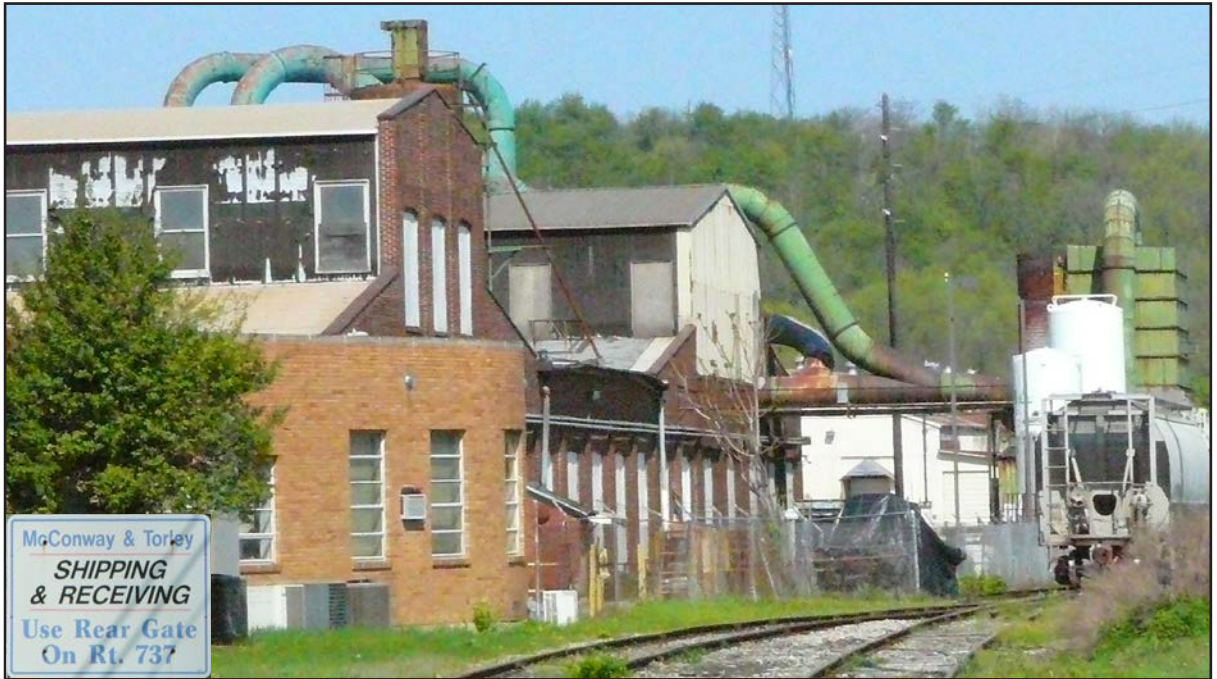


# Chapter 8 - Economy



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## ECONOMY

### A. Introduction

The Economy element of the comprehensive plan assesses Berks County's workforce, economic and employment trends and characteristics, and additional factors contributing to the local economy.

Berks County's economic base, like its land use, changes dramatically from one end of the county to the other. The county's economic roots in agricultural production are quite evident over much of its area, where agriculture still plays the primary economic role that it has for well over a two centuries. The county's urban area around Reading, over the last 30 years, transformed from a heavy manufacturing and retail center to a more diverse economy, including considerable expansion of the health care sector.

The goals and policies in this section promote programs and actions that support a successful economy, one in which the public, non-profit and private sectors can attract new business investment and develop a skilled, educated workforce to meet the present and future needs of local companies and potential employers. The county economy, along with the larger Pennsylvania State economy is in perpetual movement, adapting to both constraints and opportunities of political, economic, social (including cultural and demographic), and technological change.

### B. Labor, Employment and Unemployment

#### Labor Force Growth

A county's labor force is every person between the age of 16 and 64 that would generally be available to work. The county's labor force added over 17,000 people since 2001 and grew more than three neighboring counties and the state as a whole.

Labor Force by County and the State of Pennsylvania - 2001-2016					
County	2001	2016	# Gain/Loss	Av.Growth	An. Growth
Berks	196,976	214,132	17,156	8.7%	0.6%
Chester	242,002	281,139	39,137	16.2%	1.0%
Lancaster	255,424	280,499	25,075	9.8%	0.6%
Lebanon	65,926	70,711	4,785	7.3%	0.5%
Lehigh	166,059	188,118	22,059	13.3%	0.8%
Montgomery	418,261	447,689	29,428	7.0%	0.5%
Schuylkill	70,146	67,900	-2,246	-3.2%	-0.2%
Pennsylvania	6,073,000	6,507,000	434,000	7.1%	0.5%

Source: U.S. Department of Labor, Bureau of Labor Statistics

#### Labor Force Participation (LFP) Rate

The LFP rate measures the share of the population that actively participates in the labor market or the total number of people employed and unemployed as a share of that 16-64 age population. The rate continues to decline in Berks County. However, the county rate has been higher than the statewide participation rate.

Between 2001 and 2016, the number of people in the working age population grew 13.3%. However, the number of people actively seeking a job or working grew only 8.7%.

The county LFP will continue to be affected by the aging workforce. Berks County's workforce needs have historically been served by the predominantly native-born population. Over the next ten years, the number of people potentially exiting the workforce (Age 65+) will grow 33% while the number of potential entrants into the workforce (Ages 25-29) is projected to grow only 3.5%. As shown later in this chapter, under employment projections, the county needs to identify ways to attract qualified people to fill these jobs.

## Chapter 8 - Economy

Berks County and State Labor Participation Rates for 1990, 2001 and 2009-2016						
Year	16 + Pop.	Percent Increase in County 16+ Pop.	Labor Force	% Increase in County Labor Force	Participation Rate	State Participation Rate
2001	291,683	*	196,976	*	67.5%	64.4%
2009	315,947	8.3%	203,891	3.5%	64.5%	64.4%
2010	326,204	3.2%	210,138	3.1%	64.4%	63.5%
2011	327,789	0.5%	210,203	0.0%	64.1%	63.2%
2012	328,884	0.3%	211,884	0.8%	64.4%	63.6%
2013	329,884	0.3%	211,449	-0.2%	64.1%	63.3%
2014	330,429	0.2%	210,590	-0.4%	63.7%	62.7%
2015	330,974	0.2%	213,249	1.3%	64.4%	62.9%
2016	330,486	-0.1%	214,132	0.4%	64.8%	63.3%

Source: U.S. Department of Labor, Bureau of Labor Statistics

### Employment

Employment is a component of labor force and reflects the number of people in that labor force that are actively working in the county.

Employed county residents grew by 16,000 between 2001 and 2016. Employment in the county grew more than three neighboring counties and the state, measured by average (Av.) or accounting for time, (An.).

Total Employment by County and the State of Pennsylvania - 2001-2016					
County	2001	2016	# Gain/Loss	Av.Growth	An. Growth
Berks	187,597	203,394	15,797	8.4%	0.5%
Chester	233,753	270,147	36,394	15.6%	1.0%
Lancaster	246,660	268,837	22,177	9.0%	0.6%
Lebanon	63,542	67,529	3,987	6.3%	0.4%
Lehigh	158,719	177,928	19,209	12.1%	0.8%
Montgomery	402,667	429,003	26,336	6.5%	0.4%
Schuylkill	65,567	63,664	-1,903	-2.9%	-0.2%
Pennsylvania	5,786,000	6,144,000	358,000	6.2%	0.4%

Source: U.S. Department of Labor, Bureau of Labor Statistics

### Changes in Full-Time Employment

The number of workers employed full time (in excess of 35 hours per week) is declining not only in Berks County, but nationwide. From 2005-2009, nearly 64% of Berks County workers (between the ages of 16 and 64) reported they worked full time. From 2010-2015, that number dropped to 59.8%. Despite the decline, the county is faring better than the state and nation in regards to this metric.

Percent of Workers that Usually Worked Full Time - 2009 and 2015				
County	2009 Workers	2015 Workers	Difference	% Change
Berks	63.9	59.8	-4.1	-6.4%
Chester	64.5	62.7	-1.8	-2.8%
Lancaster	62.8	59.5	-3.3	-5.3%
Lebanon	67.0	62.1	-4.9	-7.3%
Lehigh	63.7	59.9	-3.8	-6.0%
Montgomery	66.6	63.1	-3.5	-5.3%
Schuylkill	60.6	56.0	-4.6	-7.6%
Pennsylvania	61.3	57.1	-4.2	-6.9%
United States	61.4	58.0	-3.4	-5.5%

Source: U.S. Census, American Community Survey, 5 Year Estimates

### Unemployment

Between 2001 and 2016, the unemployment rate has fluctuated dramatically. During the 2007-2009 recession, Berks County had an average unemployment rate of 8%. By 2016, however, the rate has decreased to 5%. While there are many factors that contribute to fluctuations in unemployment rate, it is noteworthy that almost every other neighboring county has seen more change in this rate than Berks County.

Unemployment Rate by County and the State of Pennsylvania - 2001-2016		
County	2001	2016
Berks	4.8%	5.0%
Chester	3.4%	3.9%
Lancaster	3.4%	4.2%
Lebanon	3.6%	4.5%
Lehigh	4.4%	5.4%
Montgomery	3.7%	4.2%
Schuylkill	6.5%	6.2%
Pennsylvania	4.7%	5.6%

Source: U.S. Census, American Community Survey, 5 Year Estimates

### Earnings

Berks County average earnings are lower than state figures, and in 2015, rank fourth behind Chester, Montgomery, and Lehigh Counties. Between 2001 and 2015, earnings have grown 4.6% on average and 0.3% per year, which puts Berks County in fourth place among its neighbors. However, this is lower than the rate of growth for earnings overall in Pennsylvania.

