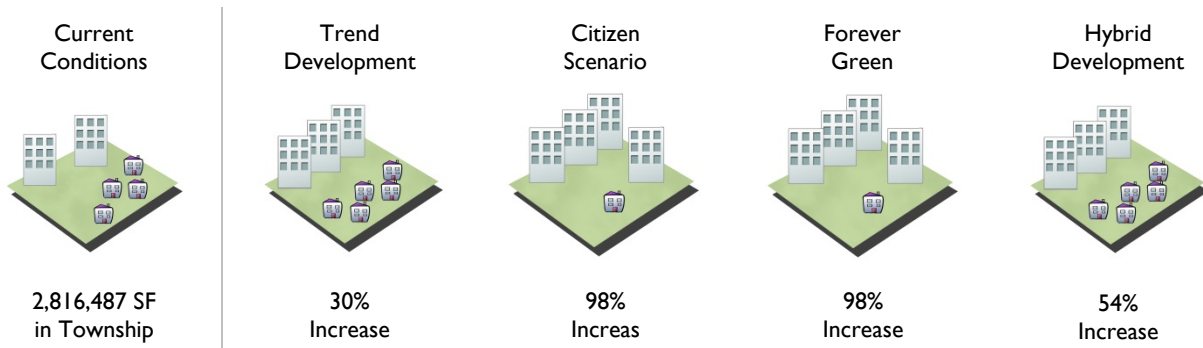
Enhance the Municipal Advantage

Promote a healthy and sustainable business environment by building a community that is attractive to employers and their workers. Performance measures used to evaluate the development scenarios against the guiding principle include: jobs-housing balance, nearby work / shopping options, and number of place-based centers in the township.

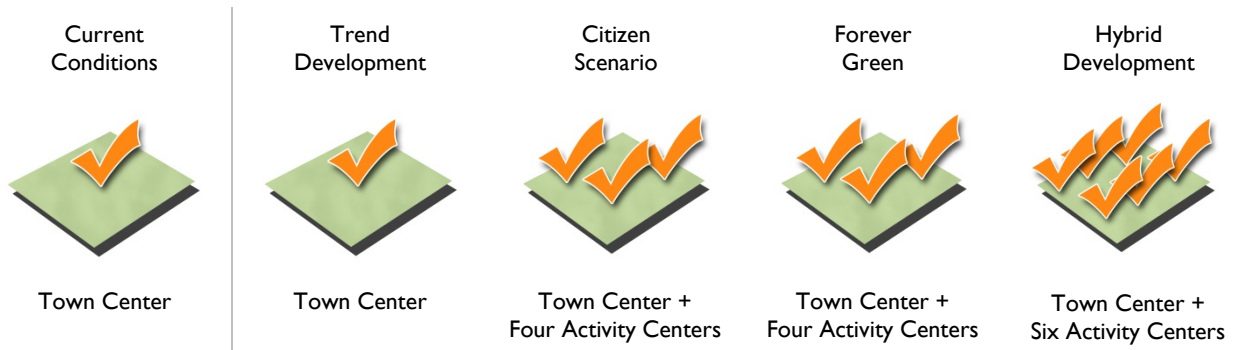
Jobs-Housing Balance



Nearby Work / Shopping Options



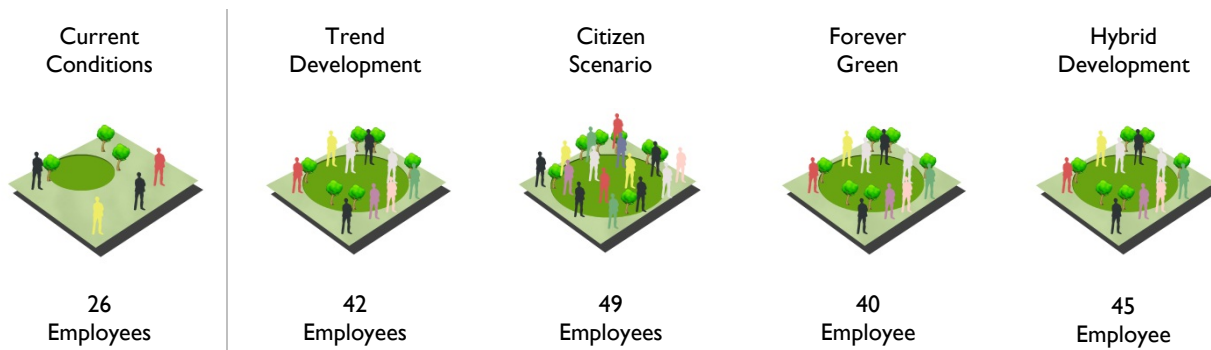
Number of Place-Based Centers in the Township



