

# AGENDA

## North Huntingdon Comprehensive Plan

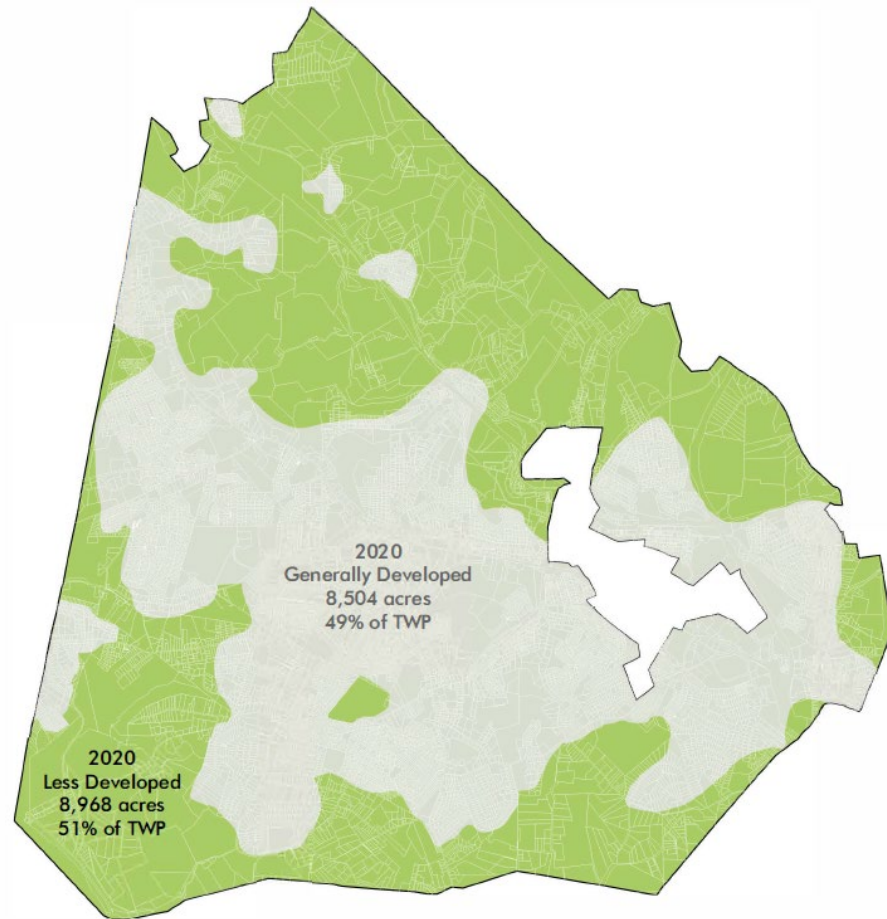
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1/9/23 | 5:00pm - 6:00pm | Steering Committee Meeting #4  
Location: 11279 Center Highway

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 ±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
<b>Area A</b>	28%	10%	±1 M	Higher
<b>Area B</b>	25%	8%	±1 M	Medium
<b>Area C</b>	7%	2%	±0.5 M	Lower

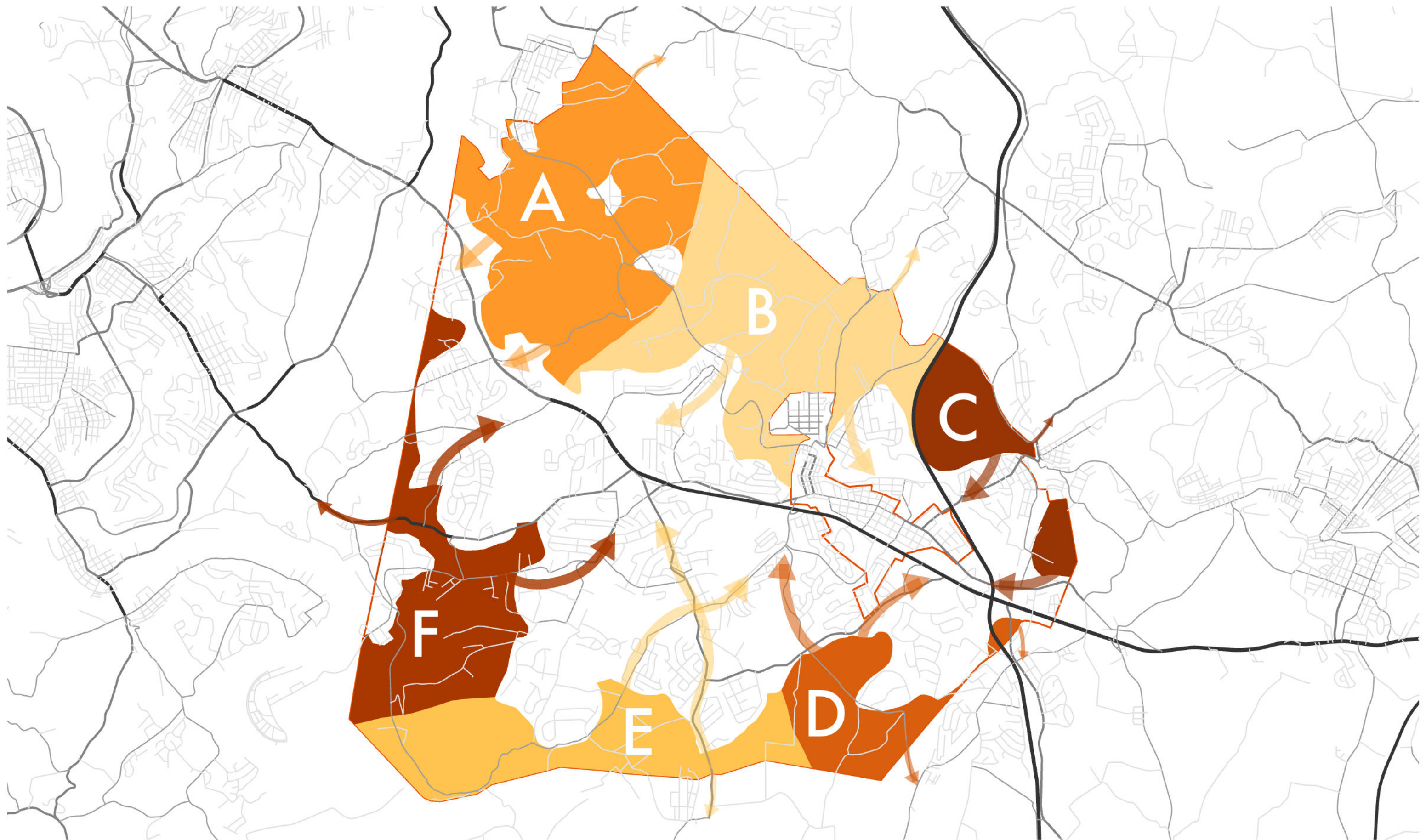
“Less Developed” - Land used/developed below the capacity of existing Zoning/Subdivision standards (See Dec 2022 Map Exhibits)

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<b>Area D</b>	8%	3%	±0.5 M	Lower
<b>Area E</b>	15%	5%	±1 M	Medium
<b>Area F</b>	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'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