

# Lower Providence Township Comprehensive Plan Steering Committee Meeting

May 19, 2021 Agenda

- ▶ Welcome & Introduction
- ▶ Recap Discussion Session
- ▶ Other Plans
  - ▶ Lower Providence Plans
  - ▶ Neighboring Community Plans
  - ▶ County & DVRPC Plans
- ▶ Comprehensive Plan structure
- ▶ Public Comment

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# Vision, Themes, & Goals

## ▶ Thriving Places

- ▶ Community Character
- ▶ Public Services

## ▶ Inclusive Community, Connected Neighborhoods

- ▶ Social Connections
- ▶ Connectivity
- ▶ Housing

## ▶ Natural Resilience

- ▶ Transportation Infrastructure
- ▶ Parks and Open Space

- ▶ “Public facilities and open spaces will be models of the stewardship that the township encourages all property owners to practice. Parks and recreation facilities will offer dynamic and inclusive programming for residents from all walks of life. Trails, parks, and open spaces will offer residents throughout the township opportunities to enjoy the township’s variety of natural landscapes.”

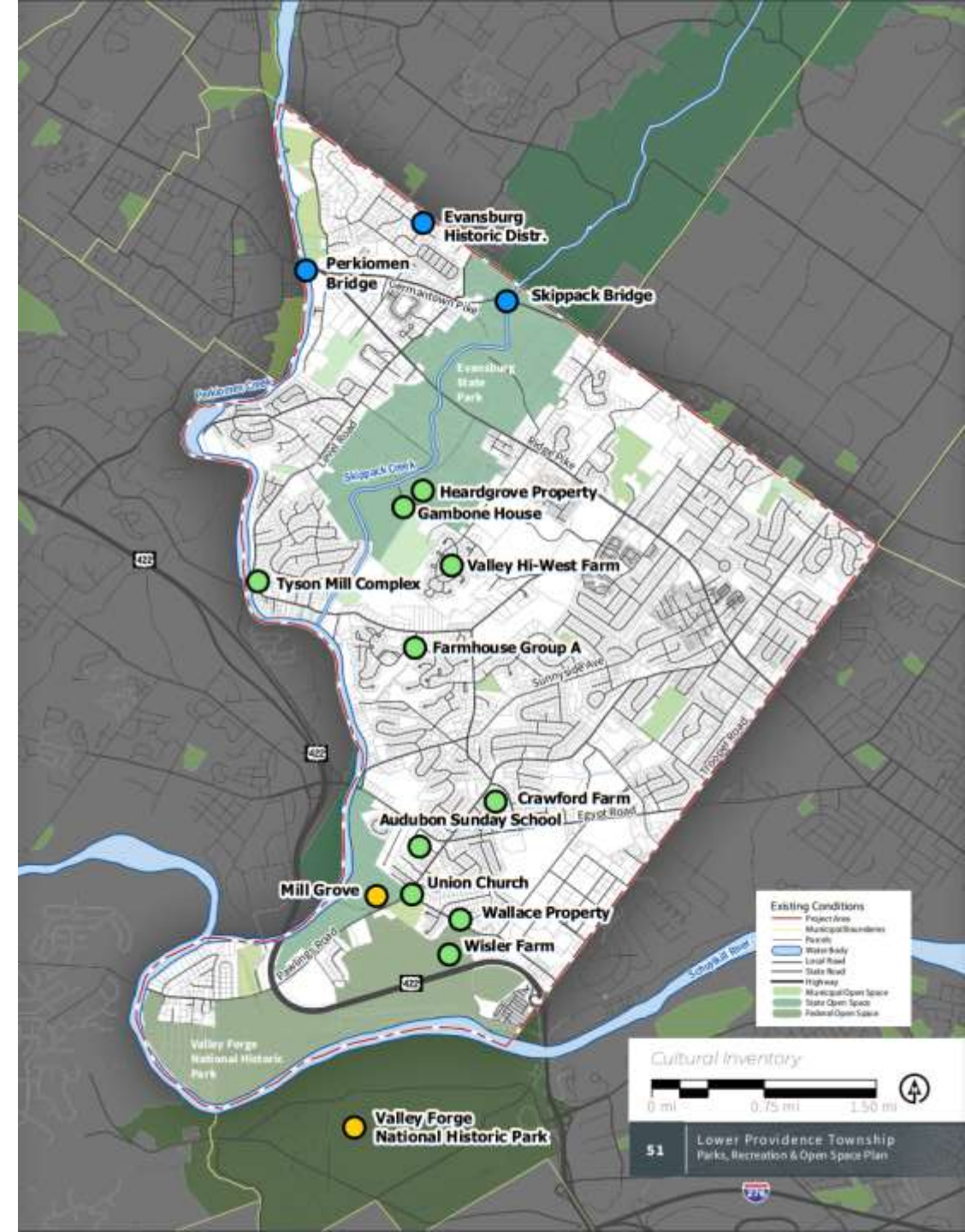
# Parks, Recreation, & Open Space Plan

- ▶ What surprised you in the Parks Plan?
- ▶ What were you excited to see in the Parks Plan?
- ▶ What (if anything) was missing and needs to be added (or recommended for further study) in Comprehensive Plan?
  
- ▶ What should be referenced in Comprehensive Plan?
- ▶ What should be re-stated in Comprehensive Plan? (most important)
- ▶ What should be built upon in Comprehensive Plan?

# Lower Providence Plans

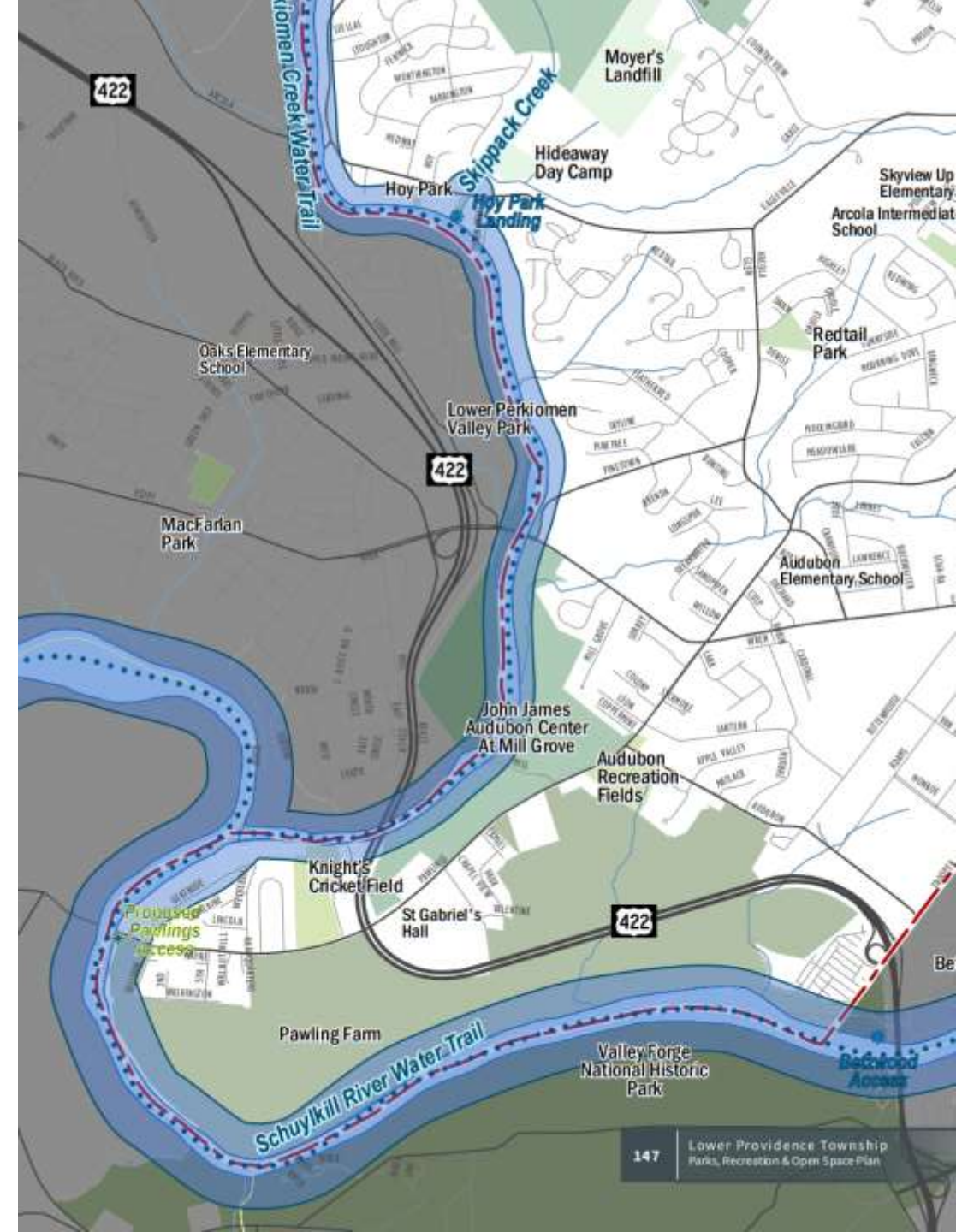
# Parks, Recreation, and Open Space Plan

