

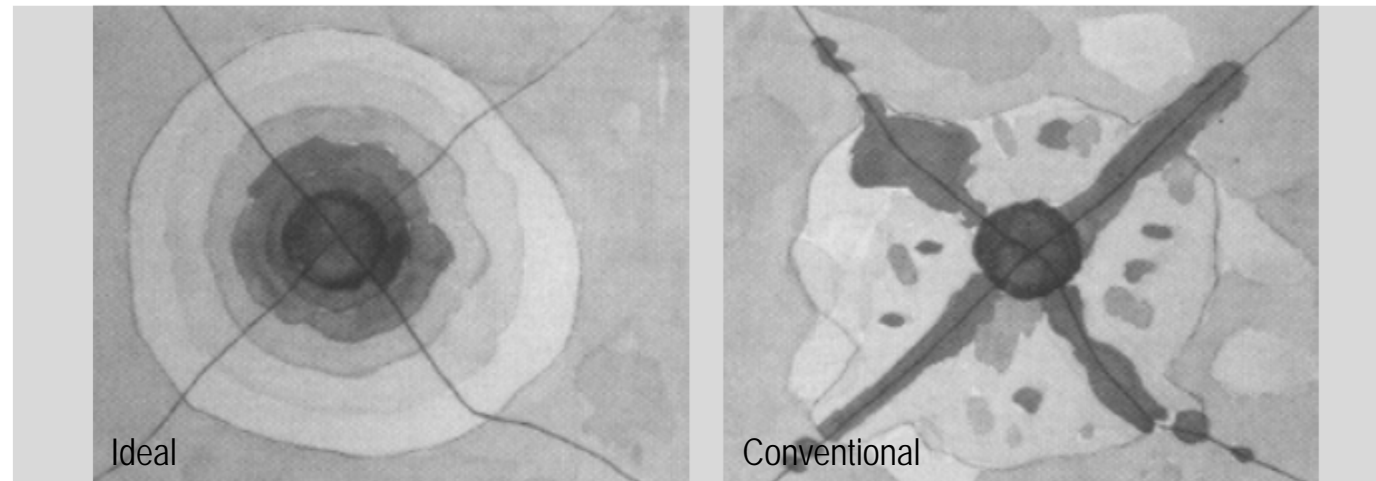
SUSTAINABLE SMALL TOWN GROWTH

DUSHORE CASE STUDY

Jennie Ryan

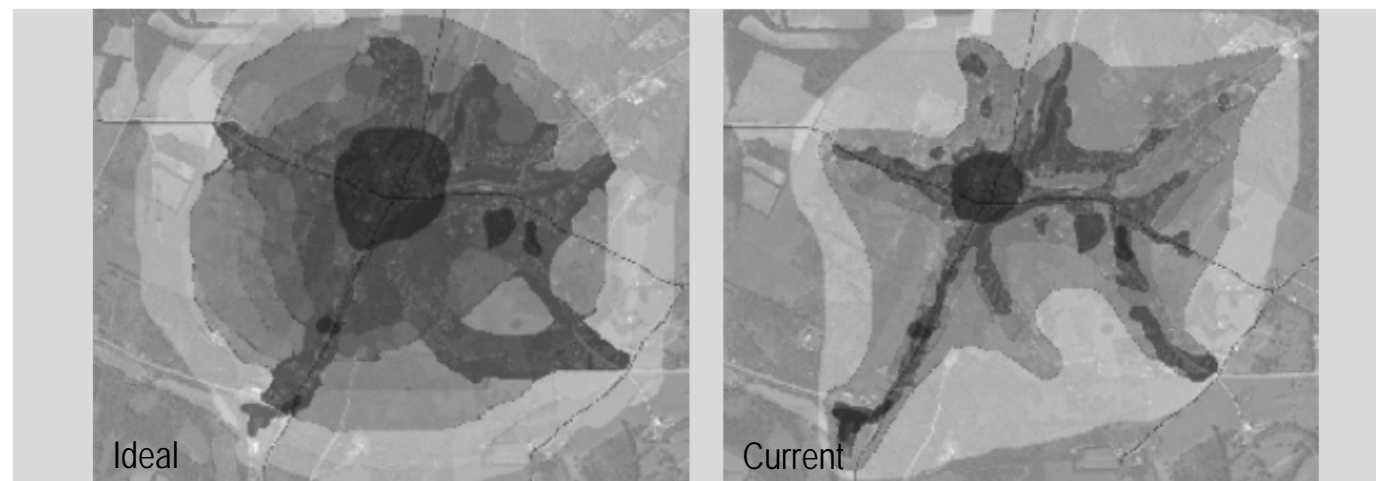
INTRODUCTION: SUSTAINABLE SMALL TOWN GROWTH

