

PA Agriculture: Local Planning, Regulations & Policies

May 7, 2015

Lessening Growth Pressures on Agriculture through *Smart Growth and Development*

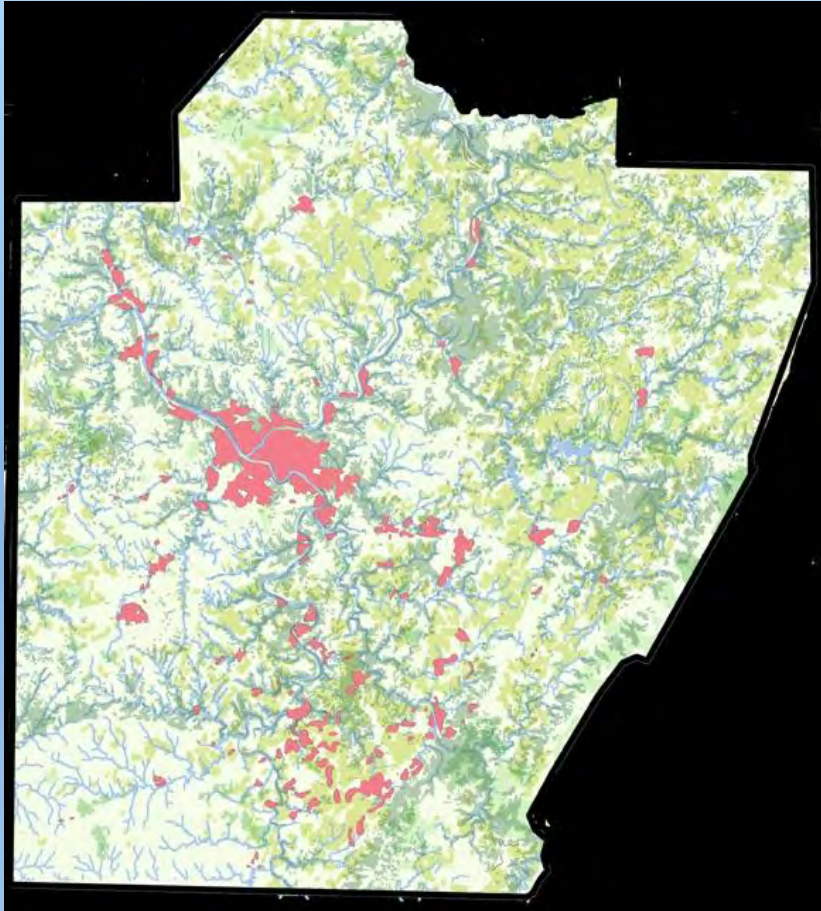
**JOHN TURACK, ECONOMIC & COMMUNITY
DEVELOPMENT EDUCATOR**

*PENN STATE IS COMMITTED TO AFFIRMATIVE ACTION, EQUAL OPPORTUNITY
AND THE DIVERSITY OF ITS WORKFORCE.*

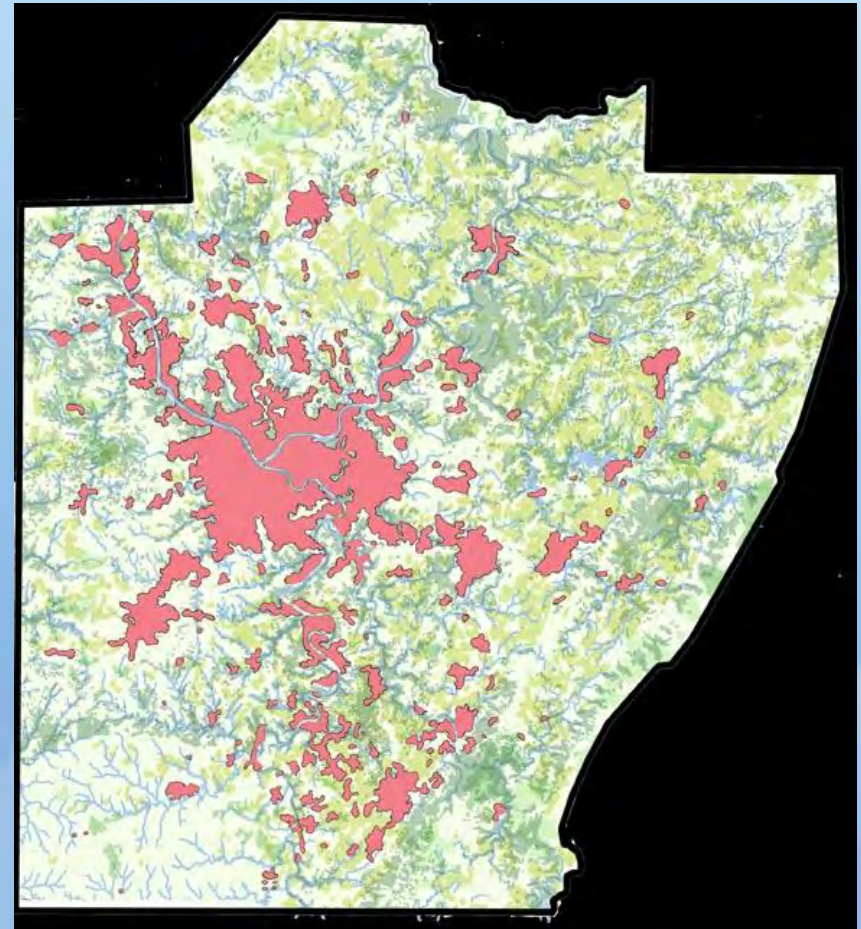


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Land Consumed – Greater Pittsburgh Region