- ▶ The plan inventories and studies:
  - ▶ Natural features
  - ▶ Existing land use
  - ▶ Historic and cultural resources
  - ▶ Public schools
  - ▶ Road, sidewalk, and trail networks
  - ▶ Transit service
  - ▶ Stormwater management
  - ▶ Parks and open space facilities



# Parks, Recreation, and Open Space Plan

- ▶ The draft plan proposes:
  - ▶ New sidewalks for gaps
  - ▶ Multi-use trails
  - ▶ On-street biking improvements
  - ▶ **Water trails**
  - ▶ Park facility improvements
  - ▶ Potential open space acquisitions
  - ▶ Potential creek crossings



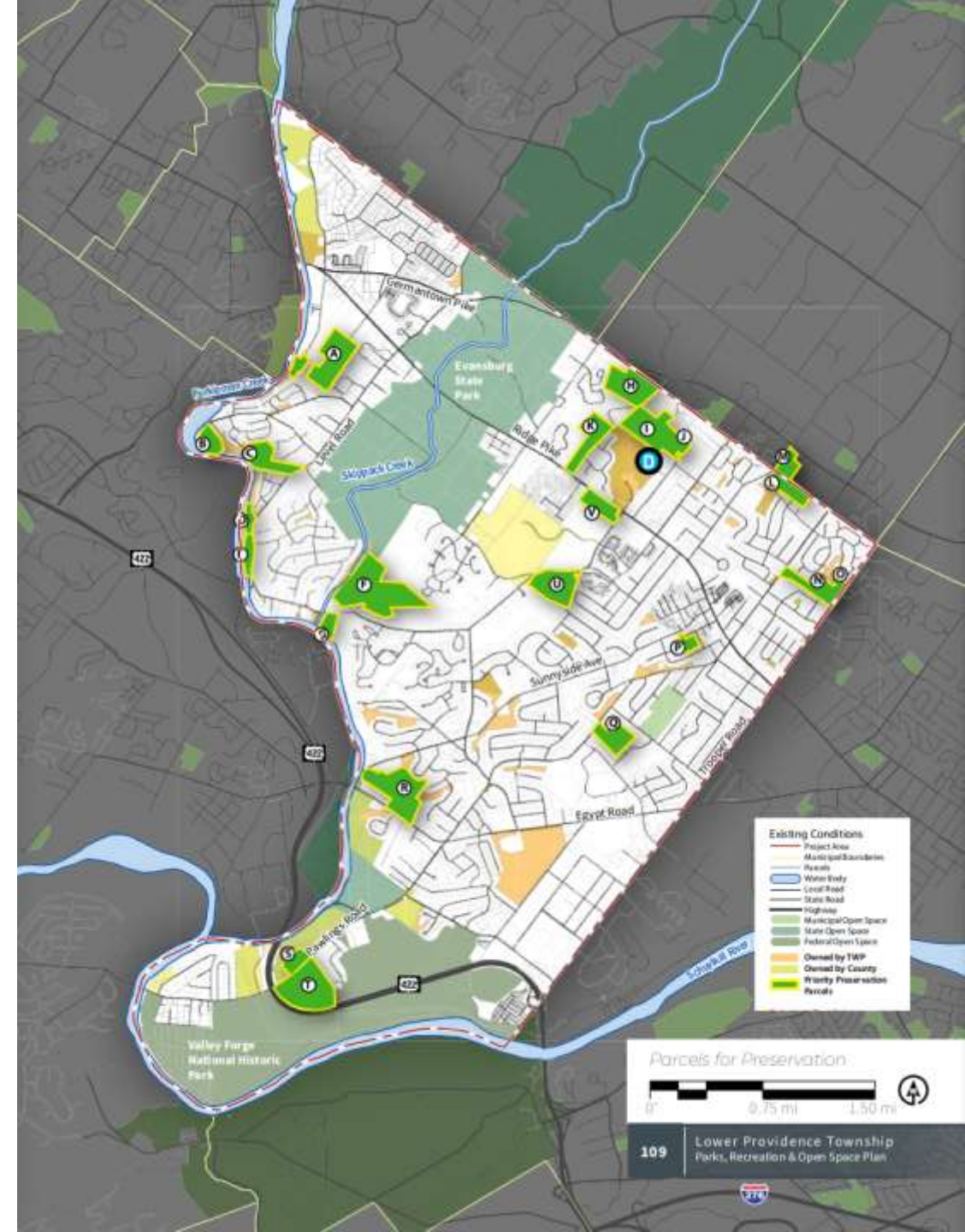
# Parks, Recreation, and Open Space Plan

