

# **INTRODUCTION**

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### The Vision

The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan is a locally-generated vision for the future of a unique area. The plan shows how the region can grow in selected, appropriate locations while still preserving open space and conserving its best features—both natural and man-made.

Growth in the Boyertown-Colebrookdale-Pike region should be concentrated in and around existing developed areas. In Boyertown, community revitalization and adaptive reuse should be the cornerstone of both residential and business growth. In Colebrookdale, most growth should occur in locations near Boyertown and close to existing public water and sewer facilities. In the more rural parts of Colebrookdale and in Pike, farmlands should be preserved for agriculture to the greatest extent possible. In these areas, permanent open space should be a prominent feature of all major subdivisions and land developments. The vital environmental functions and physical limitations of steep slopes, woodlands, floodprone lands and other natural areas in these two townships should also be respected.

New homes in the region should be sited on the most suitable portions of a tract of land. Open space preservation within new developments should be maximized. Public facilities should be engineered to maintain public health and protect local water quality without spurring unplanned growth.

New commerce and industry in the region must be well planned, environmentally safe and properly located. Where feasible, businesses along major roads should use common entrances and exits to improve traffic safety/circulation and help prevent commercial strip development. In both residential and non-residential areas, people should exercise care in maintaining and reusing historic structures. Commercial signs and landscaping should complement, not detract from, the local environment. In cooperation with others, the three municipalities should continue to promote safe roads, the police, fire protection, and emergency services. Quality education, recreation and cultural enrichment should also remain important priorities.

## The Plan

The Boyertown Borough - Colebrookdale Township - Pike Township Joint Comprehensive Plan has three major parts:

- The Background Reports summarize existing conditions and trends that will continue to influence the region's conservation and development.
- The Plan For the Future contains the goals, recommendations that should guide how the region grows and is preserved over the next 10 to 15 years.
- The Action Program summarizes the primary actions each of the three municipalities and others should take to put this joint comprehensive plan into practice.

The plan's real value will be in evaluating proposed actions. Local officials, business leaders and other residents should only support proposals for future change that help realize the visions outlined in this joint comprehensive plan.