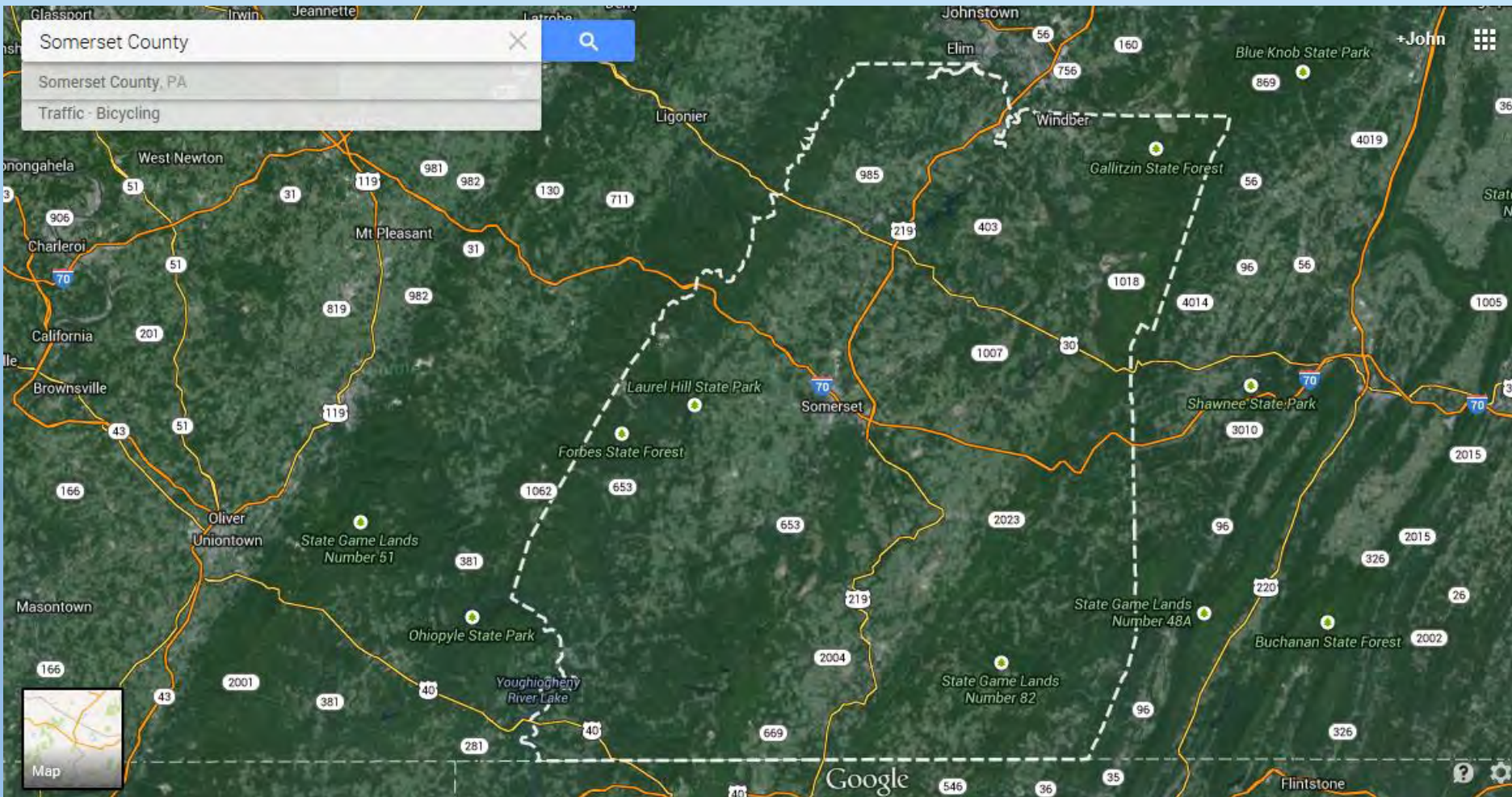
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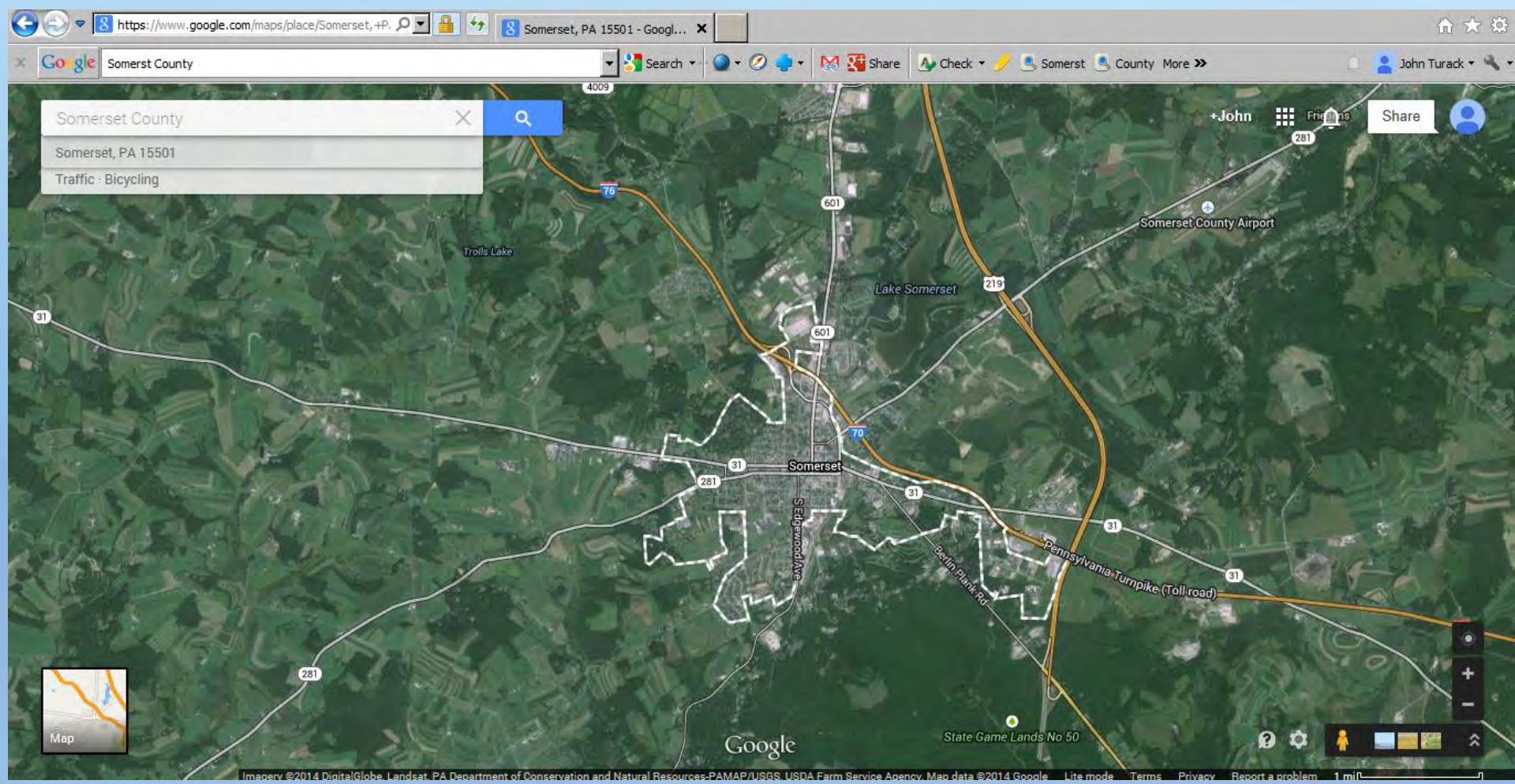
Today