SUSTAINABLE SMALL TOWN GROWTH INTRODUCTION



(Kendig, 2011)

Example Town



Dushore

Potential impacts of enacting a Best Practices zoning ordinance in Dushore, following guidelines in PennSCAPES

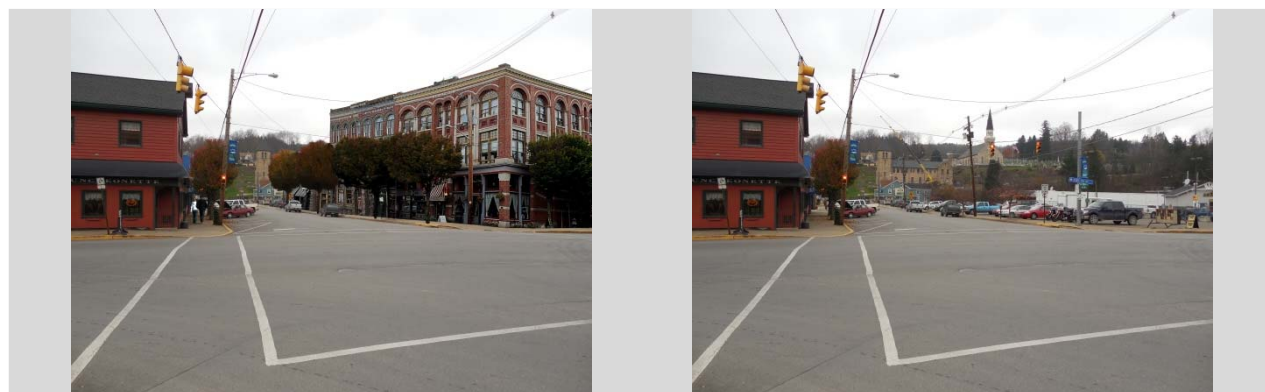
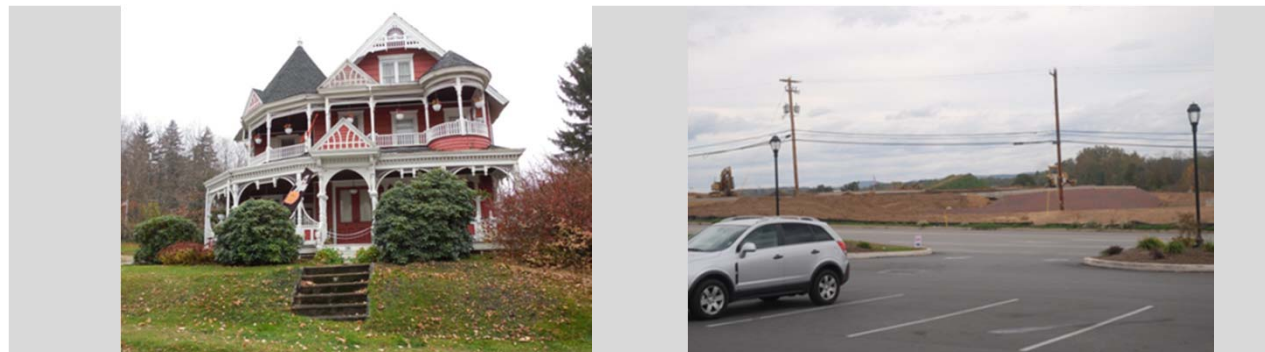
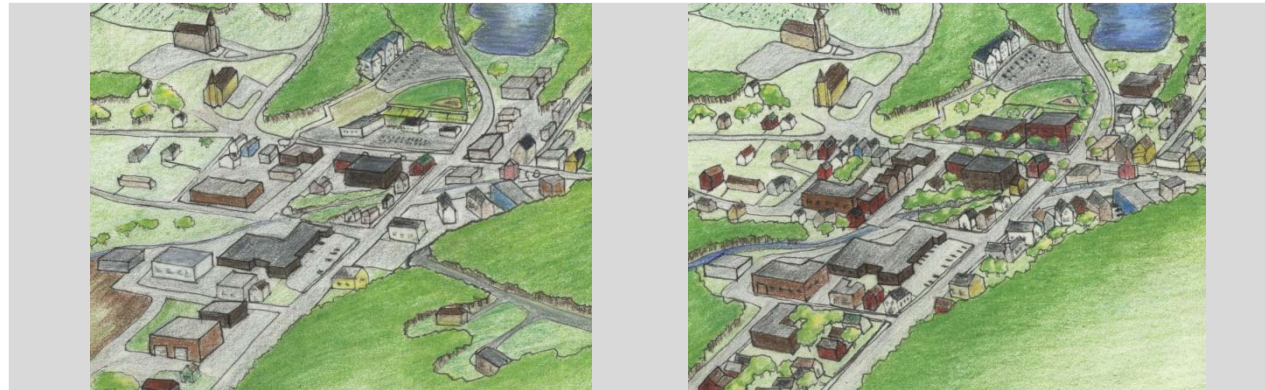
Many small towns in Pennsylvania are going to be changed by the Marcellus Shale Gas development. From a sustainable point of view related to community growth, the developments could threaten the future of the towns. Yet it also opens up an opportunity to use the resulting population and economic growth to evolve the small towns and grow past the initial boom of development.