Average Earnings by Job by County and the State of Pennsylvania - 2001-2015					
County	2001 Inf. Adj.	2015	\$ Gain/Loss	Av.Growth	An. Growth
Berks	51,967	54,337	2,370	4.6%	0.3%
Chester	68,175	74,071	5,896	8.6%	0.6%
Lancaster	51,179	52,349	1,170	2.3%	0.2%
Lebanon	44,780	47,128	2,348	5.2%	0.3%
Lehigh	60,538	59,681	-857	-1.4%	-0.1%
Montgomery	68,790	65,644	-3,146	-4.6%	-0.3%
Schuylkill	43,475	45,876	2,401	5.5%	0.4%
Pennsylvania	54,712	59,591	4,879	8.9%	0.6%

Source: U.S. Department of Labor, Bureau of Labor Statistics

## Chapter 8 - Economy

### Berks County Employment Projections

Jobs result from the relationship that exists among the population, the labor force, and the demand for goods and services. The chart below shows probable job growth and decline in Berks County industry sectors over the next ten years based on an economic forecast provided by Chmura JobsEQ software. Employment projections based on econometric models project future economic behavior based on historical economic trends. The forecast suggests that the Berks County workforce will need to be substantially replenished by those expected to leave the workforce.

Berks County will need at least 45,000 workers over the next decade to fill open jobs resulting from permanent (retirements) or temporary departures (illness, childcare) of people from the labor force. Manufacturing, retail, and health care are the industries with the largest demand for replacement workers. The expected growth of the healthcare industry in the county will not just require replacement workers but will need thousands of additional people to fill jobs created by demand for services as shown in “total growth demand” below.

<b>Berks County Employment Forecast for 2017 to 2027</b>		
<b>Industry Employment Forecast - 10 Years - Berks County</b>	<b>Total Approx. Replacement Demand</b>	<b>Total Growth Demand</b>
Forestry, fishing, and related activities	1,253	-351
Mining	55	-10
Utilities	316	-130
Construction	1,875	805
Manufacturing	6,820	-3,730
Wholesale trade	1,425	6
Retail trade	6,283	221
Transportation and warehousing	2,022	-270
Information	294	-177
Finance and insurance	1,002	-62
Real estate and rental and leasing	453	-47
Professional, scientific, and technical services	1,737	567
Management of companies and enterprises	1,003	-12
Administrative and waste management services	2,452	398
Educational services	2,817	-152
Health care and social assistance	5,997	5,028
Arts, entertainment, and recreation	740	71
Accommodation and food services	4,496	146
Other services, except public administration	2,139	52
Public Administration	1,109	-49
<b>Total</b>	<b>44,288</b>	<b>2,304</b>

Replacement Demand: The number of workers who leave their occupation and need to be replaced by new entrants into the industry.

Growth Demand: The number of workers needed, in lieu of replacement workers, to accommodate expected growth in the industry.

Source: Chmura JobsEQ

### C. Berks County Major Industries

By 2015, the top three industries in terms of overall employment in the county are trade/transportation/utilities, manufacturing, and education/health services. Goods-producing industries in Berks County are largely in the manufacturing sector. Wages from goods producing industries are 25% higher than wages from service providing industries. However, Berks County has shifted to service-providing economy, as there are nearly 5 times the service establishments as there are goods producing ones. This trend is likely to continue.

Location quotients are a useful technique for identifying an industry that is concentrated in the county. It can identify potential sources of competitive advantage or areas of regional specialization. LQs are helpful in identifying areas that have existing concentrations of workers with transferable skills, interconnected businesses, suppliers, and related industries, or in directing them to growing industry areas where concentrated employment in that sector is weak but growing.

An industry with an **LQ of 1.0 or higher** indicates some degree of specialization. Industries with these quotients generate goods and services in excess of what it required inside the county and export them to other counties, throughout the state, nation, and the world. For example, looking at the chart below, Berks County has a significant concentration of manufacturing.

**LQs of 0.8 to 1.0** indicate normal distribution of that industry with little specialization. It serves only the economy inside the county with the exception of Construction. This industry has rebounded from the 2007-2009 recession with an estimated 9,400 jobs in the sector as of 2016.

**LQs of less than 0.8** may indicate that the industry in the region is weak. This means other geographies are generating those goods and services. As a rule, you can interpret location quotients of >1.2 as “high” and <0.8 as “low.”

The chart below shows that in 2016, Berks County has four industry sectors with a location quotient greater than 1.0.

Berks County 2016 Annual Averages						
Industry Sector	Annual Establishments	Annual Average Employment	Total Annual Wages	Annual Average Weekly Wage	Annual Wages Per Employee	Annual Location Quotient
Manufacturing	523	30,662	\$1,744,266,504	\$1,094	\$56,887	2.07
Natural resources and mining	116	2,951	\$113,889,339	\$742	\$38,596	1.31
Education and health services	1,408	27,831	\$1,342,304,538	\$928	\$48,231	1.07
Trade, transportation, and utilities	1,871	32,992	\$1,294,137,948	\$754	\$39,225	1.02
Other services	841	5,133	\$137,173,464	\$514	\$26,722	0.97
Local Government	276	15,975	\$750,392,190	\$903	\$46,972	0.95
Professional and business services	1,313	21,824	\$1,309,153,970	\$1,154	\$59,988	0.91
Construction	838	7,309	\$447,619,927	\$1,178	\$61,244	0.91
Leisure and hospitality	895	14,884	\$229,990,885	\$297	\$15,452	0.80
Financial activities	676	5,777	\$466,679,931	\$1,554	\$80,786	0.60
State Government	30	3,217	\$181,966,790	\$1,088	\$56,557	0.59
Information	73	1,102	\$56,783,274	\$991	\$51,516	0.33
Federal Government	71	916	\$60,259,691	\$1,266	\$65,810	0.27
<b>Goods-producing</b>	<b>1,476</b>	<b>40,922</b>	<b>\$2,305,775,770</b>	<b>\$1,084</b>	<b>\$56,346</b>	1.63
<b>Service-providing</b>	<b>7,076</b>	<b>109,543</b>	<b>\$4,836,224,010</b>	<b>\$849</b>	<b>\$44,149</b>	0.91

Source: U.S. Bureau of Labor Statistics, QCEW

### Change in Goods Producing and Service Providing Businesses

Between 2001 and 2016, Berks County has lost 270 businesses. While all counties with the exception of Lancaster County lost goods-producing businesses, the slow growth in the number of service-producing businesses in Berks County compared to its neighbors is a concern going forward.

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Change in Business Establishments by County - 2001-2016								
County	Goods-Producing				Service-Producing			
	2001	2016	# Change	% Change	2001	2016	# Change	% Change
Berks	1,832	1,476	-356	-19.4%	6,990	7,076	86	1.2%
Chester	2,573	2,243	-330	-12.8%	11,659	12,786	1,127	9.7%
Lancaster	2,674	2,837	163	6.1%	8,571	10,075	1,504	17.5%
Lebanon	557	520	-37	-6.6%	1,898	2,140	242	12.8%
Lehigh	1,377	1,096	-281	-20.4%	6,545	7,365	820	12.5%
Montgomery	4,359	3,321	-1,038	-23.8%	23,871	23,609	-262	-1.1%
Schuylkill	633	441	-192	-30.3%	2,326	2,455	129	5.5%
Pennsylvania	55,962	46,427	-9,535	-17.0%	265,117	293,739	28,622	10.8%

Source: U.S. Bureau of Labor Statistics, QCEW

### A Closer Look at Manufacturing

Despite the decline in goods-producing businesses in the county, manufacturing remains an important and valuable sector of the Berks County and state economy in terms of output and employment.

Statewide, Berks County ranks high among many industry metrics for manufacturing sector employment and wages as show below.

Berks County Manufacturing County Ranking (In State) - 2016	
Number of Establishments	9th
Number employed	5th
Total Wages	5th
Annual Weekly Wage	15th
Location Quotient	16th

Source: U.S. Bureau of Labor Statistics, QCEW

The county's manufacturing sector is diverse as fabricated metals, with the most establishments at 99, only represents 19% of all manufacturing establishments. Due to the continued growth of the county's largest employer, East Penn Manufacturing, the Electrical Equipment and Appliances sector employs the most people and accounts for 26% of all employment in the county's manufacturing industry.



EnerSys in Bern Township



Berks County Manufacturing by Three Digit NAICS Code - 2016 Annual Averages						
NAICS	Sector	Establishments	Employment	Total Wages	Annual Weekly Wage	Annual Wages per Employee
311	Food	56	3,627	180,808,701	959	49,852
312	Beverage and Tobacco	12	239	6,384,382	514	26,704
313	Textiles	10	456	22,761,006	961	49,951
314	Textile Products	9	109	3,144,086	557	28,956
315	Apparel	8	544	18,787,586	664	34,515
321	Wood Products	33	348	13,874,265	767	39,907
322	Paper	13	653	40,504,216	1,193	62,020
323	Printing	37	461	21,714,790	906	47,095
324	Petroleum/Coal Products	3	15	1,403,605	1,830	95,160
325	Chemicals	28	1,002	59,422,422	1,141	59,309
326	Plastics and Rubber Products	26	1,742	95,340,038	1,052	54,720
327	Nonmetallic Mineral Products	18	491	31,636,873	1,239	64,423
331	Primary Metals	32	4,107	318,269,556	1,490	77,499
332	Fabricated Metals	99	2,277	120,353,675	1,017	52,862
333	Machinery	31	827	55,325,369	1,287	66,906
334	Computers and Electronics	11	546	36,785,001	1,296	67,392
335	Electrical Equipment and Appliances	15	7,914	440,834,134	1,085	56,436
336	Transportation Equipment	15	1,823	88,767,510	937	48,702
337	Furniture and Related Products	27	1,893	85,536,463	869	45,188
339	Miscellaneous	40	1,588	102,612,826	1,243	64,611
	<b>TOTAL</b>	<b>523</b>	<b>30,662</b>	<b>1,744,266,504</b>		

Source: U.S. Bureau of Labor Statistics, QCEW

As shown below, Berks County was one of only eight metropolitan areas in Pennsylvania to have growth in their manufacturing gross domestic product output between 2001 and 2015. By GDP, Berks County has the fifth largest manufacturing base of all PA metropolitan areas.