Population remained constant at 2.5 Million

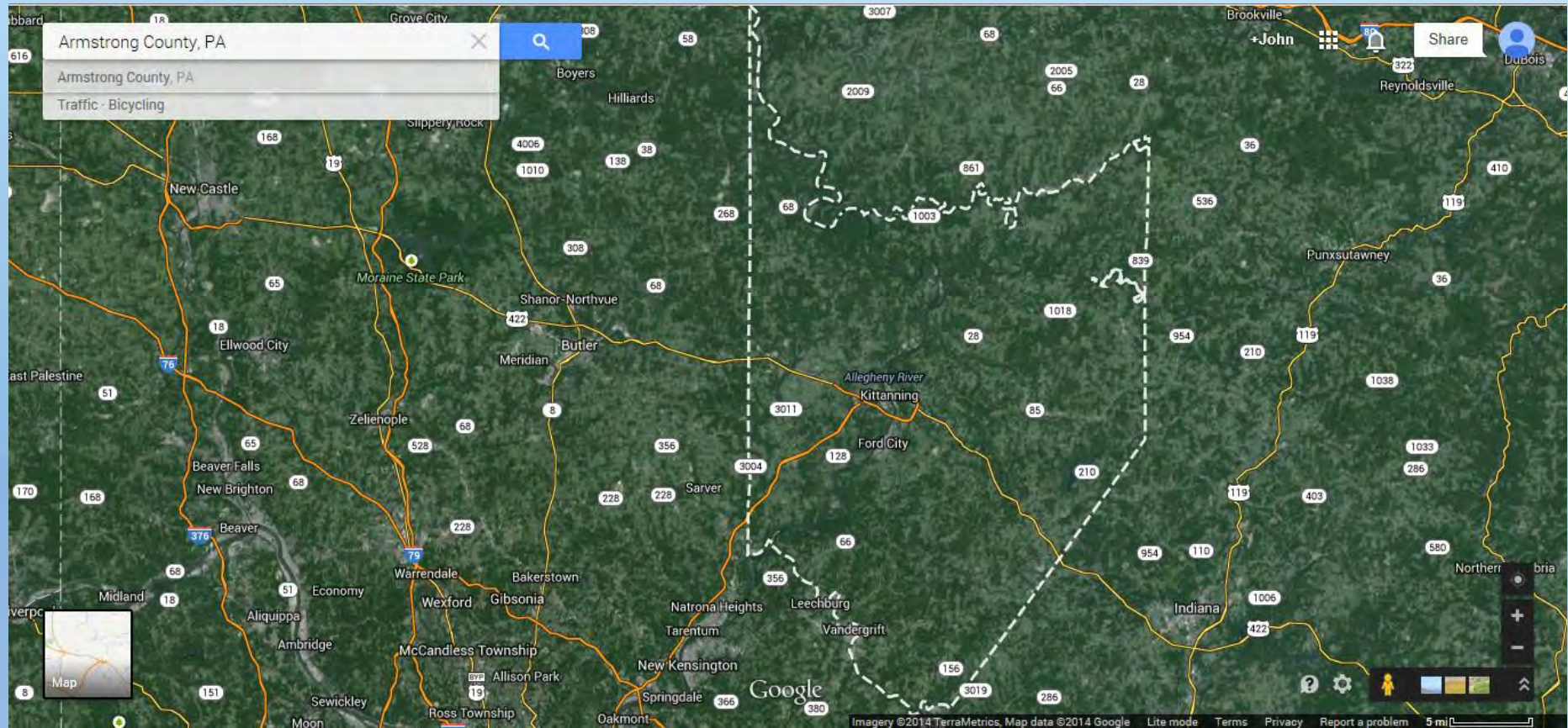
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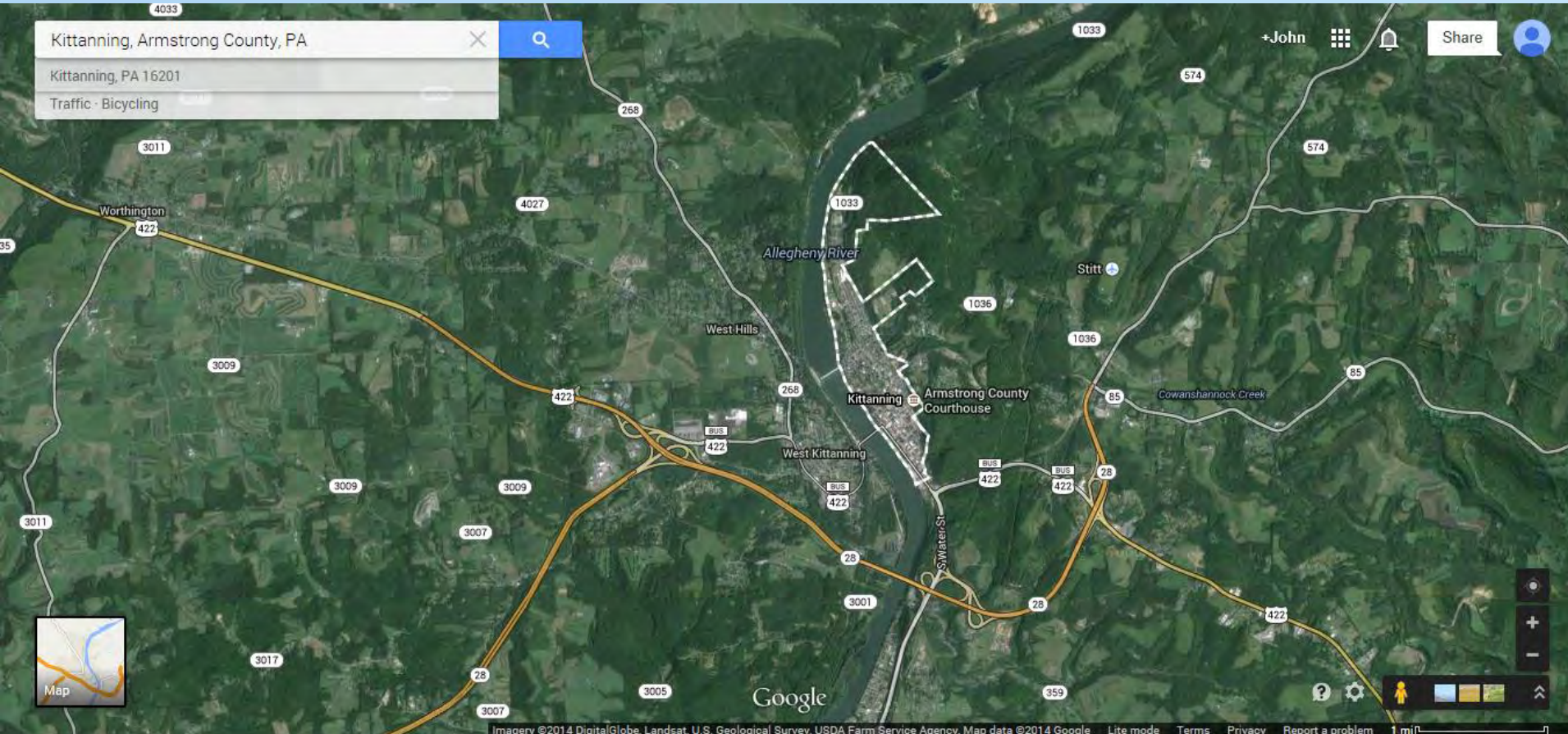