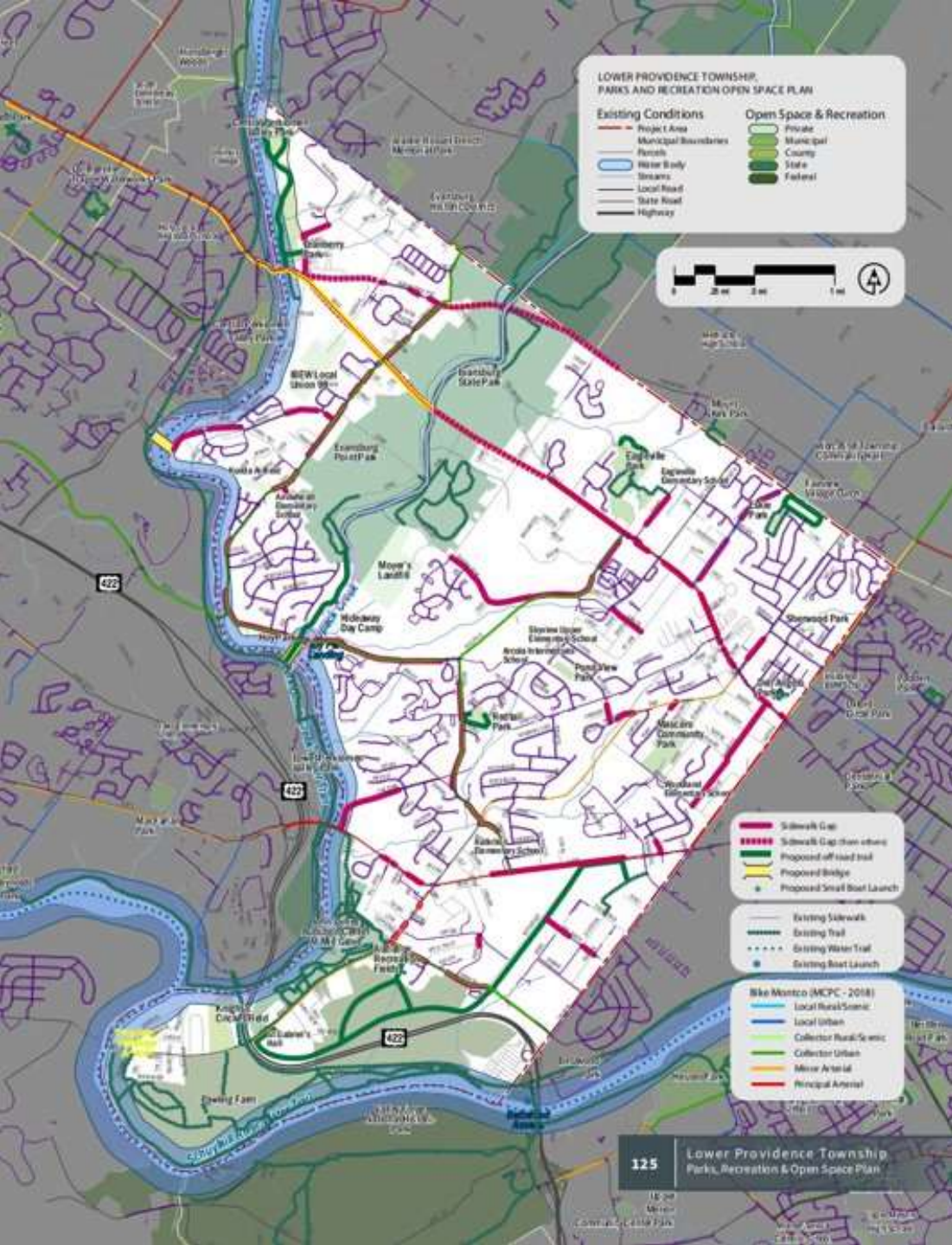
- ▶ Facility-specific improvements for:
- ▶ Dell Angelo Park
- ▶ Eagleville Park
- ▶ **Eskie Park**
- ▶ Evansburg Point Park
- ▶ Pond View Park
- ▶ Redtail Park
- ▶ Sherwood Park
- ▶ Francesco A. Mascaro Memorial Park
- ▶ Methacton Audubon Recreation Association Fields (MARA)
- ▶ Knights Cricket Field & Pawlings Road Trailhead