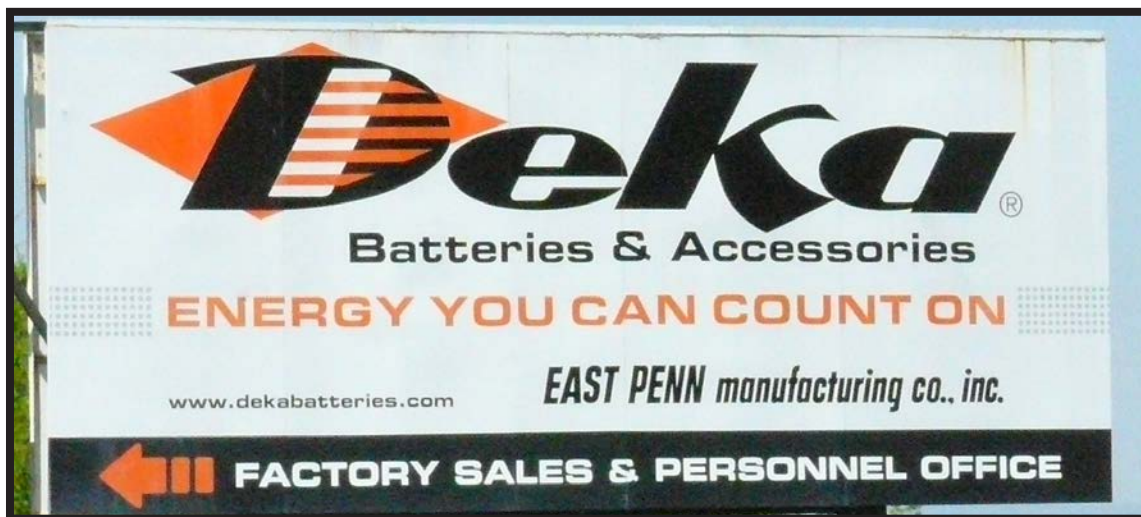


Change in Manufacturing GDP Between 2001 and 2015 by PA Metro Area in Chained 2009 Dollars				
Ranked by Percent Change in GDP Output				
Area	2001 \$	2015 \$	\$ Change	% Change
Pennsylvania	86,865	76,897	-9,968	-11.5%
Philadelphia	40,576	46,941	6,365	15.7%
Pittsburgh	14,312	12,848	-1,464	-10.2%
Allentown/Bethlehem/Easton	6,897	4,936	-1,961	-28.4%
Lancaster	4,405	4,111	-294	-6.7%
Reading	3,228	3,536	308	9.5%
York/Hanover	3,569	3,469	-100	-2.8%
Scranton/Wilkes-Barre/Hazleton	3,308	2,810	-498	-15.1%
Harrisburg/Carlisle	2,629	2,627	-2	-0.1%
Erie	2,707	2,508	-199	-7.4%
East Stroudsburg	833	1,231	398	47.8%
Chambersburg/Waynesboro	688	934	246	35.8%
Lebanon	963	906	-57	-5.9%
Williamsport	1,053	846	-207	-19.7%
Altoona	704	828	124	17.6%
Gettysburg	573	666	93	16.2%
Bloomsburg/Berwick	636	582	-54	-8.5%
State College	417	576	159	38.1%
Johnstown	338	395	57	16.9%

Source: U.S. Chamber of Commerce, Bureau of Economic Analysis  
 Note: The use of chained dollars adjusts real dollar amounts for inflation over time so that numbers from different years can be compared.

**D. Berks County Major Employers**

As shown in the chart below, many of the county’s top employers shown in the following table are in industries with high location quotients. Many of these businesses are within minutes of a state highway, interstate or the turnpike.



Top 25 Employers in Berks County - 2009 to 2016 and Net Change in Employment				
Ranked by Number of Employees in 2016				
Company	Industry Type	2009 Employees	2016 Employees	Change
East Penn Manufacturing Company	Manufacturing	5,348	7,145	1,797
Reading Hospital	Health Care and Social Assistance	6,839	6,673	-166
Berks County	Government	2,500	2,400	-100
Carpenter Technology Corporation	Manufacturing	1,917	2,305	388
Reading School District	Education	2,637	2,000	-637
Boscov's Inc.	Retail	1,400	1,750	350
Pennsylvania Government	Government	1,775	1,720	-55
Penske Truck Company, LP	Rental and Leasing	1,200	1,683	483
St. Joseph's Regional Health Network	Health Care and Social Assistance	1,514	1,623	109
Redner's Warehouse Markets	Retail	1,415	1,361	-54
Supportive Concepts for Families	Health Care and Social Assistance	*	1,274	*
Giant Food Stores	Retail	914	1,244	330
Wal-Mart Stores	Retail	1,783	1,213	-570
Morgan Truck Body, LLC	Manufacturing	*	1,200	*
Berks County IU	Education	1,241	1,190	-51
Santander Bank NA	Finance	1,000	1,100	100
Wilson School District	Education	1,195	1,033	-162
Kutztown University	Education	1,146	980	-166
Ashley Furniture Industries, Inc.	Retail	726	958	232
FirstEnergy Corp.	Utilities	986	921	-65
U.S. Government	Government	1,150	900	-250
IWCO Direct	Professional Services	*	826	*
UGI Energy Services, Inc.	Utilities	*	794	*
Boyertown Area School District	Education	1,066	789	-277
Alcon Research, Ltd.	Manufacturing	*	766	*

Source: Reading Eagle

The \* symbol notes the company did not appear in the 2009 rankings.

## E. Berks County Gross Domestic Product

The gross domestic product (GDP) is a general indicator used to gauge the health of an economy, and it represents the total dollar value of all goods and services made over time. Berks County businesses generated nearly \$16 billion in GDP in 2015, up 13.5 percent or \$1.1 billion since 2001. The county's GDP output ranks 132<sup>nd</sup> out of 292 metropolitan regions in the nation. The county's manufacturing and professional business services are the largest sector contributors to GDP. Healthcare has had the most growth in GDP, with 60% growth from 2001 levels. In 2015, services account for 61% of total county GDP, goods-producing industries, 29%, government 11%.

The amount of products exported by Berks County businesses increased a full percentage point between 2001 and 2015, from 12.4% to 13.4%.

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Berks County Real GDP in 2001 and 2015 (millions of chained 2009 dollars)				
Industry Sector	2001	2015	\$ Change 2001-2015	% Change 2001-2015
<b>All industry total</b>	<b>13,920</b>	<b>15,803</b>	<b>1,883</b>	<b>13.5%</b>
<b>Private industries</b>	<b>12,409</b>	<b>14,129</b>	<b>1,720</b>	<b>13.9%</b>
Agriculture, forestry, fishing, and hunting	193	240	47	24.4%
Mining	67	48	-19	-28.4%
Utilities	289	391	102	35.3%
Construction	866	701	-165	-19.1%
Manufacturing	3,228	3,536	308	9.5%
<i>Durable goods manufacturing</i>	1,811	2,471	660	36.4%
<i>Nondurable goods manufacturing</i>	1,430	1,050	-380	-26.6%
Wholesale trade	752	1,021	269	35.8%
Retail trade	978	1,101	123	12.6%
Transportation and warehousing	379	519	140	36.9%
Information	163	229	66	40.5%
Finance, insurance, real estate, rental, and leasing	1,818	1,722	-96	-5.3%
<i>Real estate and rental and leasing</i>	1,011	1,235	224	22.2%
Professional and business services	1,732	2,100	368	21.2%
<i>Professional, scientific, and technical services</i>	774	853	79	10.2%
<i>Management of companies and enterprises</i>	639	723	84	13.1%
<i>Administrative and waste management services</i>	351	526	175	49.9%
Educational services, health care, and social assistance	1,077	1,673	596	55.3%
<i>Health care and social assistance</i>	996	1,582	586	58.8%
Arts, entertainment, recreation, accommodation, and food services	415	435	20	4.8%
<i>Accommodation and food services</i>	304	324	20	6.6%
Other services, except government	474	386	-88	-18.6%
<b>Government</b>	<b>1,506</b>	<b>1,678</b>	<b>172</b>	<b>11.4%</b>
<b>Private goods-producing industries</b>	<b>4,342</b>	<b>4,545</b>	<b>203</b>	<b>4.7%</b>
<b>Private services-providing industries</b>	<b>8,045</b>	<b>9,578</b>	<b>1,533</b>	<b>19.1%</b>
<b>Trade</b>	<b>1,733</b>	<b>2,123</b>	<b>390</b>	<b>22.5%</b>

Source: U.S. Chamber of Commerce, Bureau of Economic Analysis

Note: The use of chained dollars adjusts real dollar amounts for inflation over time so that numbers from different years can be compared.

### GDP Rank by PA Metropolitan Area between 2001 and 2015

In terms of the size of GDP output, Berks County (aka the Reading MSA) ranks seventh out of 18 metropolitan areas in Pennsylvania. In terms of GDP growth between 2001 and 2015, the county placed 11th. Interestingly, Berks County and the York/Hanover area have jockeyed for the seventh largest GDP in this period. Both regions have historically had larger GDP than the sub \$10 billion Erie economy but have been unable to move into the \$19 billion + levels of the Scranton/Wilkes Barre/Hazleton and Lancaster economies.

From 2001 to 2003, Reading held the seventh spot. From 2004 to 2014, the York Hanover area occupied it. By 2015, Reading has reclaimed it.

Change in Real GDP by PA Metro Area Between 2001 and 2015 (millions of chained 2009 dollars)				
Ranked by GDP Output in 2015				
Metropolitan Area	2001 \$	2015 \$	# Change	% Change
Philadelphia	303,035	368,210	65,175	21.5%
Pittsburgh	109,442	130,205	20,763	19.0%
Allentown/Bethlehem/Easton	29,496	33,393	3,897	13.2%
Harrisburg/Carlisle	27,001	30,422	3,421	12.7%
Lancaster	19,061	23,286	4,225	22.2%
Scranton/Wilkes-Barre/Hazleton	19,136	20,961	1,825	9.5%
Reading	13,920	15,803	1,883	13.5%
York/Hanover	13,445	15,429	1,984	14.8%
Erie	9,660	9,708	48	0.5%
State College	5,287	7,346	2,059	38.9%
East Stroudsburg	4,536	5,041	505	11.1%
Altoona	4,116	4,521	405	9.8%
Williamsport	3,798	4,487	689	18.1%
Chambersburg/Waynesboro	3,416	4,484	1,068	31.3%
Lebanon	3,390	4,111	721	21.3%
Johnstown	4,009	3,746	-263	-6.6%
Bloomsburg/Berwick	2,877	3,487	610	21.2%
Gettysburg	2,328	2,699	371	15.9%
Pennsylvania	522,191	644,947	122,756	23.5%

Source: U.S. Chamber of Commerce, Bureau of Economic Analysis

Note: The use of chained dollars adjusts real dollar amounts for inflation over time so that numbers from different years can be compared.