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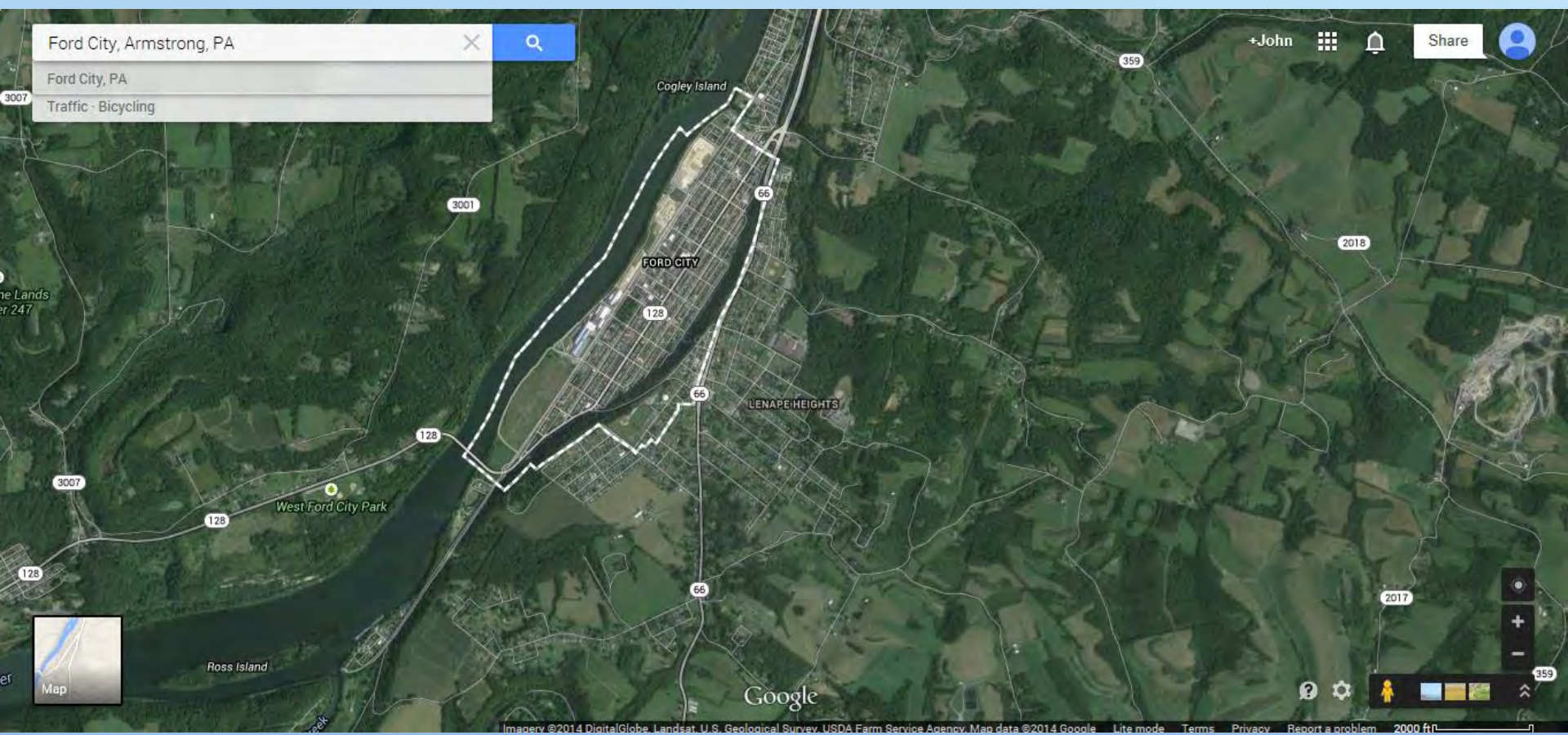
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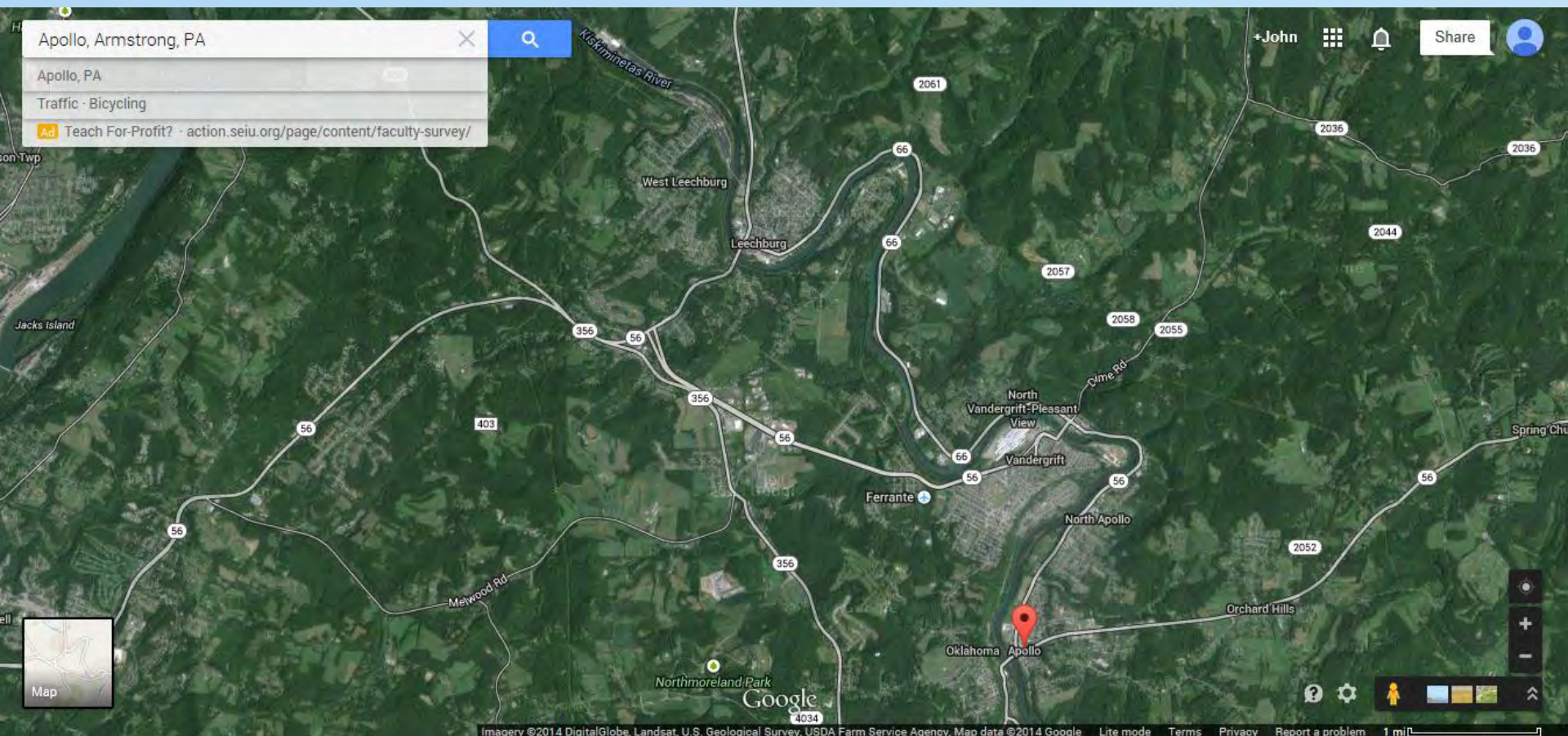
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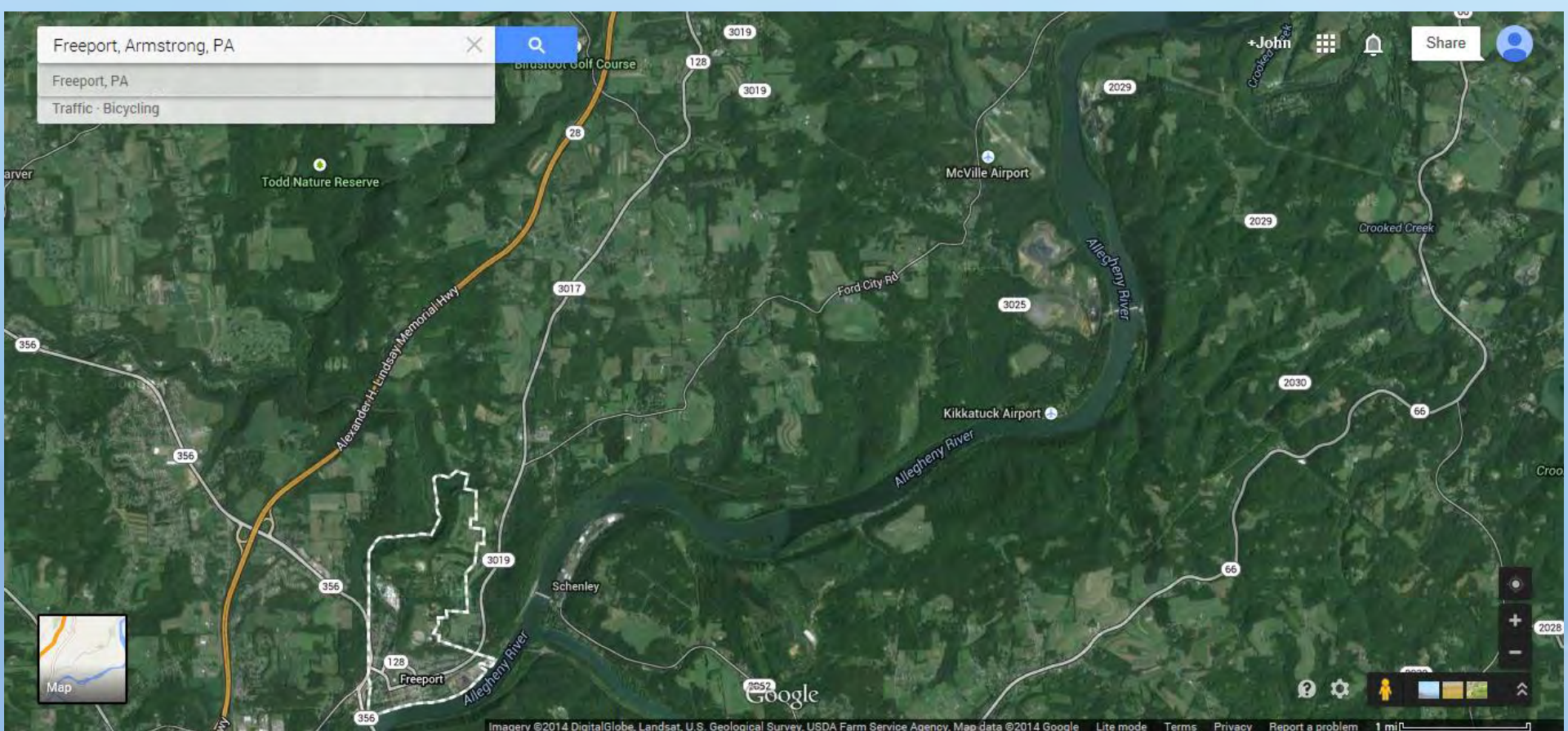
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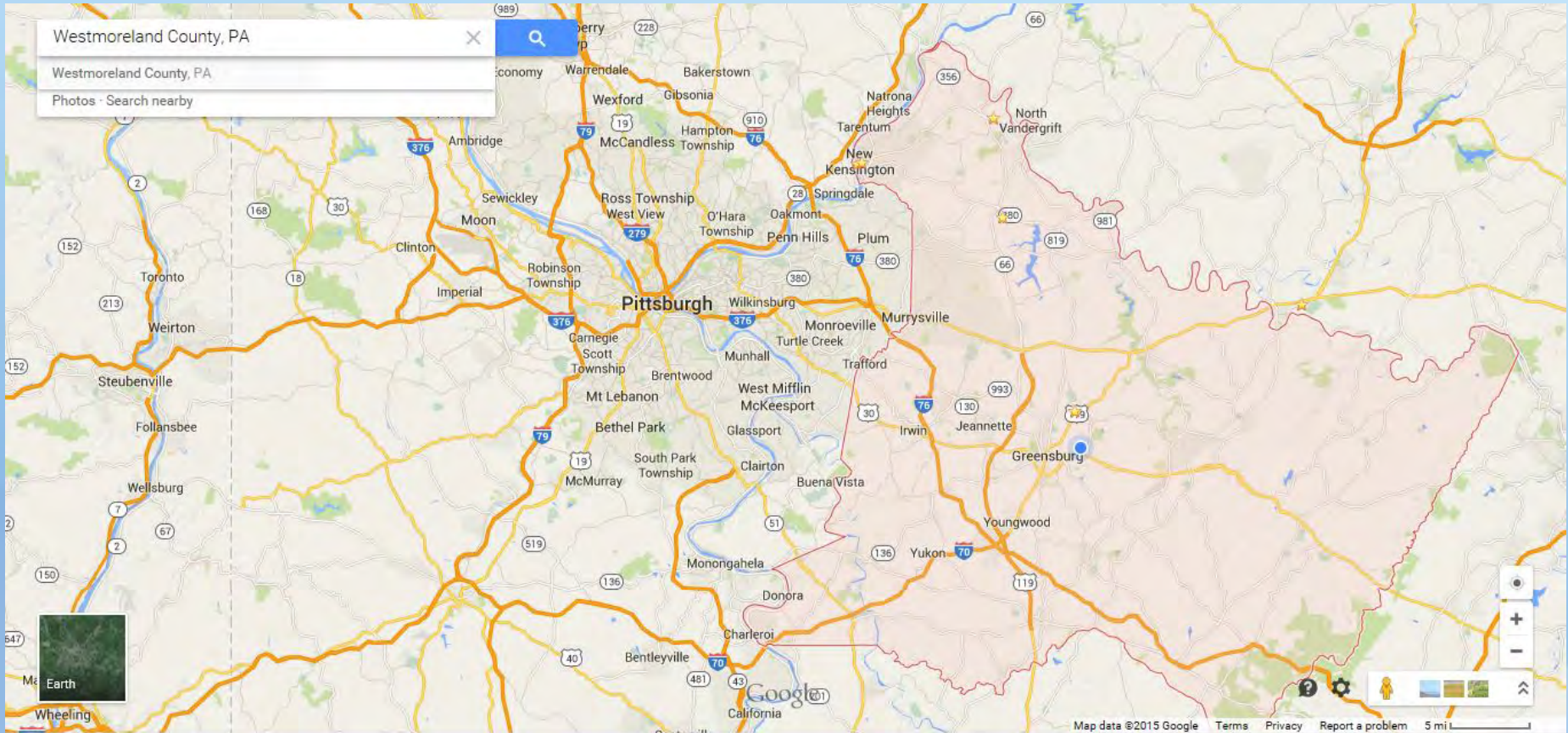


