

COPLAY BOROUGH COMPREHENSIVE PLAN

Lehigh County, Pennsylvania

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INTRODUCTION

PURPOSE

This Comprehensive Plan is a guide for the future development and conservation of Coplay Borough. The Borough will continue to change, as it has done since its official incorporation in 1869. The purpose of the Comprehensive Plan is to help ensure this change is positive and that Coplay retains the qualities that make people want to live, work and visit in the Borough. This Comprehensive Plan is the first one that Coplay Borough has prepared.

This Comprehensive Plan considers the following questions:

- What are our community's assets and concerns?
- How do we build on our assets and overcome our concerns?
- What do we want to change and what do we want to save?
- How can we encourage the changes we want and preserve what is most valuable about the community?

The issues, policies and recommendations described in this Comprehensive Plan address these important questions.

ELEMENTS OF THE PLAN

The Coplay Borough Comprehensive Plan has four major parts:

- Background Analysis and Mapping – summarizes existing conditions and trends in the Borough.
- Goals, Objectives and Major Issues – describes current assets and constraints, and identifies overall direction for the future.
- The Plan for the Future – contains recommendations and policies on future growth and conservation.
- The Action Program – summarizes the actions Coplay should take to put the plan into practice.

INTER-RELATED TOPICS

The topics addressed in this Comprehensive Plan are closely inter-related. Actions taken in one of these areas often affect the other areas. For example, decisions about the size, location and density of a new development can impact traffic patterns, the demand for utilities, and the preservation of open space, among other factors. In turn, roadway improvements, streetscape enhancements, and other public sector initiatives can directly increase the development potential of affected properties.

TIMING OF THE PLAN

The Plan considers existing conditions and how those conditions are likely to influence the future of the Borough over the next 10 to 15 years. Some actions, events and future growth contemplated in this Plan could materialize in the next year or two. Other developments will depend much more on market forces and consequently their timing will vary.

