



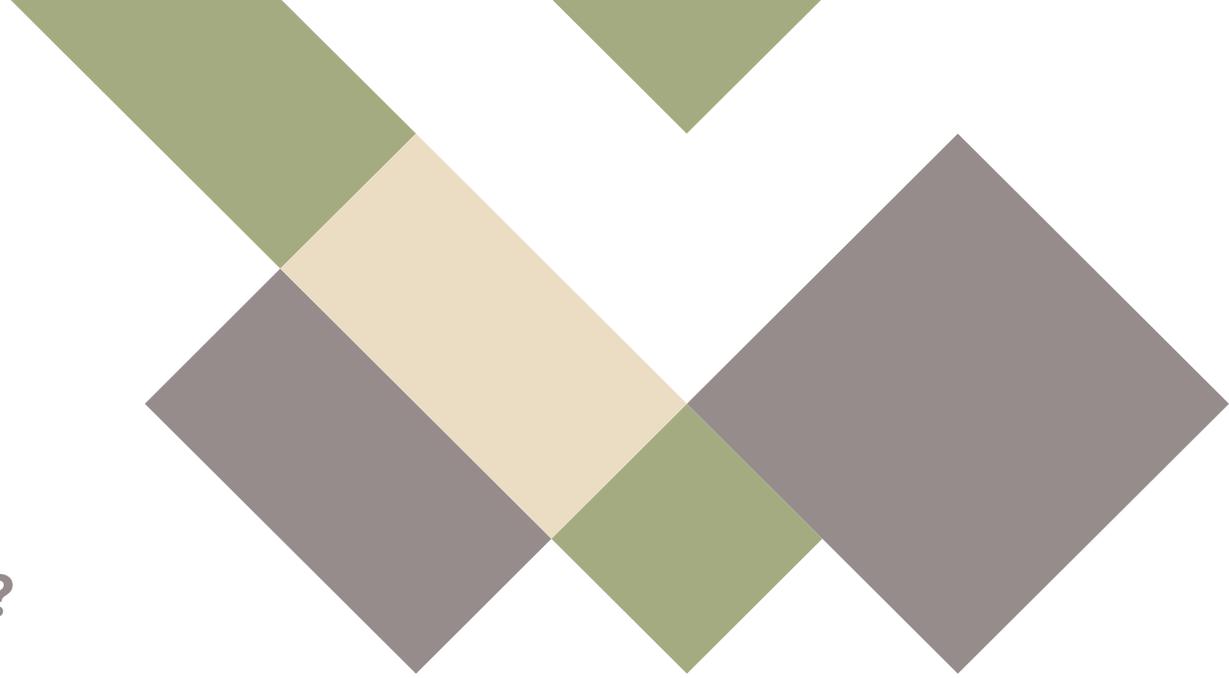
# **Corridor Build-out Analysis**

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# Content

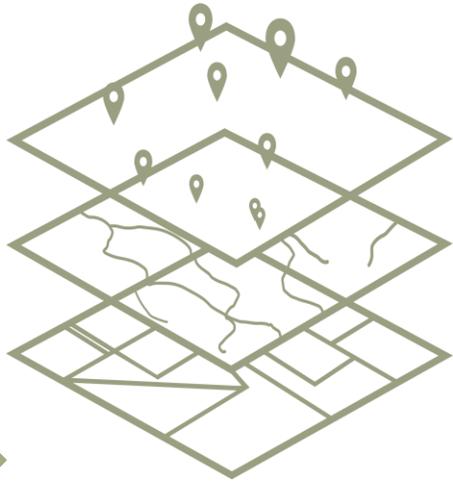
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- What is the Corridor Build-out Analysis?
- Why is the Corridor Build-out Analysis important?
- Map
- Municipalities in the Corridor
- Next Steps



# What is the Corridor Build-out Analysis?

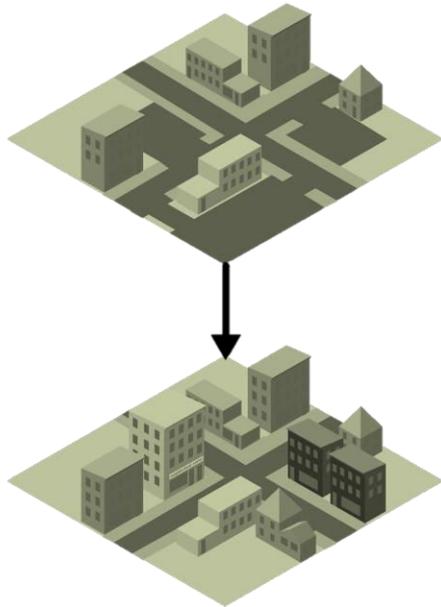
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- The Corridor Build-out Analysis is a land use study of parcels within 1,000 feet of center line along designated transportation corridors in municipalities within Berks County. The goal is to identify development and redevelopment opportunities along 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?

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- 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.



# 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

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- 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).

# Thank you

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