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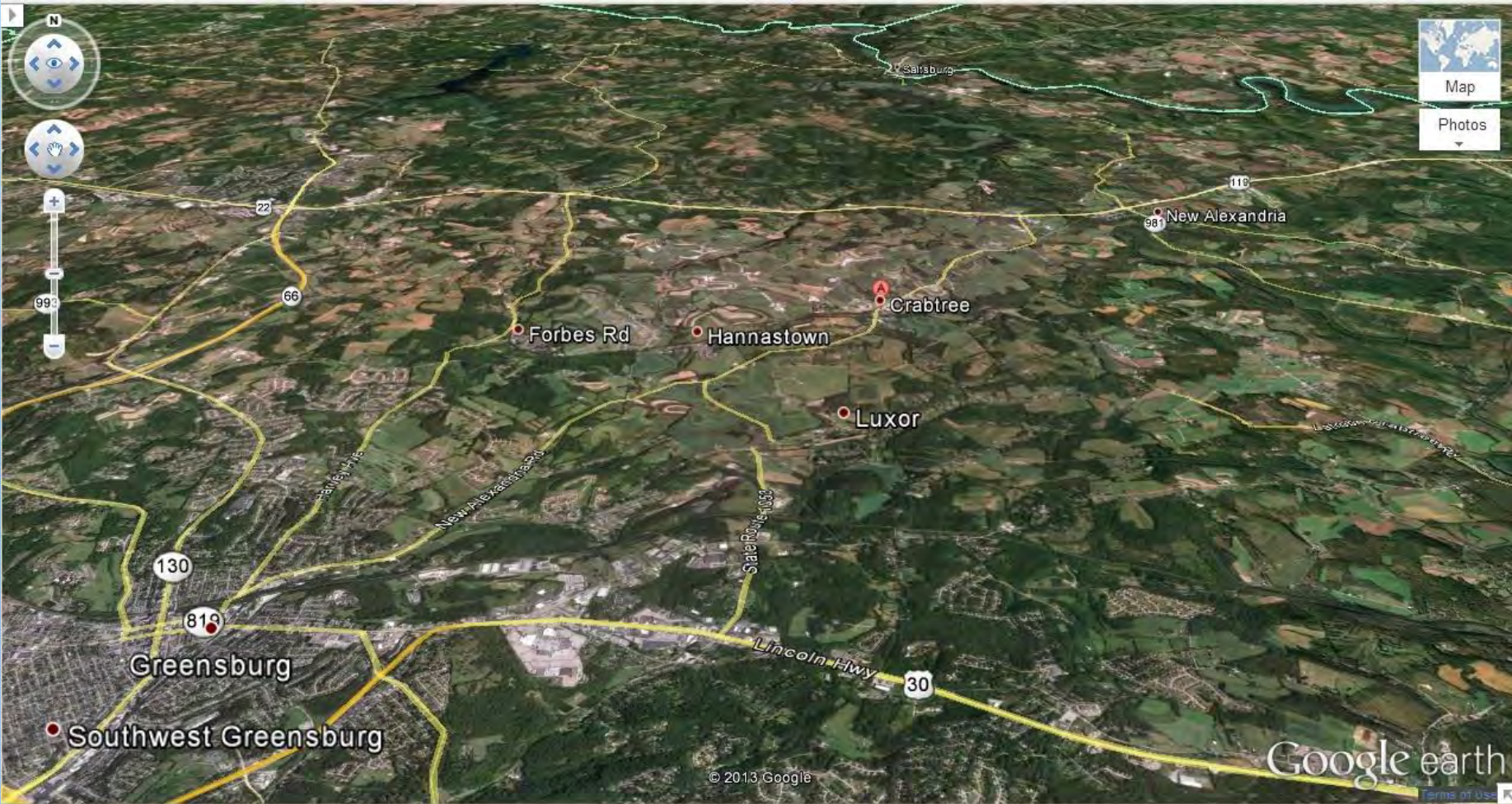
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Crabtree, PA