Several of these towns are currently without the regulations to protect them from undesirable development. The diagrams on the left show what the ideal town looks like versus what a small conventional town looks like. The conventional town image also illustrates the type of strip-dominated growth that the gas development threatens to cause if unregulated. (Kendig, 2011)

Using Dushore, Sullivan County, PA, it can be seen that the current scenario is quite similar to the conventional model in Kendig's images. In order to reach the ideal image of Dushore, a zoning ordinance is suggested. These best practice regulations are created using guidelines found in PennScapes.

This study uses a 20% increase in population over the next 20 year with the population leveling out around year 20. The 20% increase is a projection based on the growth of towns in Texas similar in size to Dushore. These Texas towns are experiencing similar growth issues generated by gas development in their region. (Bowman, 2012)

SUSTAINABLE SMALL TOWN GROWTH KEY ZONING ISSUES



The following issues are the key problems that the correct use of zoning could solve.

Density

Density is necessary for a town to hold a thriving center. This creates opportunities for destinations and higher walkability (Kendig, 2011 200) (PennSCAPES 2003).

Connectivity and Sidewalks

Connectivity allows for higher walkability and more sidewalk connections. This makes the town more accessible and healthier (Cook, 2010 7-9).

Character

The character of the development within a town can be protected by specific material and construction requirements within zoning regulations. This is important since the character helps define the identity of the town (Kendig, 2011 201-205).