# Parks, Recreation, and Open Space Plan

- ▶ The plan identifies opportunities to partner with DCNR and NPS for recreational uses in Evansburg SP and Valley Forge NHP
- ▶ Potential open space parcels are evaluated and given priority for preservation
- ▶ Other recommendations for greenway protection, stormwater management, school district partnership, and indoor recreation





## Compacted Aggregate Surfaces

Compacted aggregate surfaces, or stone dust trails, can accommodate all trail user types except for in-line skaters. Initial installation costs for this trail surface are relatively low, however long-term maintenance costs increase due to this surface's higher susceptibility to erosion, especially if not properly installed with swales and cross drains. Crushed limestone or sandstone or "Trail Surface Aggregate (TSA) Mix" are typical aggregates used in this situation. A compacted aggregate surface can also serve as base material for an asphalt surface if trail use increases or funds become available for a surfacing upgrade. Compacted aggregate surfaces should be avoided in flood prone areas or on slopes over 3%.



## Pavers

Pavers, composed of clay or concrete, may be a suitable pavement material where the context, such as in Bloomsburg, is of a historic nature. As evidenced by the many brick sidewalks in the town. This material is highly aesthetically pleasing and durable. However, this material is the most expensive type of trail or sidewalk surface and is typically used only in areas of high visibility or in areas of historic significance.



