

AGENDA

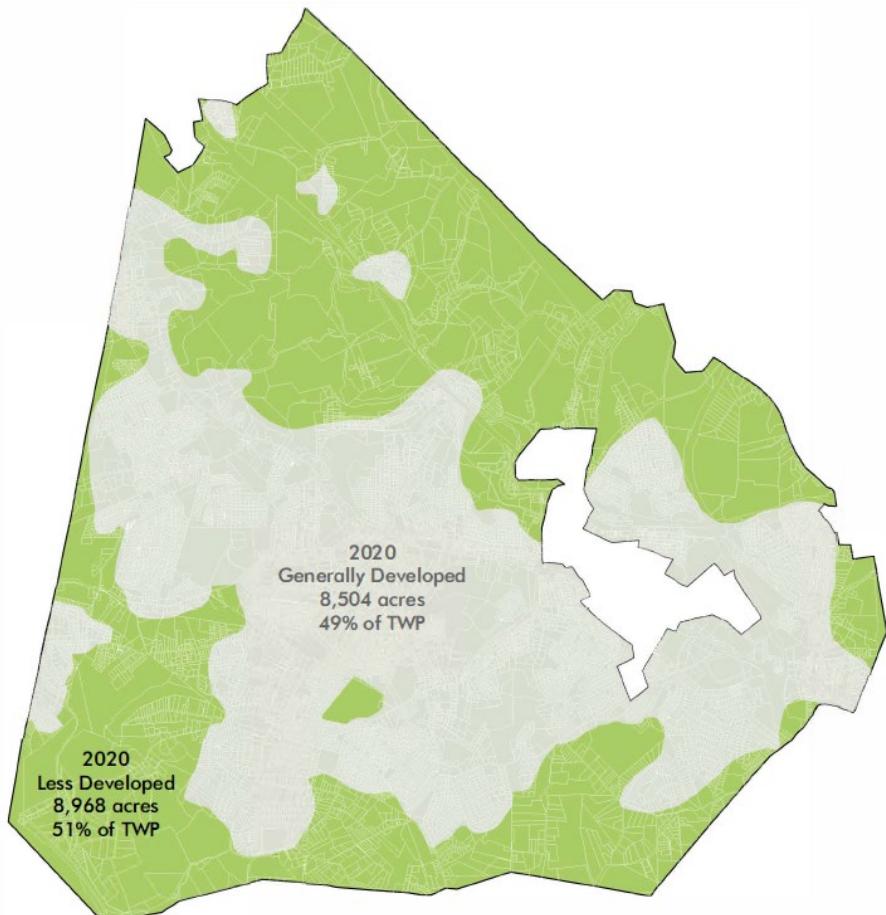
North Huntingdon Comprehensive Plan

1/9/23 | 5:00pm - 6:00pm | Steering Committee Meeting #4
Location: 11279 Center Highway

1. Introduction & Recap of Previous Meeting
2. Presentation of Buildout Modeling Concept & Relationships to
Traffic/Infrastructure/Natural Resources
3. Conceptualizing Goals, Objectives, and Principles
4. Next Steps

BUILDOUT MODELING

What is Buildout? – **A hypothetical scenario** if all $\pm 8,500$ acres identified as generally “Less Developed” land (Green on Map) were developed based on current Township land use patterns and development trends.



Assumptions & Estimations:

- 90% residential; 10% non-residential
- 40% resource-constrained lands
- 1 unit per acre - residential; 25% building coverage - non-residential
- Vehicles trips estimated with AADT (Average Annual Daily Trips) - ITE Manual data
- % of all daily vehicle trips reaching Rt. 30

BUILDOUT MODELING

What is Buildout? – **A hypothetical scenario** if all $\pm 8,500$ acres identified as generally “Less Developed” land (Green on Map) were developed based on current Township land use patterns and development trends.

	Portion of Total “Less Developed” Area (Acres)	Potential % Increase in housing units and people	Potential Increase in Low-Intensity Non-Residential (Sq. Ft.)	Potential Increase of Traffic on Rt. 30
Area A	28%	10%	± 1 M	Higher
Area B	25%	8%	± 1 M	Medium
Area C	7%	2%	± 0.5 M	Lower

“Less Developed” - Land used/developed below the capacity of existing Zoning/Subdivision standards (See Dec 2022 Map Exhibits)