## F. Berks County Commuting and Cost of Living

### Berks County Employment Commuting Patterns

Berks County is a net exporter of labor. This means more residents leave Berks County to work than the amount of people who come into the county to work. In 2002, the deficit was relatively small, with a little over 4,000 people. Lebanon and Schuylkill Counties had far greater numbers of residents leaving for employment. Berks County, however, was competing with neighboring Chester, Lehigh and Montgomery Counties, who in 2002 were significant net “importers” of labor.

Commuting Patterns in 2002			
County	In-Commuters	Out Commuters	Net Flow
Berks	52,930	56,934	-4,004
Chester	109,065	88,380	20,685
Lancaster	52,689	53,063	-374
Lebanon	13,864	32,533	-18,669
Lehigh	78,057	54,848	23,209
Montgomery	251,244	172,526	78,718
Schuylkill	13,495	29,781	-16,286

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program

## Chapter 8 - Economy

By 2014, these dynamics have changed. The Berks and Lancaster County deficits increase substantially. Lebanon and Schuylkill Counties, while still exporters, have a smaller deficit than they did in 2002. Chester County swings from an importer to an exporter, and Lehigh and Montgomery remain stable as labor importers.

Commuting Patterns in 2014			
County	In-Commuters	Out Commuters	Net Flow
Berks	63,536	83,451	-19,915
Chester	133,549	134,044	-495
Lancaster	70,197	82,624	-12,427
Lebanon	22,746	37,543	-14,797
Lehigh	100,072	76,814	23,258
Montgomery	292,091	211,005	81,086
Schuylkill	20,893	34,831	-13,938

Source: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program

### Exploring the Cost of Living in Berks County Versus Other Areas of Pennsylvania

Regional Price Parity (RPP) is an index that sets the national average cost of goods and services at 100, with a particular region's RPP showing how the cost-of-living in that region compares to that average. The lower the number, the less expensive it is to live in that particular area. For example, Berks County had an overall 2014 RPP of 96, which means that the county is about 4% less expensive than the national average. Meanwhile, the State of Pennsylvania has an RPP of 98, indicating that goods and services cost 2% less than the national average.

In 2014, Berks County was tied with the Harrisburg/Carlisle area for the 11<sup>th</sup> least expensive place to live out of the 19 metropolitan areas in Pennsylvania. Between 2009 and 2014, the cost of living in Berks County decreased slightly.

Change in Price Parity for All Goods and Services by PA Metro Area Between 2009 and 2014			
Area	2009	2014	# Change
Allentown/Bethlehem/Easton	100.6	100.3	-0.3
Altoona	89.5	90.0	0.5
Bloomsburg/Berwick	92.3	93.0	0.7
Chambersburg/Waynesboro	94.9	94.1	-0.8
East Stroudsburg	99.3	98.8	-0.5
Erie	92.1	92.5	0.4
Gettysburg	96.1	95.6	-0.5
Harrisburg/Carlisle	96.9	96.0	-0.9
Johnstown	82.7	85.5	2.8
Lancaster	98.7	98.4	-0.3
Lebanon	95.5	94.9	-0.6
Philadelphia	109.0	107.2	-1.8
Pittsburgh	92.2	94.8	2.6
Reading	96.7	96.0	-0.7
Scranton/Wilkes-Barre/Hazleton	91.6	91.8	0.2
State College	100.7	102.4	1.7
Williamsport	91.7	93.6	1.9
York/Hanover	96.2	96.1	-0.1
Pennsylvania	98.2	98.2	0.0

Source: U.S. Chamber of Commerce, Bureau of Economic Analysis

On a practical level, RPP's provide a glimpse into the purchasing power of a person's income and how it will change in different parts of the state depending on the costs of living in that region as shown below. For example in Berks County an income of \$41,375 buys \$43,000 in goods and services due to the affordable price of those goods and services in the county. In short, Berks County is an affordable place to live because incomes are keeping pace with the cost of living in the county. On the other hand, in Philadelphia, incomes are not keeping pace with the cost of living.

In 2014, Berks County ranked 12<sup>th</sup> of all PA metropolitan regions in the purchasing power of income. This data has some correlation with the data above regarding commuting patterns. Those who live in Berks County but commute to other counties for work, for presumably higher wages, are maximizing the buying power by combining a higher wage earned elsewhere with a lower cost of living here. Between 2009 and 2014, the county's buying power advantage increased by \$420, and that amount of increase ranks third behind the increases in the Harrisburg and Chambersburg areas.

Buying Power by PA Metro Area in 2014				
Area	2014 Per Capita Income	2014 RPP	2014 Buying Power	Difference
Allentown/Bethlehem/Easton	42,241	100.3	42,115	-126
Altoona	40,040	90.0	44,489	4,449
Bloomsburg/Berwick	38,270	93.0	41,151	2,881
Chambersburg/Waynesboro	39,766	94.1	42,259	2,493
East Stroudsburg	33,913	98.8	34,325	412
Erie	38,619	92.5	41,750	3,131
Gettysburg	41,744	95.6	43,665	1,921
Harrisburg/Carlisle	44,340	96.0	46,188	1,848
Johnstown	39,970	85.5	46,749	6,779
Lancaster	40,196	98.4	40,850	654
Lebanon	40,359	94.9	42,528	2,169
Philadelphia	47,349	107.2	44,169	-3,180
Pittsburgh	47,126	94.8	49,711	2,585
Reading	41,375	96.0	43,099	1,724
Scranton/Wilkes-Barre/Hazleton	39,938	91.8	43,505	3,567
State College	36,370	102.4	35,518	-852
Williamsport	39,288	93.6	41,974	2,686
York/Hanover	41,279	96.1	42,954	1,675
Pennsylvania	44,817	98.2	45,638	821

Source: U.S. Chamber of Commerce, Bureau of Economic Analysis, Berks County Planning Commission

### The Berks County Tax Base

From the perspective of municipal administration, the tax base (real estate that is subject to municipal, county and school district taxes) drives the ability to invest in amenities and provide quality professional services that residents expect. The management and optimization of the existing and future real estate base provides opportunities and constraints for maintaining and attracting homeowners and businesses. Generally, commercial and industrial parcels generate more real estate tax revenues than residential parcels.

As of 2015, the Berks County tax base is comprised of 71% residential property, 17.7% commercial property, 4.2% industrial property and 6.8% in other land uses. The county has slightly more residential and industrial land than the median of all counties combined. Of particular note is that the industrial base in the county increased between 2008 and 2015 while almost every other county's industrial base declined.

Percentage Breakdown of County Tax Base by Category				
2008	Residential	Commercial	Industrial	Other
Berks	70.2	17.5	4	8.3
Chester	76.9	18.1	1.4	3.6
Lancaster	68.4	19.2	4.4	8
Lebanon	67.6	16.7	4.3	11.4
Lehigh	68.6	19.6	8.6	3.2
Montgomery	72.6	22.3	3.6	1.5
Schuylkill	68.9	15.8	4.4	10.9
<b>Median</b>	<b>68.9</b>	<b>18.1</b>	<b>4.3</b>	<b>8.0</b>
2015	Residential	Commercial	Industrial	Other
Berks	71.3	17.7	4.2	6.8
Chester	77.2	17.6	1.3	3.9
Lancaster	69.0	18.7	3.9	8.4
Lebanon	69.8	16.9	2.9	10.4
Lehigh	69.0	24.1	5.8	1.1
Montgomery	73.0	22.3	3.4	1.3
Schuylkill	67.4	18.0	4.5	10.1
<b>Median</b>	<b>69.8</b>	<b>18.0</b>	<b>3.9</b>	<b>6.8</b>

Source: Pennsylvania State Tax Equalization Board Land Use and Market Value Reports: 2008-2015

In 2015, the Berks County tax base had a market value (MV) of \$23.9 billion and an assessed value (AV) of \$18.5 billion. The county has the fifth largest tax base in the region, shown below. The county is collecting 77.6% of the market value.

Tax Base Values by County in Millions - 2015			
County	Market Value	Assessed Value	Ratio
Berks	23,890,621,911	18,545,661,000	77.6%
Chester	56,440,500,731	36,932,071,483	65.4%
Lancaster	35,877,599,284	31,925,370,120	89.0%
Lebanon	8,465,894,041	9,703,275,891	114.6%
Lehigh	26,095,012,816	28,899,231,200	110.7%
Montgomery	89,902,987,978	59,319,401,003	66.0%
Schuylkill	6,157,722,291	2,547,310,525	41.4%

Source: Pennsylvania State Tax Equalization Board Land Use and Market Value Reports – 2015

In the county, Spring Township has the largest tax base (2.0 billion MV, 1.6 billion AV) and Lenhartsville Borough has the smallest (\$10 million MV, \$7.6 million AV). The county last completed an assessment in 1994. All neighboring counties, with the exception of Schuylkill have reassessed since Berks County assessed in 1994.



<b>Largest Berks County Tax Bases - 2015</b>				
<b>Municipality</b>	<b>School District</b>	<b>Market Value</b>	<b>Assessed Value</b>	<b>Ratio</b>
Spring Township	Wilson	2,021,643,900	1,573,902,600	77.9%
Exeter Township	Exeter Township	1,695,038,288	1,319,080,000	77.8%
Reading City	Reading	1,550,309,873	1,404,570,700	90.6%
Muhlenburg Township	Muhlenberg Township	1,399,186,115	1,123,474,300	80.3%
Cumru Township	Governor Mifflin	1,100,141,311	886,774,900	80.6%
Amity Township	Daniel Boone Area	877,183,087	701,056,300	79.9%
Wyomissing Borough	Wyomissing Area	762,805,033	620,223,700	81.3%
Maidencreek Township	Fleetwood Area	607,935,381	481,351,600	79.2%
Robeson Township	Twin Valley	560,557,270	399,333,000	71.2%
South Heidelberg Township	Conrad Weiser Area	498,594,820	397,008,500	79.6%
<b>Smallest Berks County Tax Bases - 2015</b>				
Bally Borough	Boyertown Area	74,117,604	55,587,700	75.0%
Shoemakersville Borough	Hamburg Area	62,332,002	48,099,800	77.2%
Bechtelsville Borough	Boyertown Area	44,421,737	33,896,300	76.3%
New Morgan Borough	Twin Valley	43,087,572	40,404,200	93.8%
Berville Borough	Tulpehocken Area	37,315,911	32,093,000	86.0%
Lyons Borough	Kutztown Area	21,287,334	17,928,600	84.2%
Centerport Borough	Schuylkill Valley	15,139,686	12,205,900	80.6%
Strausstown Borough	Hamburg Area	13,197,899	11,415,400	86.5%
Lenhartsville Borough	Kutztown Area	10,008,290	7,640,100	76.3%
Adamstown Borough (Partial)	Cocalico	306,908	424,900	138.4%

Source: Pennsylvania State Tax Equalization Board Land Use and Market Value Reports – 2015

A significant issue going forward is addressing the stagnation of the county tax base. Between 1995 and 2014, the market value of the Berks County Tax Base grew 47%. Only Schuylkill County had lower growth. Between 1995 and 2014, the assessed value of the Berks County Tax Base grew 5.4%. This is the lowest amount of growth in the seven counties.