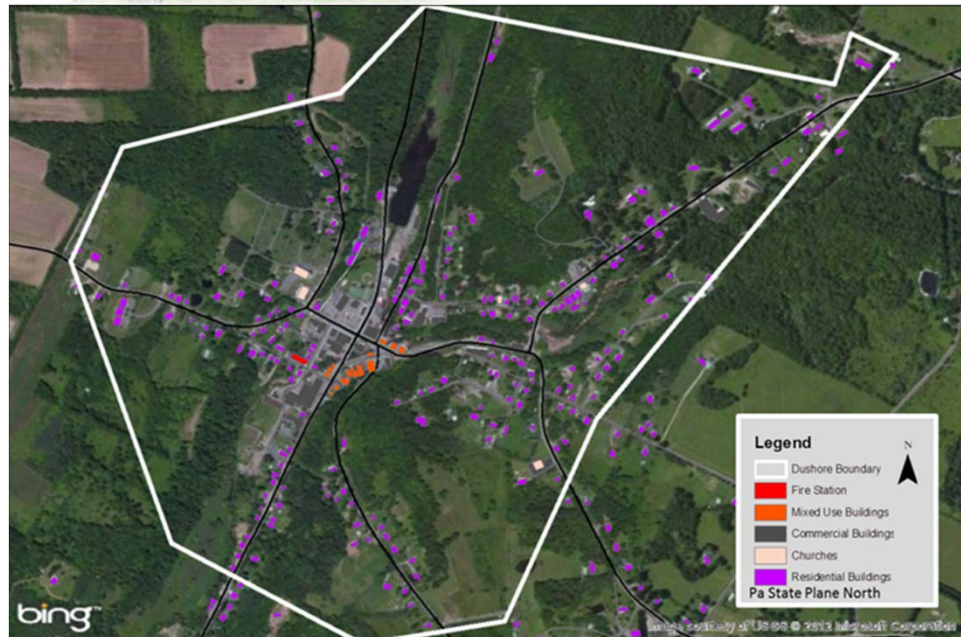
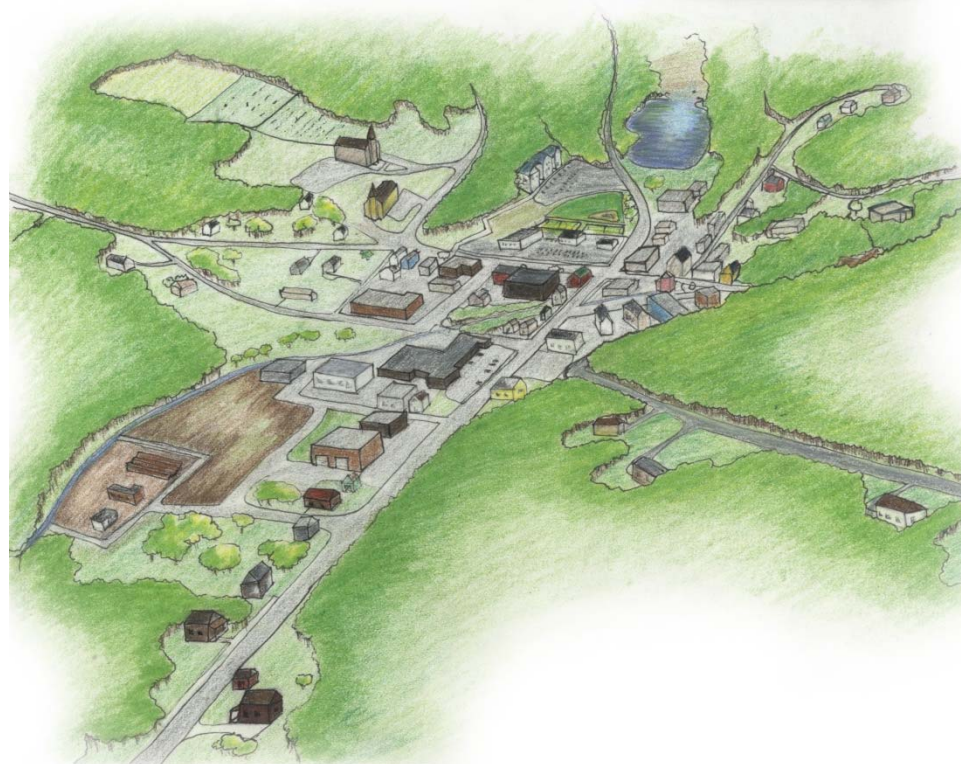
Diversity of Land Use

Diverse land uses created by zoning regulations can hold opportunities for more living options and closer proximity to destinations such as restaurants and shopping (PennSCAPES, 2003).