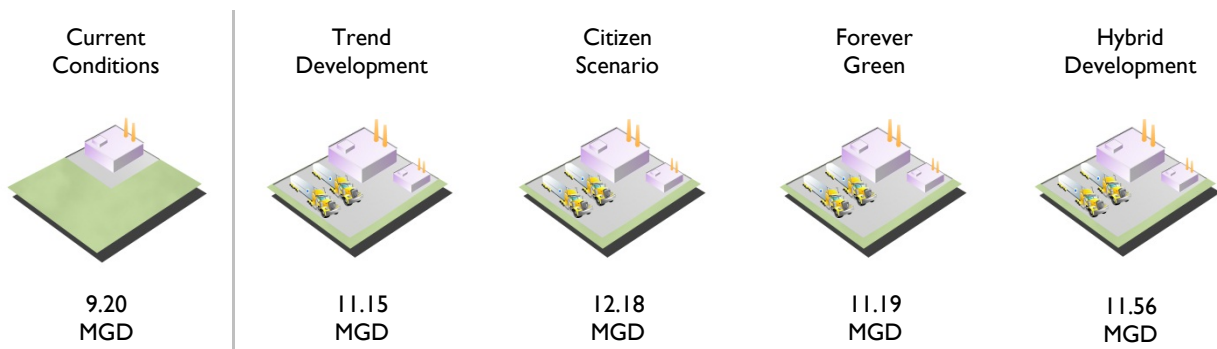
Excel in Education & Township Services

Continue to advance quality-of-life for all residents of Peters Township by maintaining and expanding education and township services, while ensuring that elected officials are good stewards of Township finances. Performance measures used to evaluate the development scenarios against this guiding principle include: demand for police protection, demand for sewer service, new student demand, and net annual operating revenue.

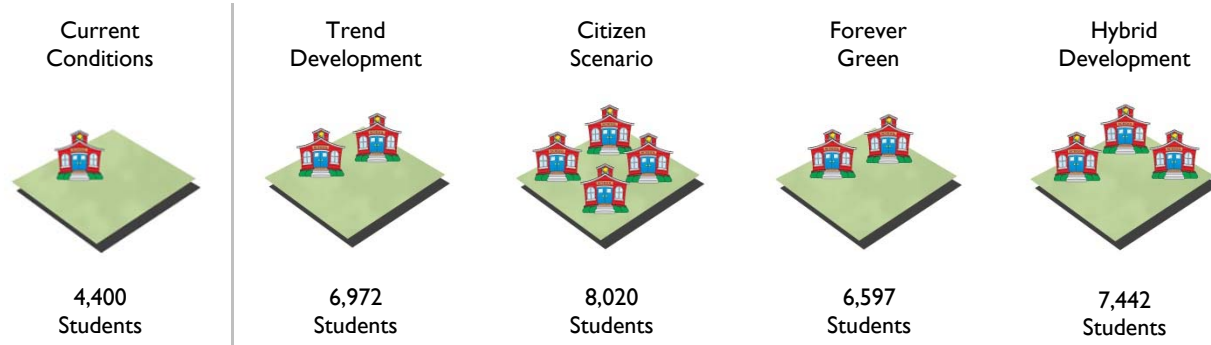
Demand for Police Protection



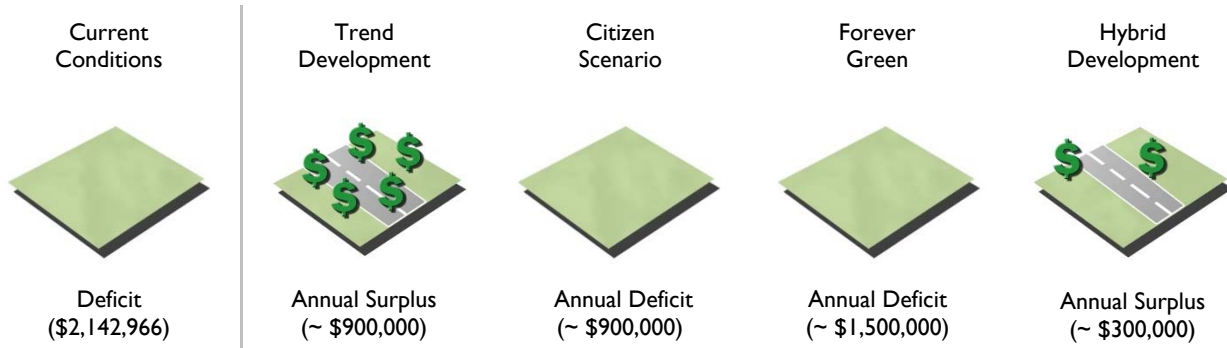
Demand for Sewer Service



New Student Demand



Net Annual Operating Revenue



Summary Matrix

The development scenario report card summary matrix presented below compares all of the performance measures side-by-side to evaluate the four alternative development scenarios. Based on the information presented in the table, the Forever Green Development Scenario best satisfies the guiding principles stated for the scenario planning initiative; followed in order by the Hybrid Development, Citizen Scenario and Trend Development Scenarios.