## Taxes

In response to slow tax base growth, Berks County municipalities, and school districts have had to raise the tax rate to generate needed revenue to offset growing expenditures. As of 2015, Berks County has the highest tax rates in the seven county area, with especially higher school taxes in most municipalities. However, the school tax burden is disproportionate since the state provides funds to schools at varying levels. For example, school taxes account for 81% of the tax bill in District Township because the school district relies on local municipalities to fund education. However, school taxes only account for 42% of the tax bill for Reading residents since the Commonwealth provides the Reading School District with high levels of state funding.

## G. Agriculture

In addition to commercial, industrial and healthcare, Berks County's agriculture industry is very strong. There are many farms expanding to provide products to local and regional food production facilities. Poultry and duck production are still seeing a steady increase. Local farmers are using a wide variety of tools to expand their marketing to consumers including websites, farm stands, Community Supported Agriculture (CSAs), and farmers markets. The Berks County Planning Commission created a google map to help market the farm products produced in the county. This is found on the county's website [www.countyofberks.com](http://www.countyofberks.com).

## Chapter 8 - Economy

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### H. Tourism

Tourism is becoming an increasingly important part of the economy in Berks County, as tourism-related destinations, venues, and events generate increased economic benefits for the communities in which they are located. In addition to providing direct employment impacts they also produce broader indirect community impacts as visitor spending generates a ripple effect through the hospitality industries (food services, lodging, and transportation sectors).

The different types of tourism that attract visitors to Berks County include:

- Arts/cultural/heritage
- Outdoor adventure/recreation resources/sporting events
- Open space/scenic/wildlife viewing/natural environment (enjoyment and appreciation of nature)
- Festivals/fairs/events/entertainment/attractions/seasonal celebrations
- Agritainment/agrotourism

### I. Economic Development Planning and Implementation

Berks County is served by a large number of economic development-related agencies, organizations, programs, and resources. In terms of focus, some of these organizations are broad-based business organizations (e.g. PA Department of Community and Economic Development, chambers of commerce) while others are targeted to specific industry sectors or activities (e.g. Manufacturers Resource Center or SCORE). Collectively they represent an extensive network of information and resources. The following organizations primarily provide services and resources towards economic development in Berks County.

In recent years, there has been emphasis on a more coordinated economic development approach that attempts to align both economic and workforce development plans at the municipal and county level. The Leak-Goforth Company prepared in-depth site selection studies for the County in 1997 and 2001. In 2003, the Berks Community Foundation, Berks Economic Partnership, and the Initiative for a Competitive Inner City (ICIC) led the community process that created the *Initiative for a Competitive Greater Reading* that looked at market-based strategies and efforts to increase the county's economic competitiveness. The Berks Economic Partnership, in conjunction with Sasaki Architects and The Brookings Institution developed the *Penn Corridor Development Plan* in 2007 that looked at development and redevelopment opportunities along Penn Avenue from Reading to Wyomissing.

In 2010, the organizations listed below collaborated on an economic development plan that built upon those studies titled *Ride to Prosperity: Strategies for Economic Competitiveness in Greater Reading*. These organizations updated the plan in 2013 with *Ride to Prosperity Version 2.0*. Generally, economic development and workforce development have focused on the growth and success of five core clusters: advanced manufacturing, agriculture and food production, business and financial services, energy, and health sciences.

In 2017, the primary economic development agency in Berks County is the non-profit **Greater Reading Chamber Alliance (GRCA)**. This organization is the result of a 2016 alignment of the Greater Berks Development Fund, Greater Reading Economic Partnership and the Greater Reading Chamber of Commerce and Industry. The merger aims to create the county's "one stop shop" for business recruitment, business retention, expansion, and regional promotion.

The **Berks County Industrial Development Authority (BCIDA)** is an authority created by Berks County in 1969. It can finance and acquire land, buildings, machinery, and equipment through the issuance of tax-exempt or taxable bonds, and through other authorized programs. BCIDA's primary focus in recent years has been the development of Berks Park 78 in Bethel Township and Berks Park 183 near the Reading Regional Airport in Bern Township.

The **Berks County Redevelopment Authority (BCRA)** is an authority created by Berks County in 1969 under the auspices of the Pennsylvania Urban Redevelopment Law. Its primary mission is to build a vibrant community through the elimination of blight and dangerous housing conditions. In coordination with other partners, it assists local businesses with obtaining the capital they seek to invest and expand inside the county.

The **Berks County Workforce Development Board** is responsible for the long-term strategic planning to meet Berks County's workforce development needs. This includes planning, analysis, oversight, evaluation and monitoring, and the development and cultivation of partnerships within the Berks County community and/or on a regional basis.

The **Reading and Berks County Visitors Bureau** guides and refers travelers to the specific destinations and information they are seeking in Berks County. They market the county's destinations to visitors, namely the array of accommodations, retail stores, restaurants, heritage sites, museums, and entertainment/recreation venues.

### **Preserving Prime Industrial and Commercial Lands**

Recognizing the importance and value of a strong manufacturing base and in support of the *Ride to Prosperity* goal of providing a sufficient number of acres to accommodate local business development, the Berks County Planning Commission has created an industrial/commercial land preservation policy.

Under this policy, the Berks County Planning Commission encourages the growth of new and existing manufacturing and production, providing space for new creative businesses, research and development, and emerging technologies and production methods by identifying land across the county most suitable for these present and future opportunities. Planning and preserving the county's industrial development land, particularly in areas with access to major transportation resources and infrastructure, is critical to increasing the region's competitive advantage.

These Economic Development Areas (EDA), as shown in Figures 24 through 29, are carefully identified groups of parcels that provide choice and flexibility to respond to employers' needs and offer a range of development sizes in many parts of the county. In the EDA, it is recommended that municipalities restrict residential development and preservation easements. Municipalities should plan for commercial and industrial development in these areas that:

- Represent significant new private-sector financial investment in the municipality and Berks County;
- Result in net new employment to the municipality and Berks County;
- Provide quality employment opportunities for Berks County residents consisting of a minimum of 25 new full-time on-premises jobs at a pay rate exceeding the median earnings for workers in Berks County as defined by the United States Census Bureau;
- Demonstrate a positive direct and/or indirect fiscal and economic impact to the municipality and Berks County;
- Promote a better use of the property or improves the financial performance and/or viability of the existing property;
- Address a property that has been underutilized, functionally obsolete, or suffers from long term vacancy;
- Represent superior design aesthetics that substantially and significantly exceed current design standards;
- Mitigate any negative impacts to the surrounding area.
- Is consistent with both municipal and county comprehensive plans.

The purpose of these identified areas is to:

1. Emphasize the quality of development over the quantity of development by encouraging municipalities to develop master plans for these areas, with a focus on high quality development that provides significant employment opportunities and tax base generation.
2. Discourage existing industrially zoned land that has a good location, infrastructure/utilities and is land largely free of environmental constraints from being converted to other uses, such as large shopping centers, residential development or agriculture/conservation easements.
3. Protect and facilitate the long-term success of the county's industry and manufacturing industries, supporting their continued evolution into places with a broad mix of businesses with high employment densities.
4. Provide predictability for landowners, economic development agencies, and businesses by identifying these prime areas as they engage in site selection, expansion planning, and incentive decisions.
5. When land identified as an EDA is proposed for any type of land preservation or proposed for development that is inconsistent with this policy, the county will forward this goal by commenting that the preservation or proposed development is inconsistent with the Berks County Comprehensive Plan.

## Chapter 8 - Economy

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### J. Economy Goals and Policies

#### Economy Goals:

To expand and diversify the county's economic base, provide quality employment opportunities for our residents and retain expand, and enhance our existing industry and businesses to assure their continue growth in Berks County.

Facilitate the provision of adequate sites to accommodate new and expanding industries and businesses, including the productive reuse of "brownfield" sites.

The following policies are categorized by the five key themes of the Ride to Prosperity planning documents.

#### a. Entrepreneurship and Innovation

- (1) Maximize the impact of public investments in local private sector innovation & entrepreneurship by supporting initiatives such as the Jump Start Incubator, maintaining, and improving communication with other key stakeholders (private sector companies, investors, higher education providers, local government, and foundations).
- (2) Utilize expertise and talent in the local entrepreneurship community to finalize and maintain a Berks County strategic plan that focuses on innovation & entrepreneurship and would provide input in future public-private investments in such projects in agriculture, technology, and healthcare.
- (3) Encourage and support startup companies to form, locate, and expand in Berks County, especially those related to priority industries or those industries with high or emerging location quotients.
- (4) Encourage regional higher education institutions to expand their focus on entrepreneurship as a strategy to retain graduates in the region.

#### b. Workforce and Talent Development

- (1) Continue to focus on retaining, expanding, and recruiting advanced manufacturing firms to create high-wage jobs and attract new corporate capital investment into the county economy.
- (2) Build a diverse, trained, career-ready pipeline of talent to enhance the productivity and competitiveness of current and future employers.
- (3) Develop and implement attractive career pathways recognized by business and industry that can be implemented as early as middle school and continue to integrate lifelong learning, career planning and skills attainment in the county's key industry sectors.
- (4) Support programs and initiatives that effectively link low- and middle-skill workers to solid employment opportunities.