jdt15@psu.edu



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The map shows a rural area with green fields and some buildings. A yellow line highlights a path starting from the bottom left, passing through Hannastown, and ending at Crabtree. Labeled roads include Fire Station Rd, State Route 1055, Hannastown Rd, Front St, McGrath Ln, Shoop Ave, Steel Ave, Polin's Ave, State Route 1032, New Alexandria Rd, Rodina Ln, Dayok Farm Ln, Salandro Ln, Camelton Rd, and Utter Rd. The map includes navigation controls on the left and a map/photos menu on the right.

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Hannastown, PA



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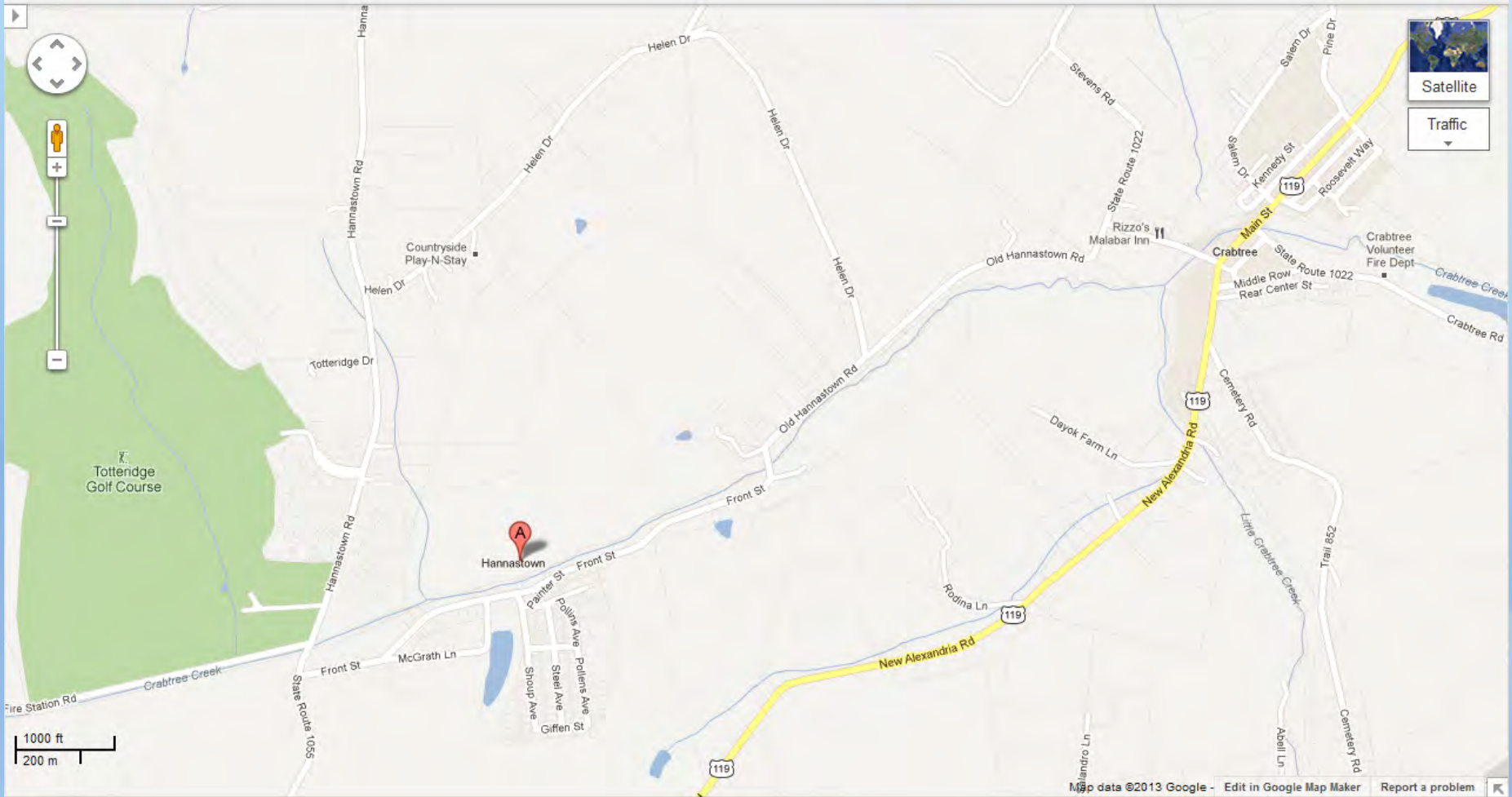
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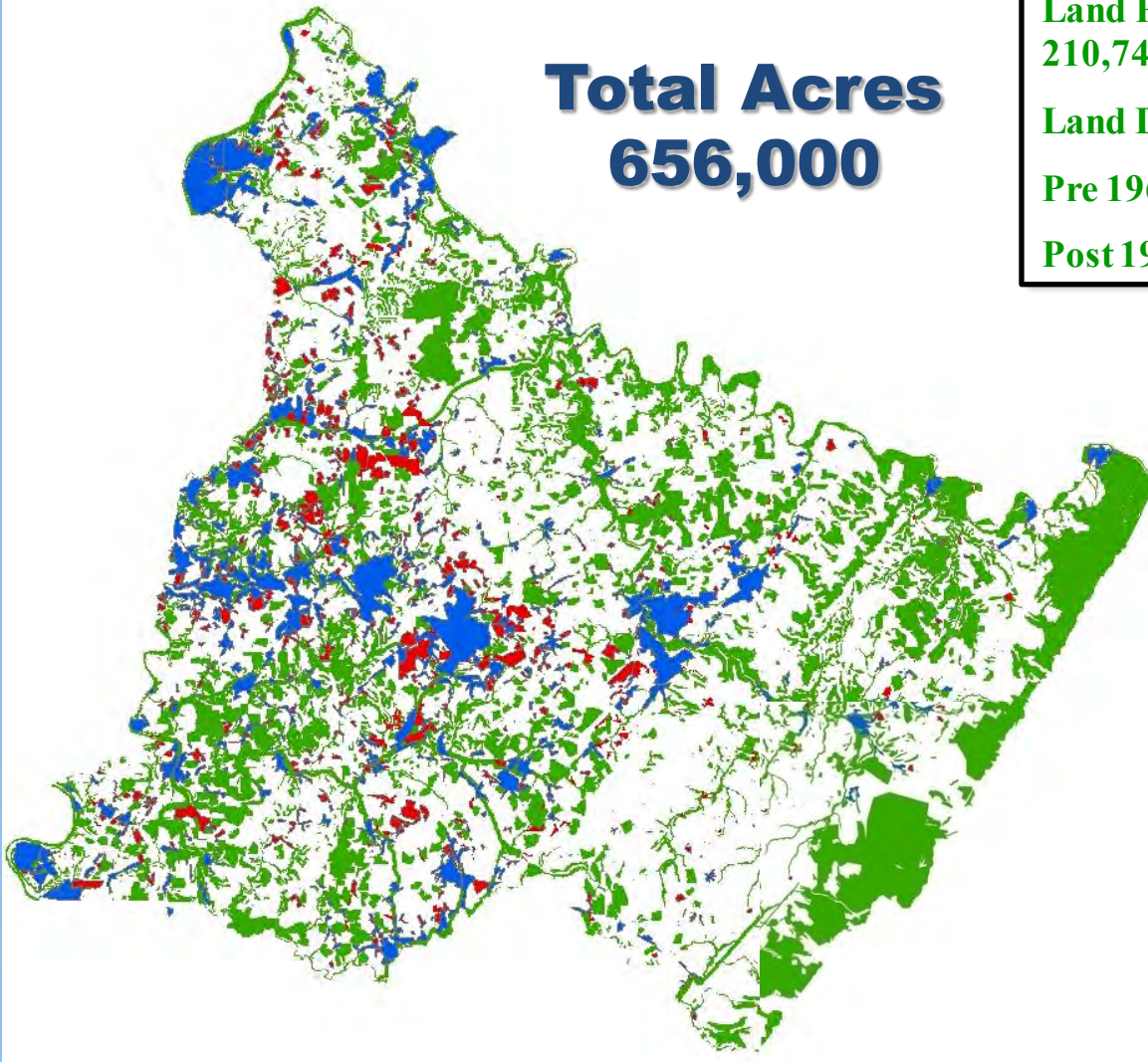
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Westmoreland County Selected Land Use Statistics

**Total Acres
656,000**



Land Preserved and Ag Security Area – 210,748 Acres (32%)
Land Developed – 77,066 Acres (12%)
Pre 1967 Developed Land – 52,104 Acres
Post 1967 Developed Land – 24,962 Acres

Acres per year developed since 1967 - 693.39 Acres

a. Slightly more than 1/10 of 1% of the county is being developed per year

b. Land development growth rate of 1.2% per year

Vacant, or unprotected farms or forests, and very low density residential

-368,186 Acres

Legend

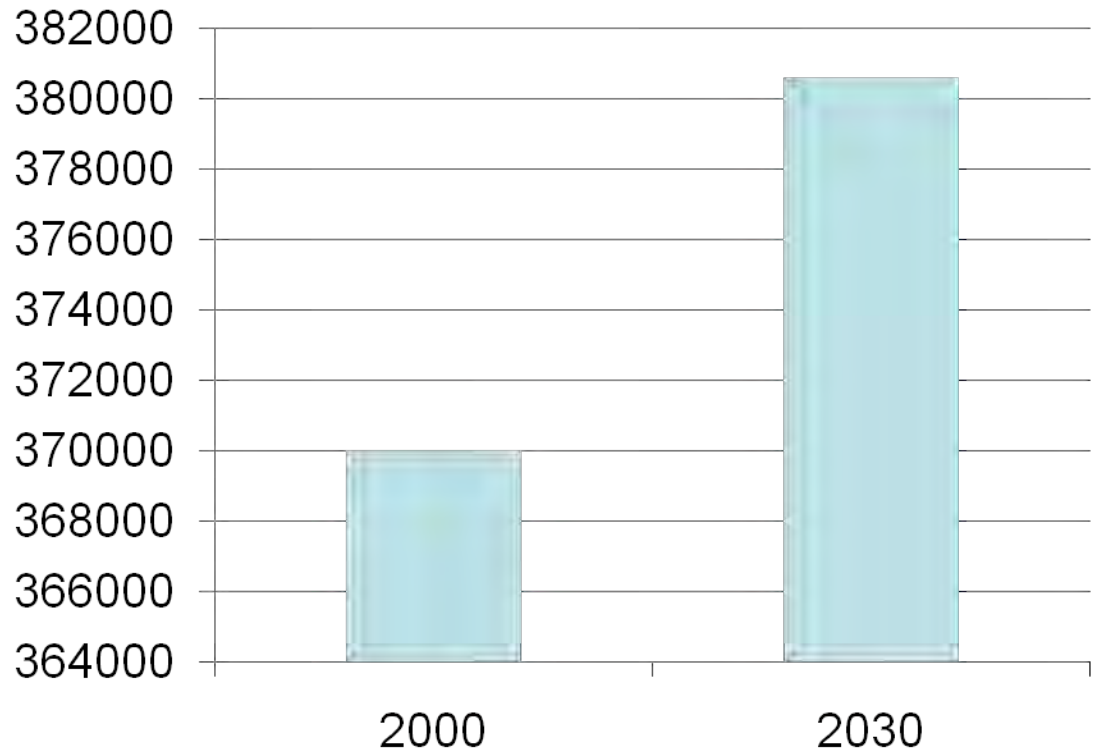
-  **Post 1967 Developed Land**
-  **Pre 1967 Developed Land**
-  **Preserved Land**