	Trend Development	Citizens Scenario	Forever Green	Hybrid Development
PROMOTE UNIQUE ACTIVITY CENTERS				
Number of Place-Based Centers in the Township	○	◐	◐	●
Hierarchy of Activity Centers in the Township	○	◐	◐	●
EMPHASIZE HOUSING CHOICE & DIVERSITY				
General Housing Mix	○	●	●	◐
Housing Choices	○	●	●	●
STAY FOREVER GREEN				
Demand for Parkland	◐	○	◐	◐
Land Preserved as Open Space	◐	◐	●	◐
Working Farms Lost to New Development	○	◐	●	○
Maintain Rural Character	○	◐	●	◐
BUILD TOWNSHIP CHARACTER & IDENTITY				
Number of Place-Based Centers in the Township	○	◐	◐	●
Emphasis on Redevelopment	○	◐	●	◐
INCREASE TRANSPORTATION CHOICE & WALKABILITY				
Travel Mode Choice	○	◐	◐	◐
Transit Concentration	○	◐	◐	◐
ENHANCE THE MUNICIPAL ADVANTAGE				
Jobs-Housing Balance	○	◐	●	○
Nearby Walking / Shopping Options	◐	●	●	◐
Number of Place-Based Centers in the Township	○	◐	◐	●
EXCEL IN EDUCATION & TOWNSHIP SERVICES				
Demand for Police Protection	◐	○	◐	◐
Demand for Sewer Service	◐	◐	◐	◐
New Student Demand	◐	○	◐	◐
Net Annual Operating Revenue	●	○	○	◐
COMPOSITE GRADE (ASSUMING EQUAL WEIGHTING FOR ALL VARIABLES)				

● = Most satisfies the performance measure

◐ = Somewhat satisfies the performance measure

◐ = Generally satisfies the performance measure

○ = Least satisfies the performance measure

MOVING FORWARD

Comparison of the alternative development scenarios confirms that land use patterns and development intensities have a significant impact on quality-of-life, community character, community cohesiveness, economic vitality, financial stability, and efficient use of public facilities and services. This information should be shared with stakeholders in the planning process for updating the comprehensive plan to understand how each scenario resonates with citizens of Peters Township.

Comments from the outreach activities should be shared with the Comprehensive Plan Steering Committee as they worked to develop the future land use map to include in the document.

Ultimately, the preferred scenario may be one of the scenarios presented in this document, or a combination of ideas from two or more scenarios in a new hybrid development scenario.

Please check the website often for *Plan Peters 2022: Our Community, Our Future* to stay involved in the planning process (www.planpeters.com). On the website, you will find a complete overview of the project, supporting maps and documents, summary of previous public outreach activities, and discussion items, ideas, and perspectives presented by fellow community members. Further questions about the *Peters Township Comprehensive Plan* should be directed to staff at the Peters Township Planning Department. Mr. Grant Shiring may be contacted at LandUsePlanner@peterstownship.com or 724-942-5005 for more information.

Continuing the Discussion:

There is a lot to think about when developing the future land use map for the Peters Township Comprehensive Plan. Plan participants should ask tough questions about the scenarios and their key assumptions before moving forward; including:

- How does the community prioritize the guiding principles presented in this document for evaluating the four development scenarios?
- How will changing demographics, consumer needs, economic conditions, market trends, or other factors impact preferred development patterns and intensities in the township?
- Commercial development relies on rooftops to survive. Is the community ready for the number of dwelling units and/or residential densities required to support commercial growth in the eastern portion of the township?
- What action(s) is the Township willing to take to preserve open space throughout the community? What about situations when high-quality open space is on private property?
- How does the Township use building architecture or site development guidelines to ensure higher density development = higher-quality development?
- How does the Township best coordinate with outside service providers (e.g., water service providers or PennDOT) to ensure infrastructure is in place to support the preferred development pattern?

Patience would be needed for some recommendations presented in the scenarios as it could be 20 or 30 years before they were fully realized. The important thing is that decisions made to prepare the future land use map stand the test of time, and reflect a strong will in the community to see it through.