#### c. Sites and Infrastructure

- (1) Focus on sustained economic development with redevelopment of underused commercial and industrial properties, including brownfields, and promotion of land use patterns that allows for growth of industry and manufacturing that add value to the tax base and provide employment opportunity, while protecting natural resources and agriculture.
- (2) Continue to provide and improve a full range of infrastructure with emphasis on motorized and non-motorized transportation, utilities, and communication that meets the needs of Berks County's present and future businesses and industry.
- (3) Work with partners to develop and preserve an inventory of high quality, competitively positioned real estate sites, and available buildings that are appropriate for a range of companies, in general—and more specifically in the county's target industries.
- (4) Encourage investments in forward-looking infrastructure projects that support economic development priorities, catalyst projects and additional private investment.
- (5) Recommend that new land development fund its fair share of the cost of additional community facilities necessitated by the increased demand for services or capacity that it generates (i.e. transportation, sewer, water, emergency services, etc.).

- (6) Berks County economic and workforce development agencies and municipalities should participate in regional discussions in regards to local economic development opportunities.
- (7) Work with PennDOT and the Reading Area Transportation Study (RATS) to improve and enhance the transportation infrastructure.
- (8) Prioritize and encourage multi-municipal funding requests for infrastructure improvements and support the coordination of multiple infrastructure improvements into single projects.

**d. Quality of Place**

- (1) Support the continued growth and diversification of the county's health care industry, both as a driver of economic growth and as a means for attracting and retaining talent and residents. Encourage efforts to provide affordability and access to quality health care for all residents of the county.
- (2) Careful attention should be paid to the individual and cumulative fiscal, environmental and community impacts of land development projects. Approval of development applications should be dependent upon the ability of the appropriate government entities and developers to address or mitigate the negative impacts of projects on or in communities.
- (3) Support the continued enhancement of public recreational amenities and infrastructure such as parks, trails and other recreational facilities.
- (4) Preserve the county's historical assets while retaining the aesthetic character of the communities in which they are located.
- (5) Expand and support the diversity of arts, culture and tourism opportunities and the avenues and approaches to increase exposure to residents of all ages.

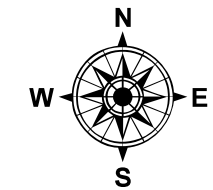
**e. Business Friendly Berks**

- (1) Continue the collaborative economic development approach within Berks County emphasizing communication, cooperation, alignment of County initiatives, shared assets, and promotion of the region for investment in quality commercial and industrial development (i.e. JEAP – Joint Express Approval Process; further described in Chapter 11).
- (2) The county's business community should plan, develop, and complete a comprehensive economic development strategy that focuses solely on the County's business and industrial sectors and workforce.
- (3) Support initiatives that position business and industry in Berks County for long-term growth over taxpayer-funded incentives geared to one-time job creation.
- (4) Support efforts that monitor the business climate to ensure the county and its municipalities have transparent planning and development processes.
- (5) The county and all county municipalities should strive to keep their planning and permitting processes current and streamlined, eliminating excessive or obsolete requirements, with fee structures for planning services and permitting that recover no more than the actual costs to conduct such programs and reviews.
- (6) Municipalities should maintain zoning appropriate for major employment on infrastructure-served land with good transportation access.



Berks County Comprehensive Plan Update  
Adopted: January 23, 2020

# Economic Development Areas and Future Land Use Berks County, Pennsylvania



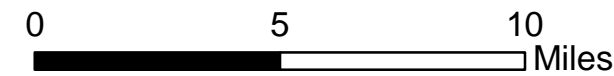
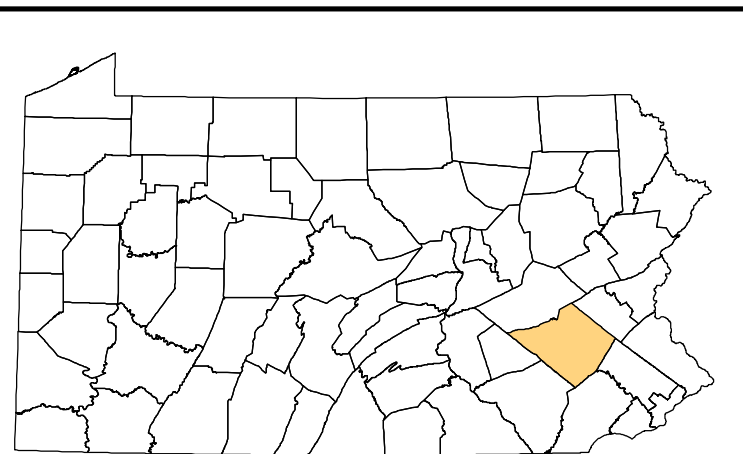
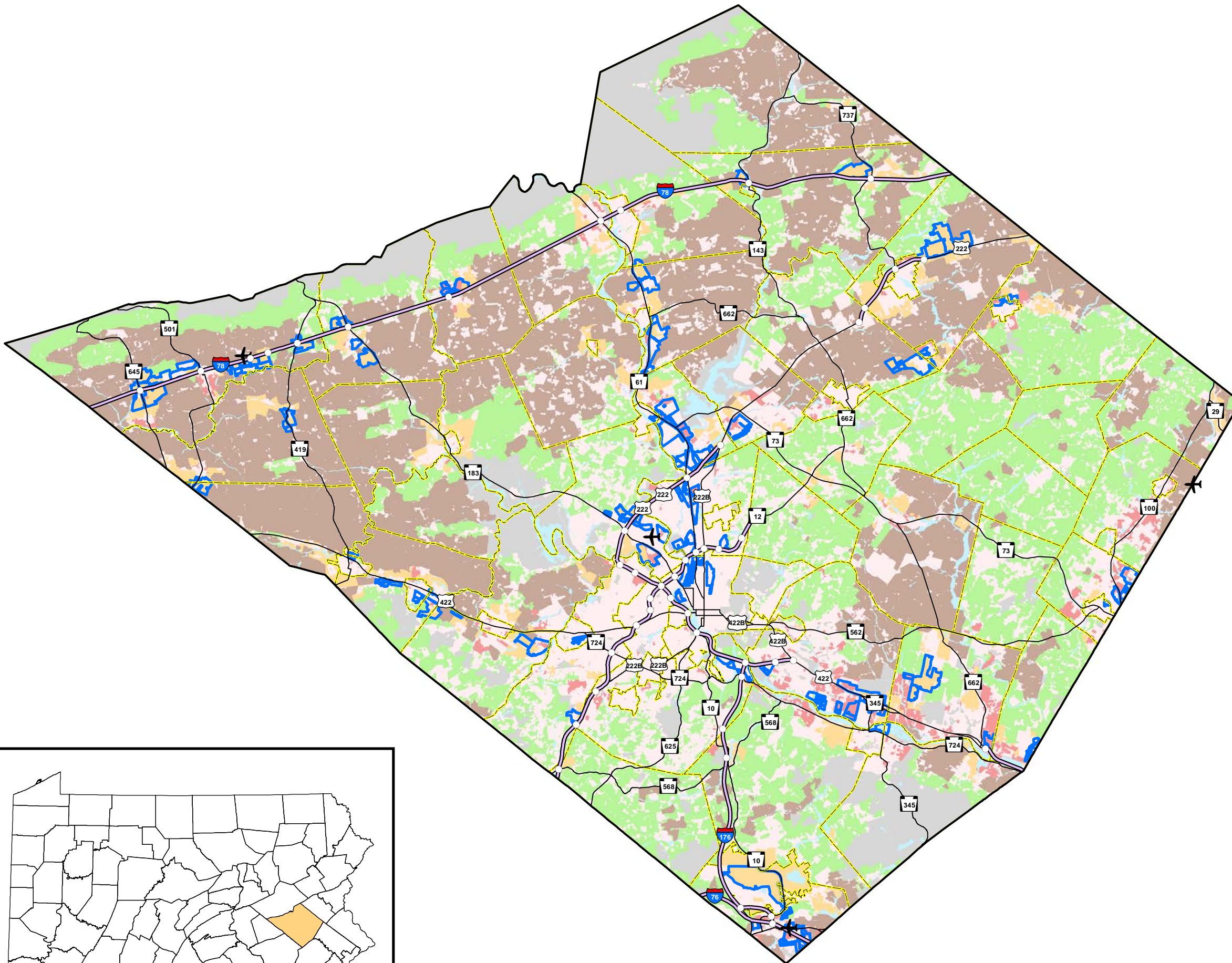
## Legend

-  Economic Development Areas
-  Existing Development
-  Designated Growth
-  Future Growth
-  Rural Conservation
-  Agricultural Preservation
-  Permanent Open Space and Rec
-  Environmental Hazard
-  Transportation Network
-  Berks County Boundary
-  Municipal Boundaries
-  Limited Access Highway
-  Major Roads
-  Railroads
-  Interchanges
-  Public Airports

Source: Berks County Planning Commission, Berks County GIS, Berks County Mapping, Berks County Department of Emergency Services, FEMA