# Other Recommendations

- ▶ Feasibility study for indoor recreation facility
- ▶ Increased collaboration with school district
- ▶ Cold weather recreation programming

# 2002 Comprehensive Plan

The previous plan laid out goals for seven topics:

- ▶ Land Use
- ▶ Housing
- ▶ Economic Development and Commerce
- ▶ Community Facilities
- ▶ Transportation
- ▶ Natural Features and Cultural Resources
- ▶ Parkland and Recreation

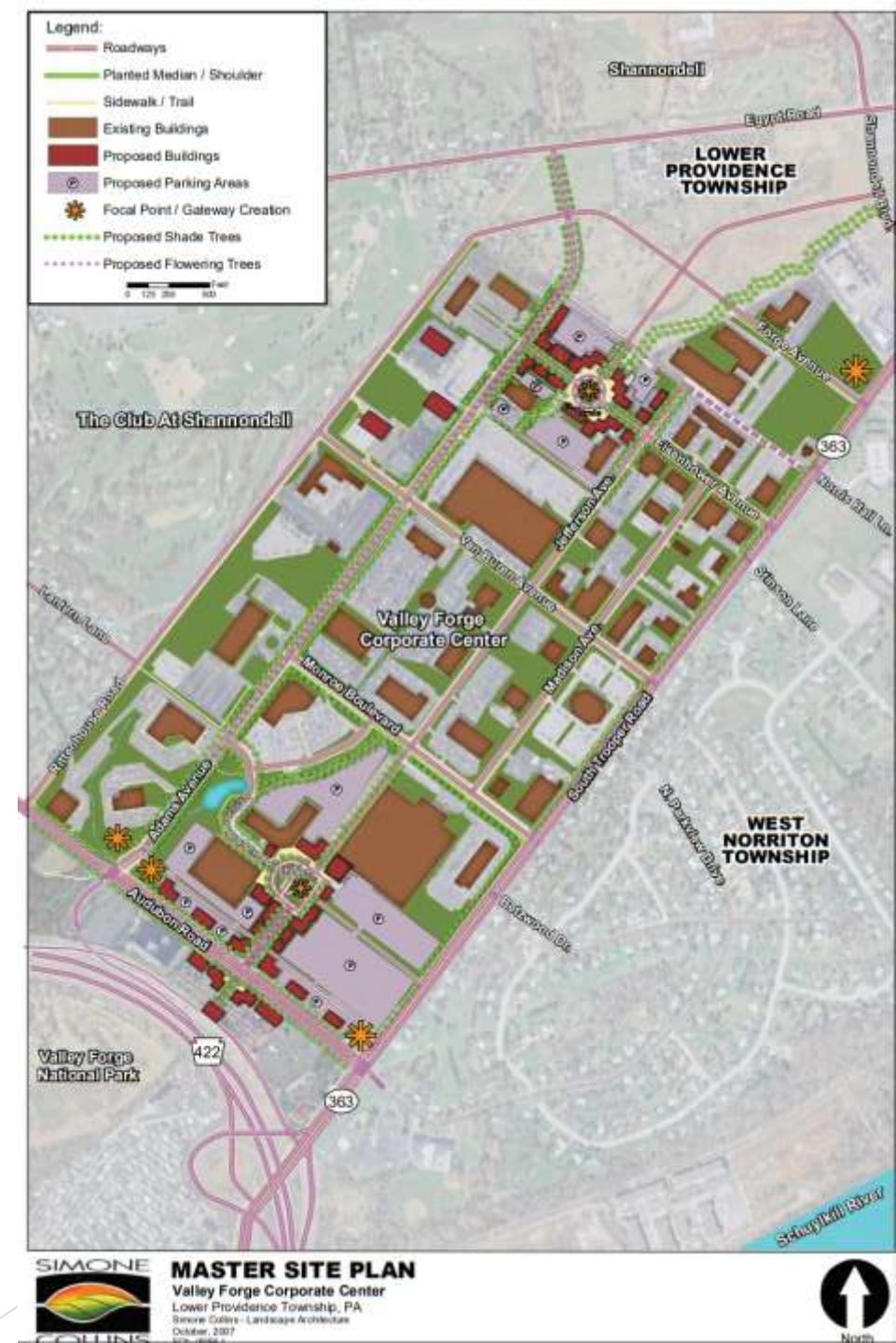
## *Lower Providence Township* Comprehensive Plan