A PROGRAM OF PENN STATE COOPERATIVE EXTENSION

POPULATION PROJECTED TO INCREASE

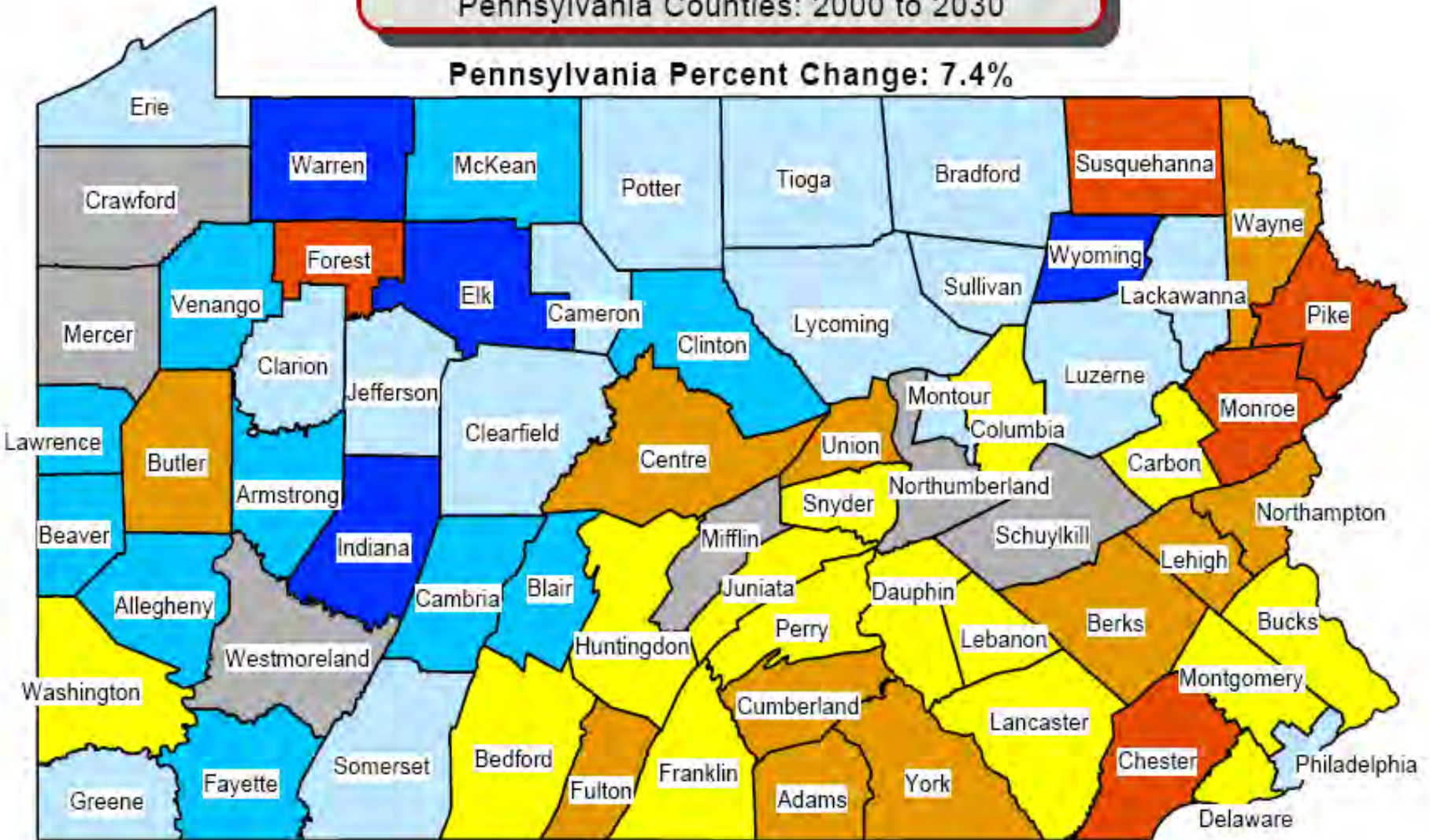
According to the State Data Center our population will stop declining and begin to grow again.



Total Projected Population Percent Change

Pennsylvania Counties: 2000 to 2030

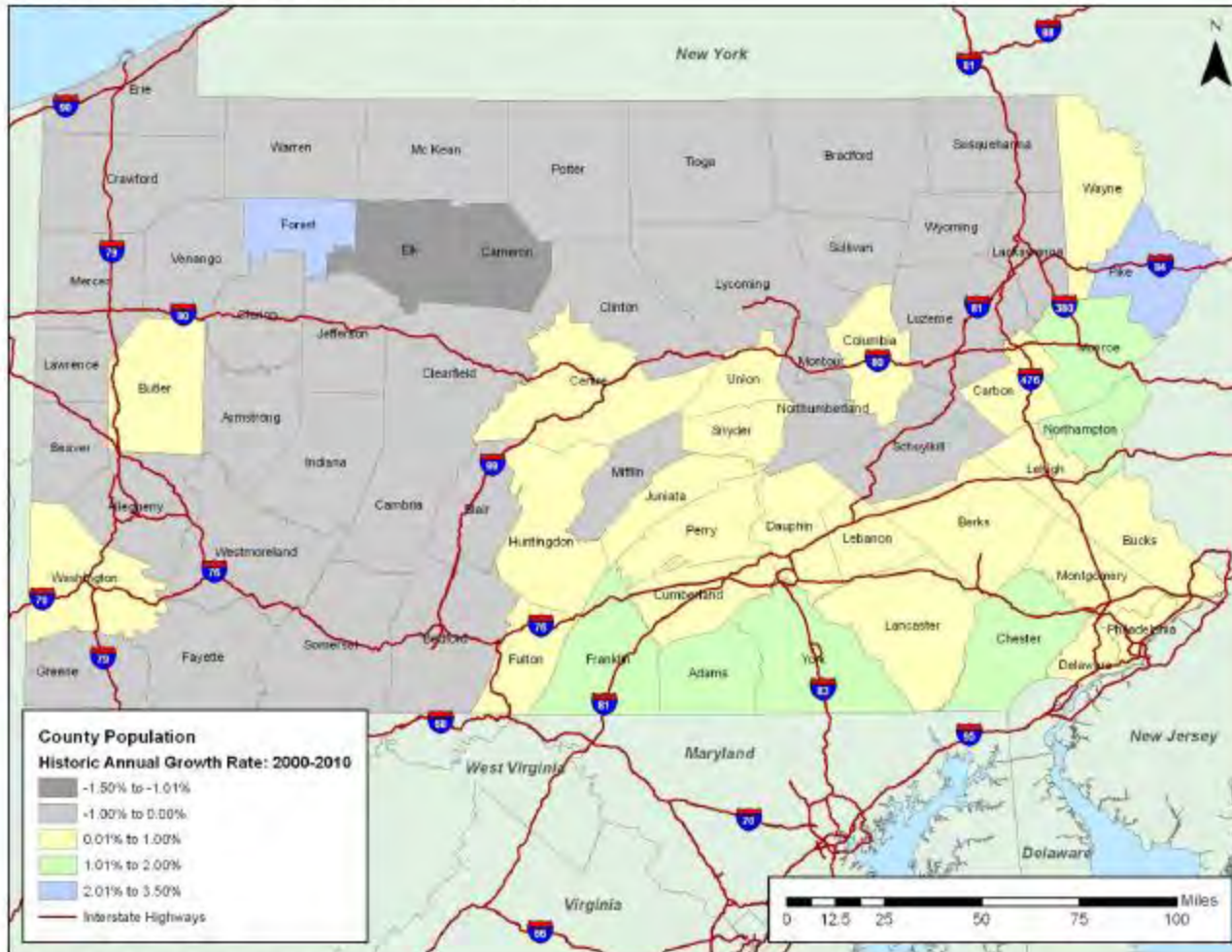
Pennsylvania Percent Change: 7.4%



Percent Change

- | | | | |
|--|--|---|--|
|  Less than -20.0% |  -9.9% to -3.1% |  3.1% to 20.0% |  Greater than 50.0% |
|  -20.0% to -10.0% |  -3.0% to 3.0% |  20.1% to 50.0% | |

