



Berks County Services Center | 633 Court Street, 14th Floor Reading, PA 19601- 4309
Phone: 610.478.6300 | Fax: 610.478.6316 | Email: planning@countyofberks.com

*Jodi L. Gauker, Chairwoman | James A. Adams, Vice-Chair | Christopher J. Spohn, Secretary
Glenn R. Knoblauch | James C. McCarthy, P.E. | Thomas C. McKeon, AICP, CEcD, |
Lee C. Olsen, AIA, NCARB | David H. Turner | Lisa Weaver
David N. Hunter, Sr., AICP, Executive Director | David N. Peris, Assistant County Solicitor*

August 10, 2022

Ryan Emerson, Director
Multimodal Transportation Fund
PA Department of Community and Economic Development
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

**RE: DCED Multimodal Transportation
Fund Application
New Public Roadway and Related
Intersection Improvements at Camp
Swatara Road (S.R. 0645)
Bethel Township**

Dear Mr. Emerson:

The Berks County Planning Commission is in receipt of the Blue Creek Investments, LLC application for the New Public Roadway and Related Intersection Improvements at Camp Swatara Road (S.R. 0645) Project under DCED's Multimodal Transportation Fund Program along with a request for consistency with the Berks County Comprehensive Plan.

The proposed project will include a new roadway to be dedicated to Bethel Township. This future township road will include pedestrian walkways, storm water inlets, left turn only lanes to access commercial uses, and turning lanes at the approach of the new intersection with Camp Swatara Road in accordance with township specifications. Planned state road improvements to Camp Swatara Road will include a new signal with a left turn lane at the intersection of the new township road and a right turn lane approaching the Interstate 78 West Bound entrance ramp.

The proposed traffic improvements will allow for the creation of a business center that will bring quality of life services including commercial, healthcare, restaurant, hotel, and industrial uses to Bethel Township. Projected benefits from this project include \$250 million real estate investment, improved utilities, 900 new permanent jobs, 500 temporary construction jobs, improved traffic flow, and speed moderation on Camp Swatara Road (S.R. 0645).

Ryan Emerson
New Public Roadway and Related Intersection Improvements
at Camp Swatara Road (S.R. 0645) - MTF
August 10, 2022
Page 2

The Multimodal Transportation Fund application process requires applicants to provide a letter from the appropriate planning agency certifying that the proposed project is consistent with the comprehensive land use plans. This letter fulfills that requirement.

The Berks County Comprehensive Plan 2030 Update identifies this area as a Future Growth Area in Bethel Township. Within this area, the plan calls for:

“... Future Growth Areas are intended to be multi-purpose activity areas characterized by concentrated density and suburban/urban development. These areas are currently suitable for medium/high density development due to the presence of the necessary public infrastructure services in place.”

Additionally, the new proposed road and associated development are located within an area designated as an Economic Development Area (EDA) by the Berks County Comprehensive Plan 2030. EDAs within the county were identified to support “a more coordinated approach to economic development within the county.” These EDAs were carefully evaluated using factors including land without environmental/land use constraints and proximity to interchanges, major roads, public sewer, and public water.

The proposed improvements meet all of these objectives and, as such, are consistent with the Berks County Comprehensive Plan 2030 Update.

The Berks County Planning Commission supports this project and asks the Pennsylvania Department of Community and Economic Development to fund this project.

The Berks County Planning Commission thanks you for the opportunity to review this grant application.

Sincerely,

Jodi L. Gauker
Chairwoman
Berks County Planning Commission

DBH
cc: Thomas J. Meagher, Blue Creek Investments, LLC
Jayne Seifrit, Secretary, Bethel Township