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BAB 1/20

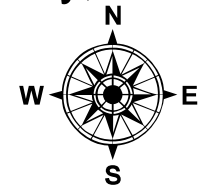

















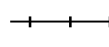



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Adopted: January 23, 2020

# Hawk Mountain Region Economic Development Areas and Future Land Use Berks County, Pennsylvania



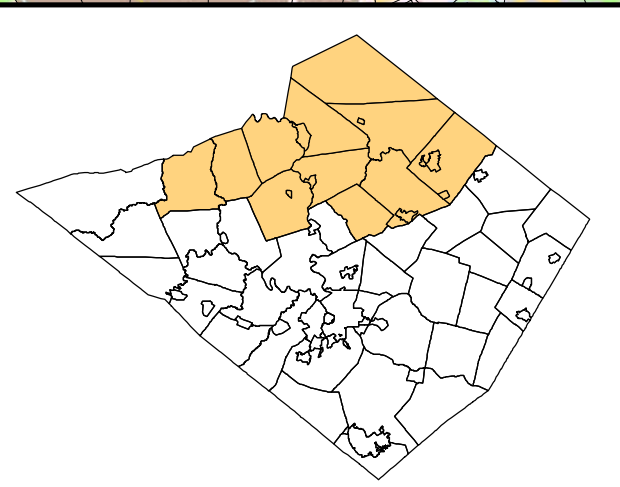
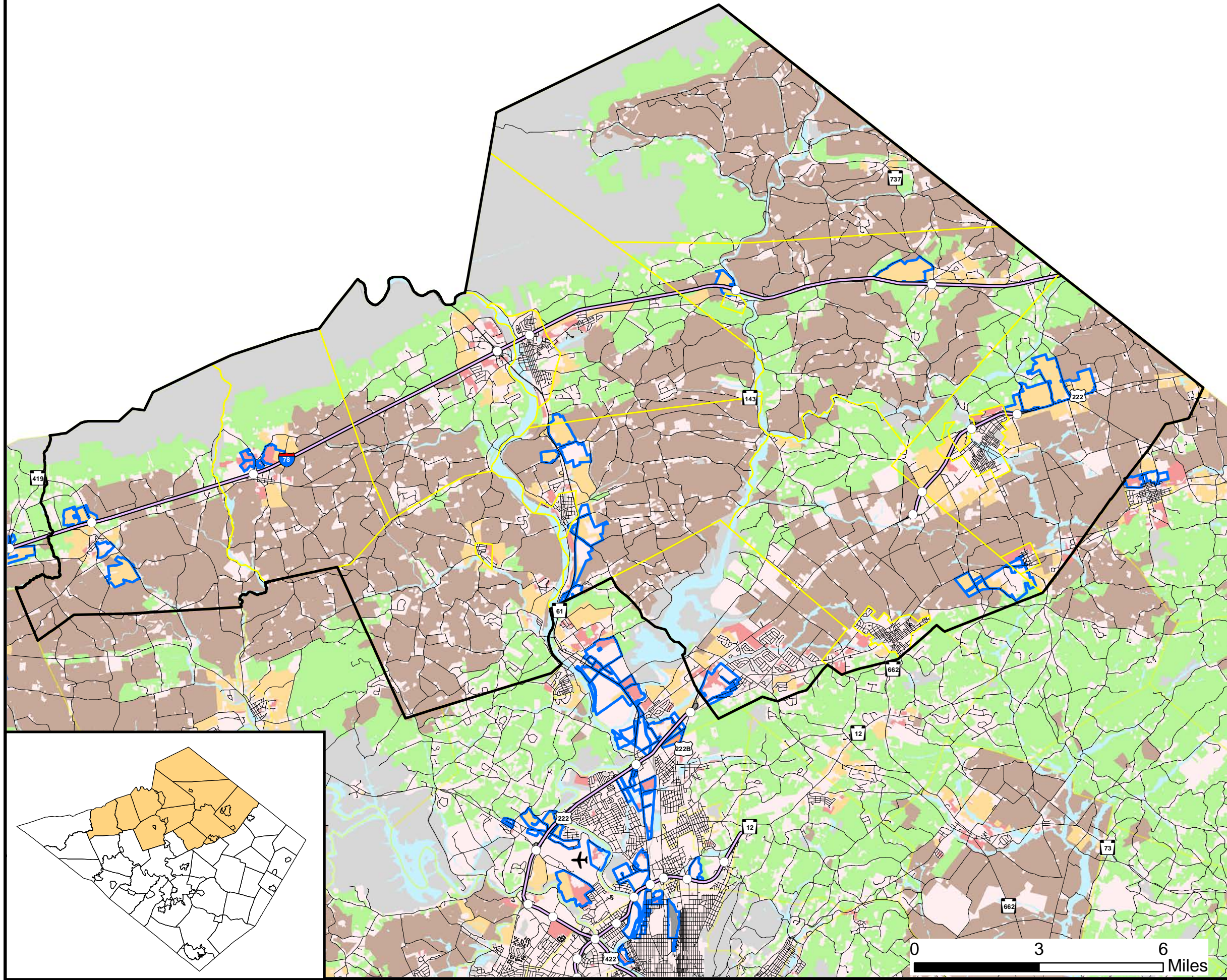
## Legend

-  Economic Development Areas
-  Existing Development
-  Designated Growth
-  Future Growth
-  Rural Conservation
-  Agricultural Preservation
-  Permanent Open Space and Rec
-  Environmental Hazard
-  Transportation Network
-  Planning Region Boundary
-  Municipal Boundaries
-  Limited Access Highway
-  Railroads
-  Interchanges
-  Public Airports

Source: Berks County Planning Commission, Berks County GIS, Berks County Mapping, Berks County Department of Emergency Services, FEMA

Published by the Berks County Planning Commission

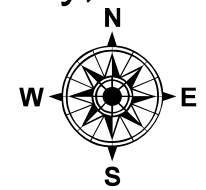
BAB 1/20














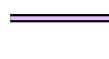
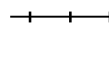

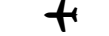


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# Tulpehocken Region Economic Development Areas and Future Land Use Berks County, Pennsylvania



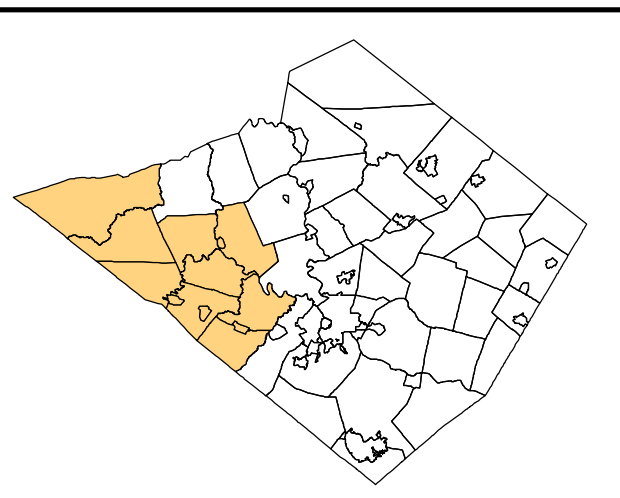
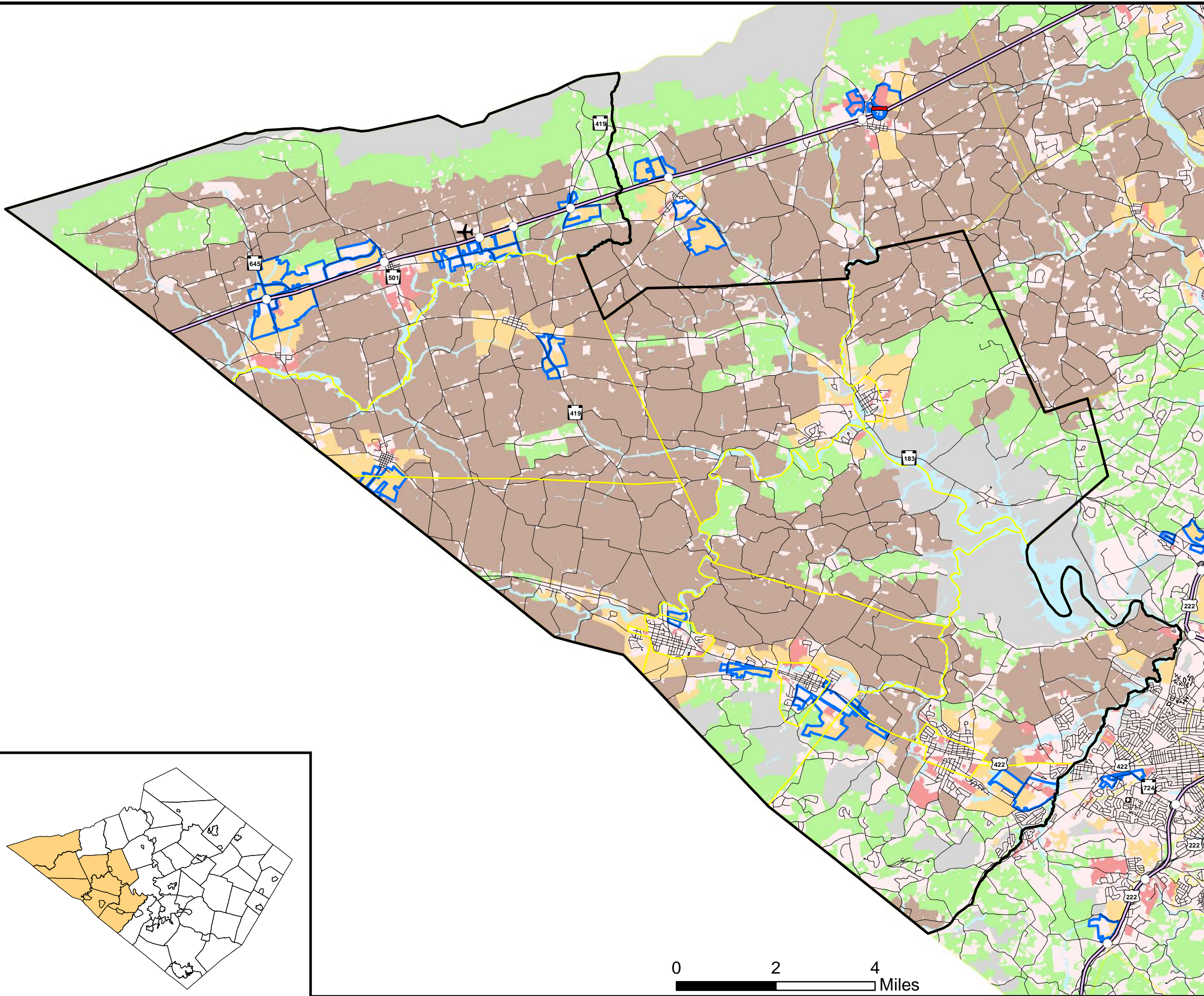
## Legend

-  Economic Development Areas
-  Existing Development
-  Designated Growth
-  Future Growth
-  Rural Conservation
-  Agricultural Preservation
-  Permanent Open Space and Rec
-  Environmental Hazard
-  Transportation Network
-  Planning Region Boundary
-  Municipal Boundaries
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-  Railroads
-  Interchanges
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Source: Berks County Planning Commission, Berks County GIS, Berks County Mapping, Berks County Department of Emergency Services, FEMA

Published by the Berks County Planning Commission

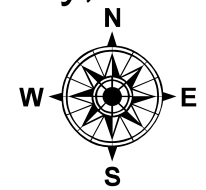
BAB 1/20



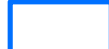










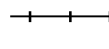




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# Southern Highlands Region Economic Development Areas and Future Land Use Berks County, Pennsylvania