Figure 2: 2000-2010 Pennsylvania Population Growth

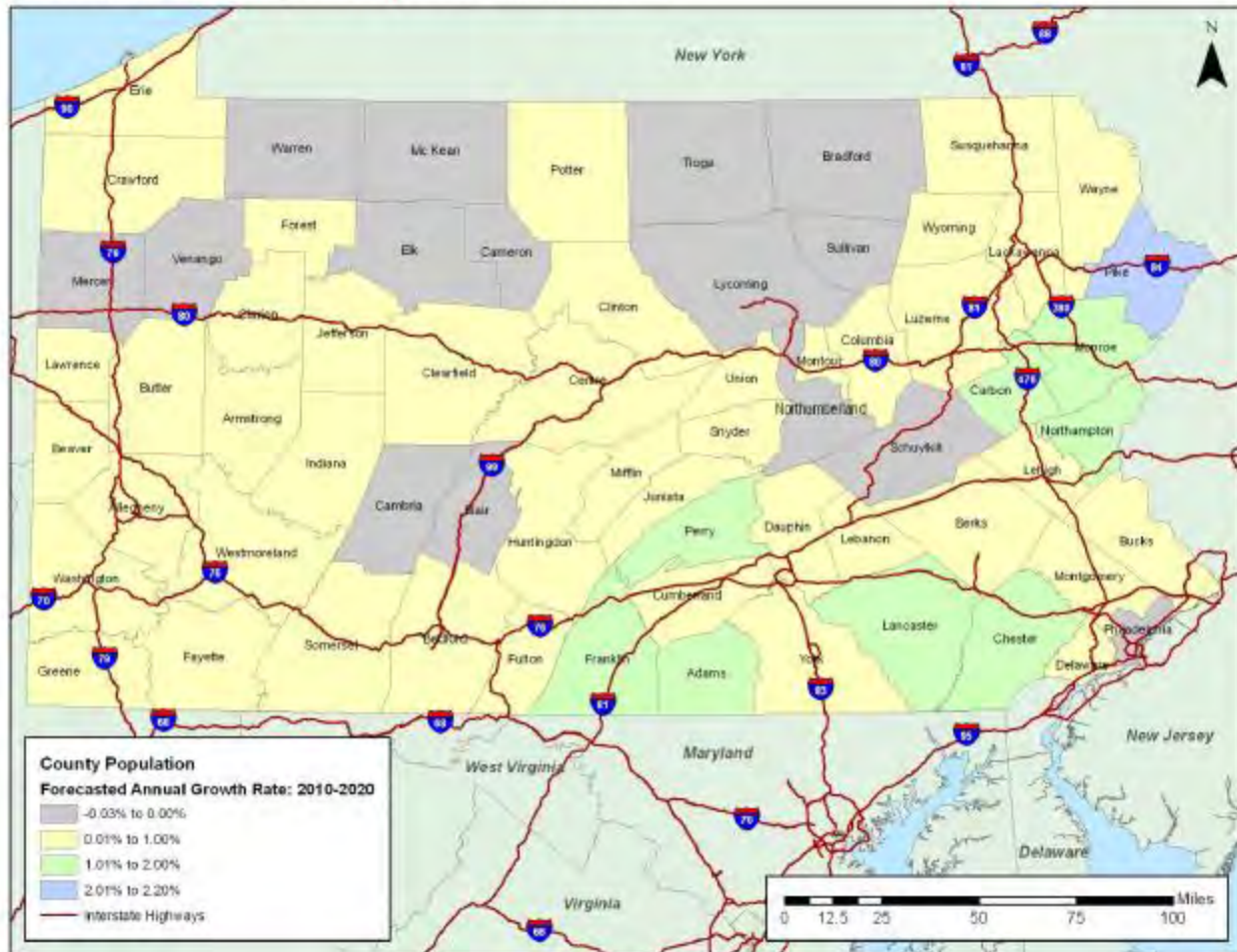


Source: Wilbur Smith Associates; U.S. Census Bureau



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Figure 3: 2010-2020 Pennsylvania Population Growth Forecast

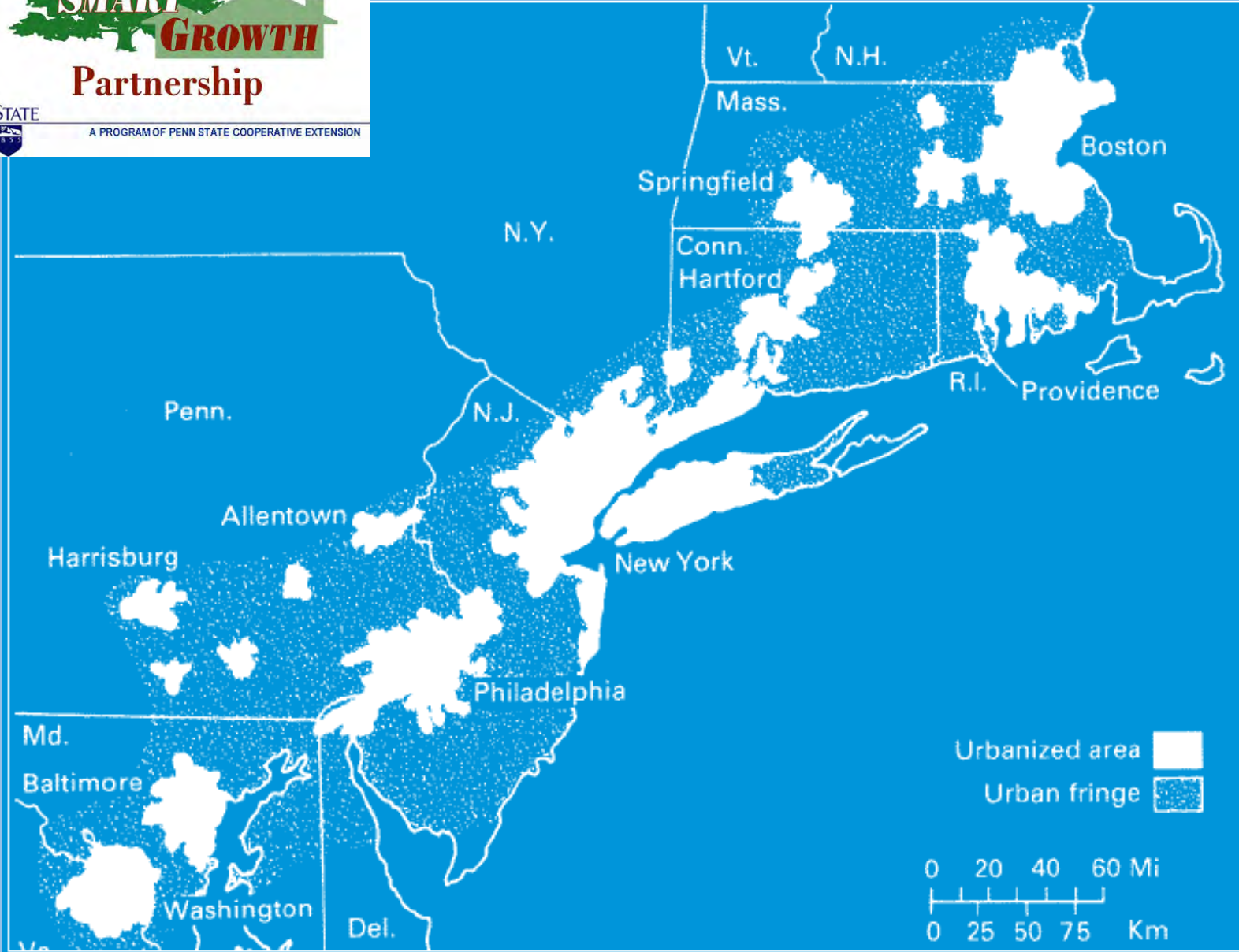


Source: Wilbur Smith Associates; Woods & Poole Economics, Inc.



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BOS-WASH MEGALOPOLIS



PRINCIPLES OF SMART GROWTH

1 Mixed land uses



Bakery Square is a new mixed-use development located in the East End neighborhood of Pittsburgh, built out of the existing site of the historic Nabisco Factory. Offering an exciting lifestyle center environment while hosting numerous free events to connect with its neighbors and guests, Bakery Square is home to Google, UPMC, Anthropologie, Free People, Urban Active Fitness, Coffee Tree Roasters, Learning Express Toys, Jimmy Johns, Springhill Suites Marriott Hotel, Massage Heights, Boxwood, University of Pittsburgh, Veteran Administration, CMU Software Engineering Institute and Panera Bread.

<http://bakery-square.com/>



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PRINCIPLES OF SMART GROWTH

2 Take advantage of
compact building design



COMPACT BUILDING DESIGN

Conventional
Development



Smart Growth
Development



PRINCIPLES OF SMART GROWTH

3 Create a range of housing opportunities and choices