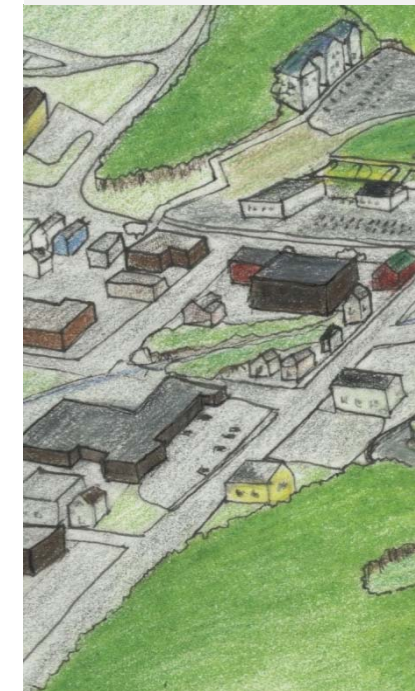
SUSTAINABLE SMALL TOWN GROWTH

Current Scenario

Current



Overall view-Community Growth



Zoomed in view- Downtown

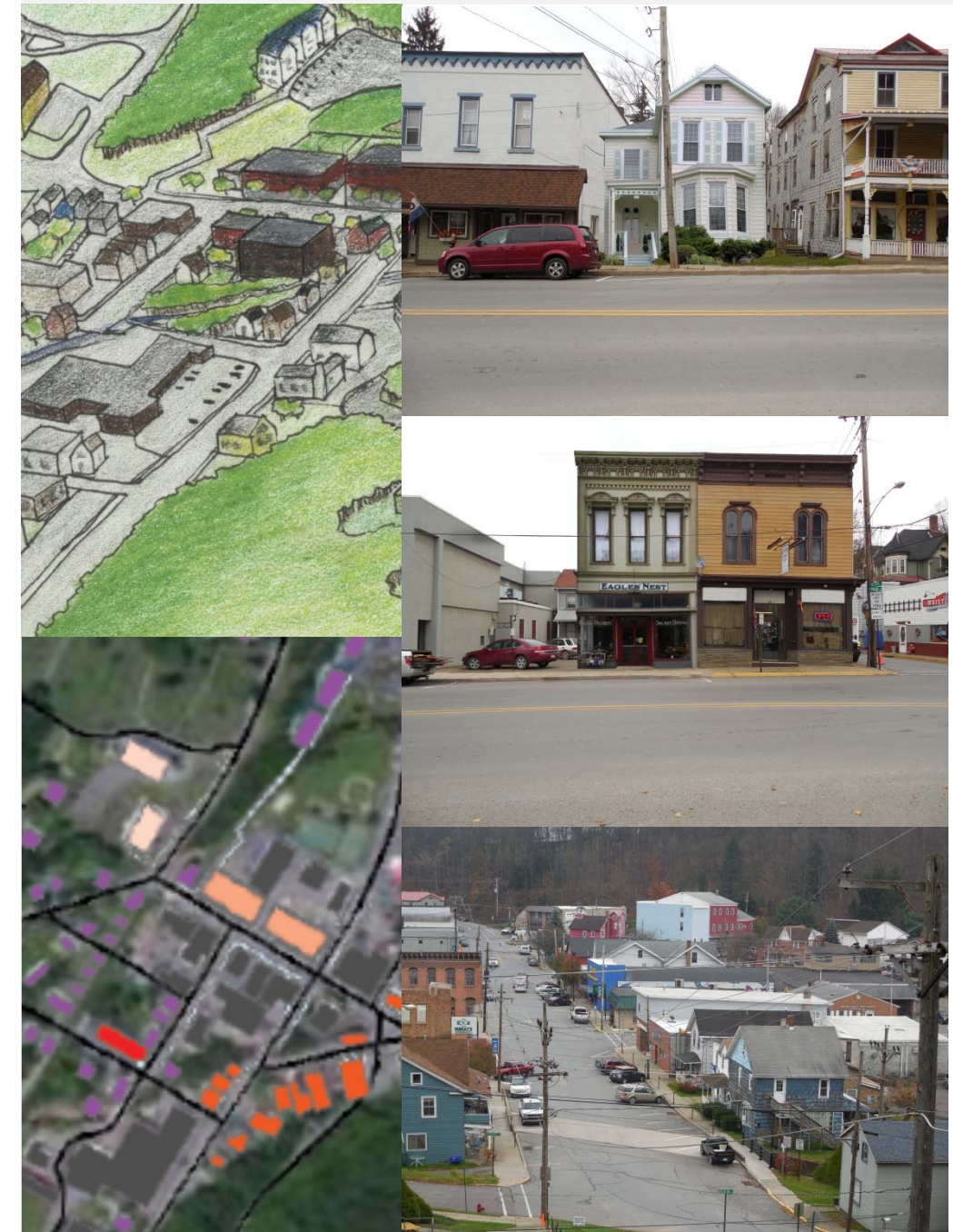
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20 Years Scenario