North Huntingdon - Steering Committee Discussion JAN 2023

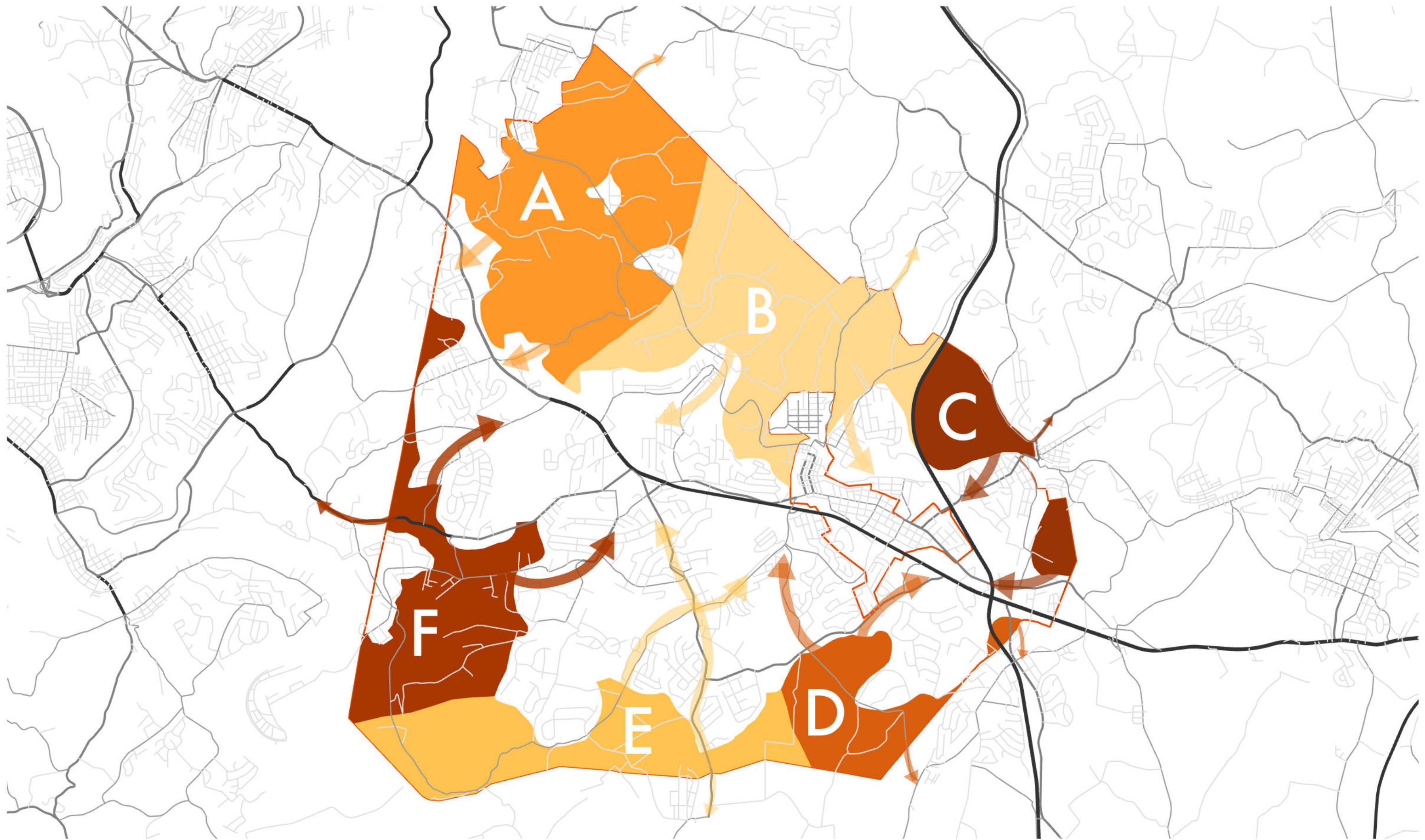
BUILDOUT MODELING

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Area D	8%	3%	± 0.5 M	Lower
Area E	15%	5%	± 1 M	Medium
Area F	16%	6%	± 1 M	Medium

“Less Developed” - Land used/developed below the capacity of existing Zoning/Subdivision standards (See Dec 2022 Map Exhibits)

North Huntingdon - Steering Committee Discussion JAN 2023



environmental planning & design LLC

landscape architects | urban designers | community planners

BUILDOUT MODELING

0 2,000 4,000
Feet

NORTH

NORTH HUNTINGDON

January 6, 2023
Drawing No. 22802303

North Huntingdon's DRAFT Community Development Mission Statement

Be in it for the long-term to support development, redevelopment and quality open spaces that allow for the evolutionary creation of areas that respond as market demands and community desires change.

Objectives

- ___ Residential Land Uses
- ___ Residential Mix
- ___ Non-residential Land Uses
- ___ Open Space/Natural Resources
- ___ Infrastructure
- ___ Access + Mobility
- ___ Sustainability
- ___ Health + Well Being
- ___ Community Identity
- ___ Materials Management