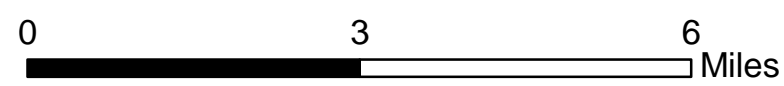
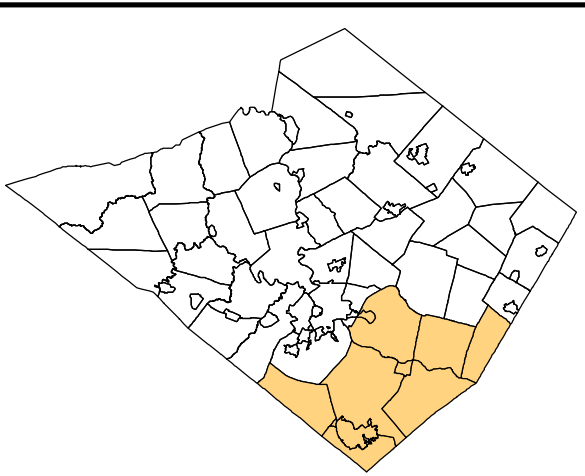
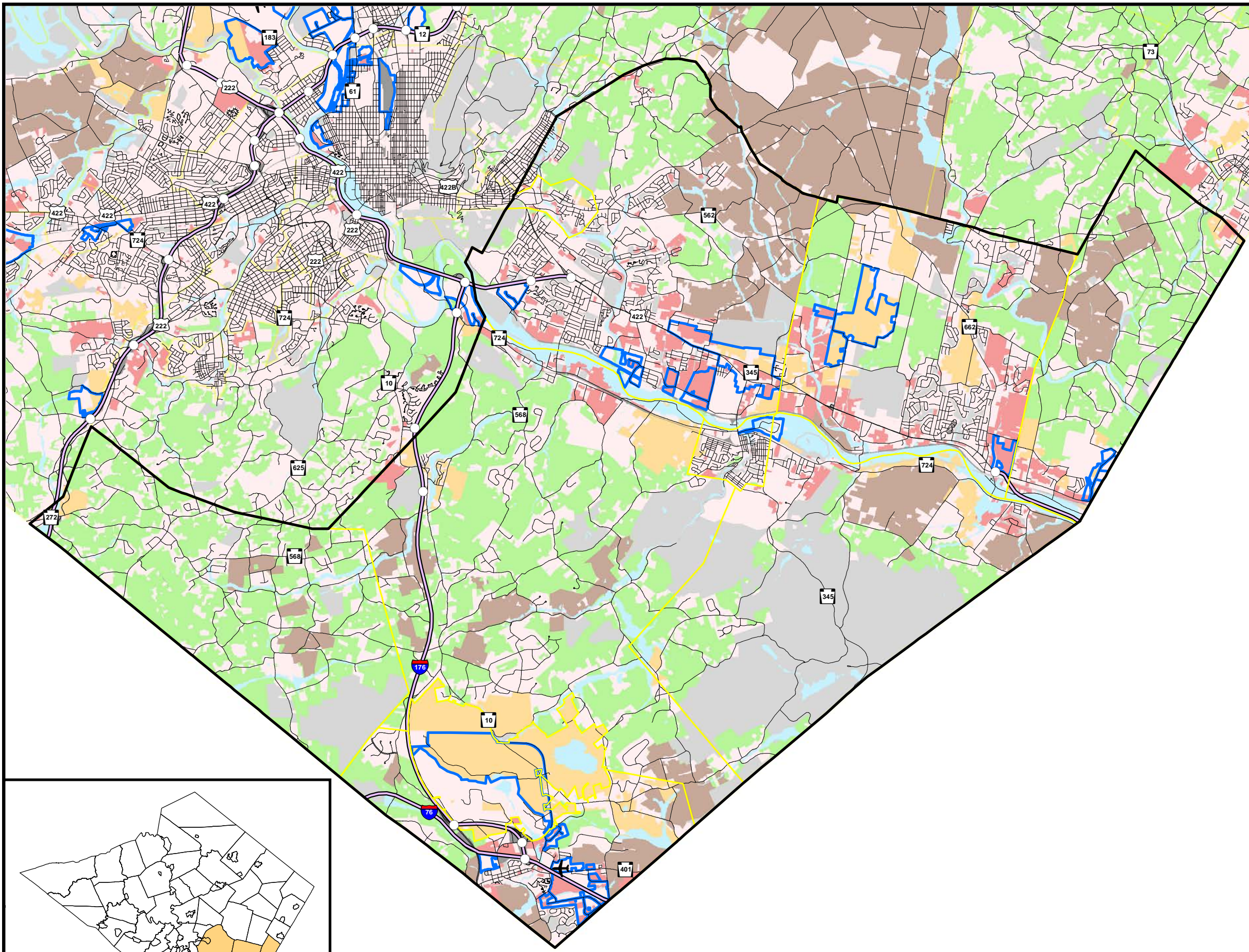
## Legend

-  Economic Development Areas
-  Existing Development
-  Designated Growth
-  Future Growth
-  Rural Conservation
-  Agricultural Preservation
-  Permanent Open Space and Rec
-  Environmental Hazard
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-  Municipal Boundaries
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-  Railroads
-  Interchanges
-  Public Airports

Source: Berks County Planning Commission, Berks County GIS, Berks County Mapping, Berks County Department of Emergency Services, FEMA

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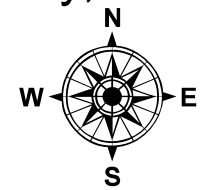
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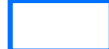
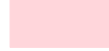










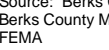


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Adopted: January 23, 2020

# Oley Hills Region Economic Development Areas and Future Land Use Berks County, Pennsylvania



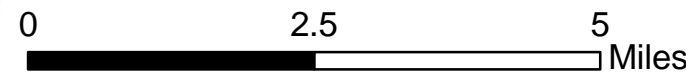
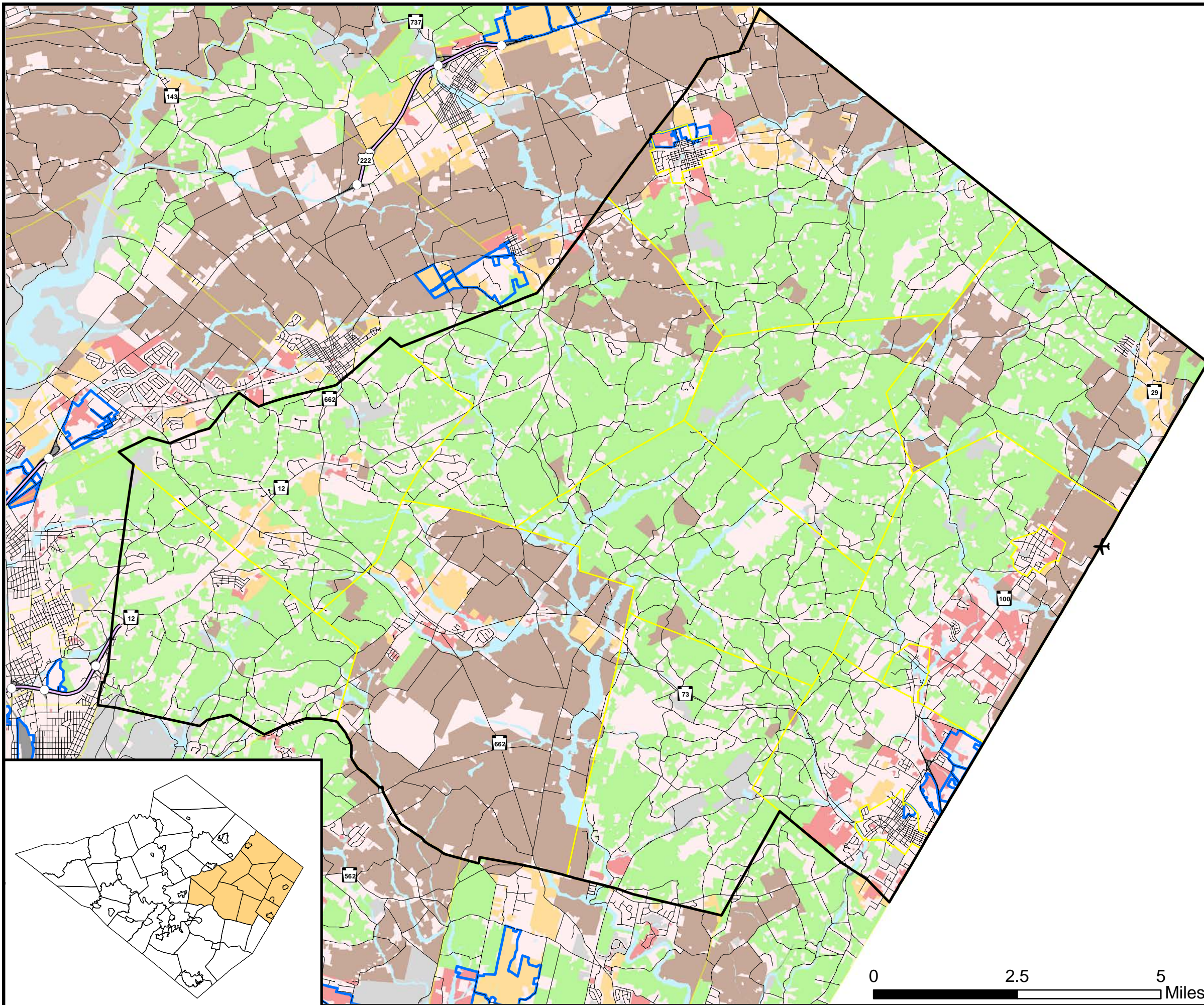
## Legend

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-  Existing Development
-  Designated Growth
-  Future Growth
-  Rural Conservation
-  Agricultural Preservation
-  Permanent Open Space and Rec
-  Environmental Hazard
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Source: Berks County Planning Commission, Berks County GIS, Berks County Mapping, Berks County Department of Emergency Services, FEMA

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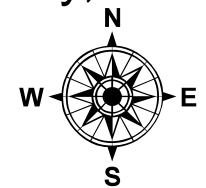




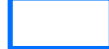






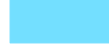



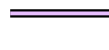
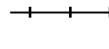




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# Metro Region Economic Development Areas and Future Land Use Berks County, Pennsylvania



## Legend

-  Economic Development Areas
-  Existing Development
-  Designated Growth
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Source: Berks County Planning Commission, Berks County GIS  
Berks County Mapping, Berks County Department of Emergency Services,  
FEMA

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