20 Years



Overall view- Community Growth



Zoomed in view- Downtown

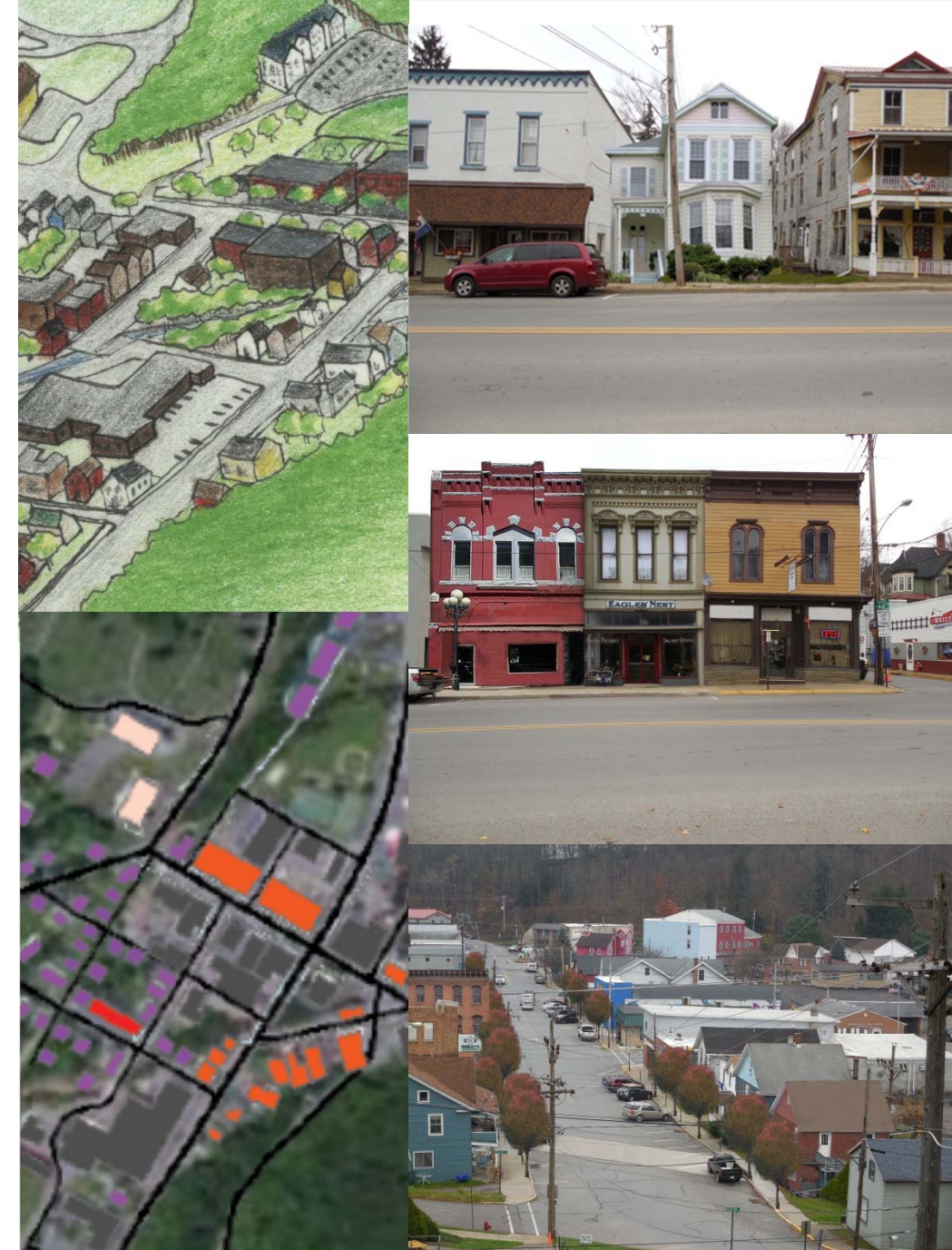
SUSTAINABLE SMALL TOWN GROWTH

40 Years



Overall view- Community Growth

40 Year Scenario



Zoomed in view- Downtown