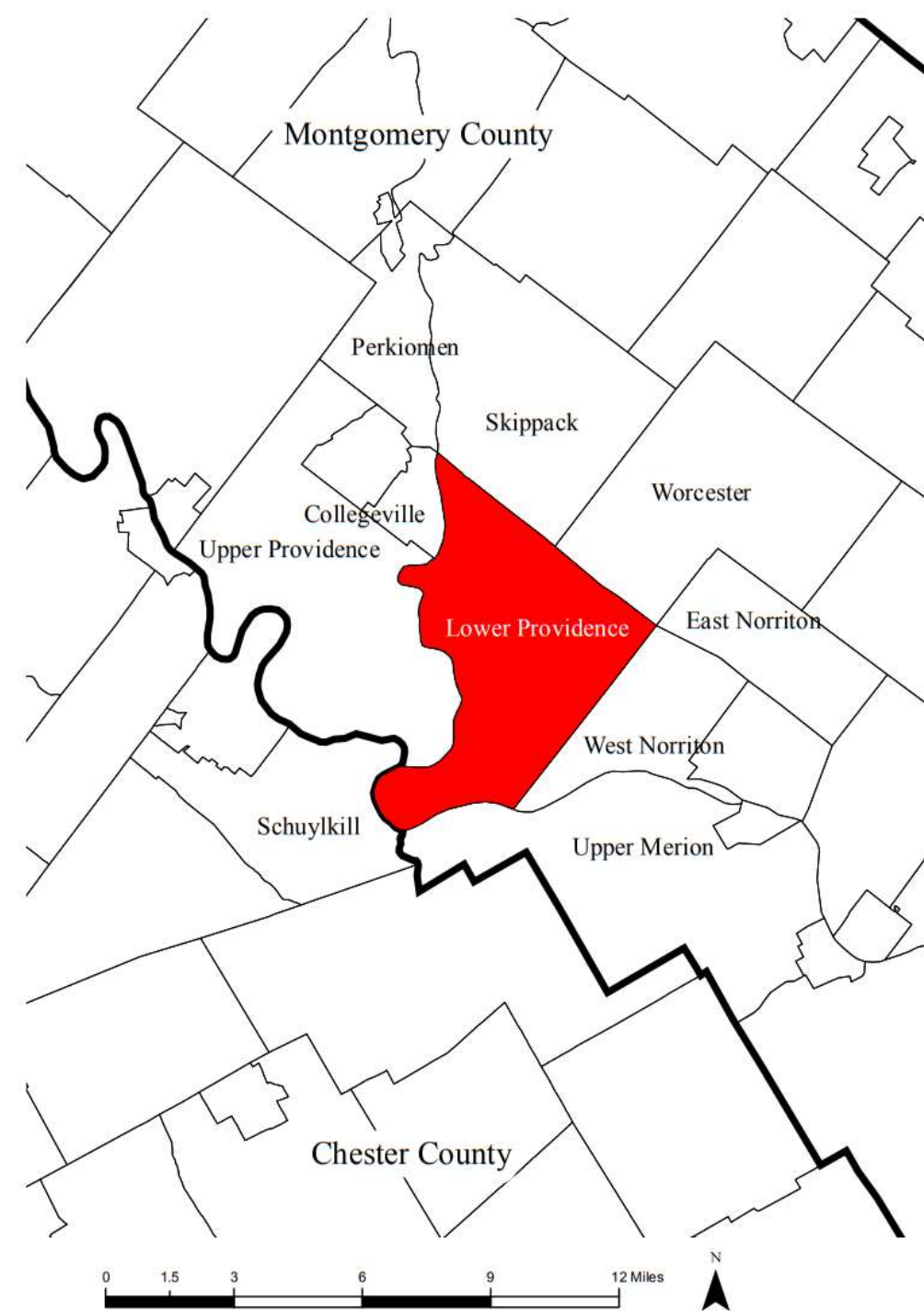
MONTGOMERY COUNTY, PENNSYLVANIA

# Business Park Master Plan

- ▶ Adopted 2008, updated in 2012
- ▶ Strategies for creating a distinct identity, improving streetscapes, creating new connections, and incorporating a mix of uses-including residential
- ▶ Name changed from Valley Forge Corporate Center to Park Pointe at Lower Providence



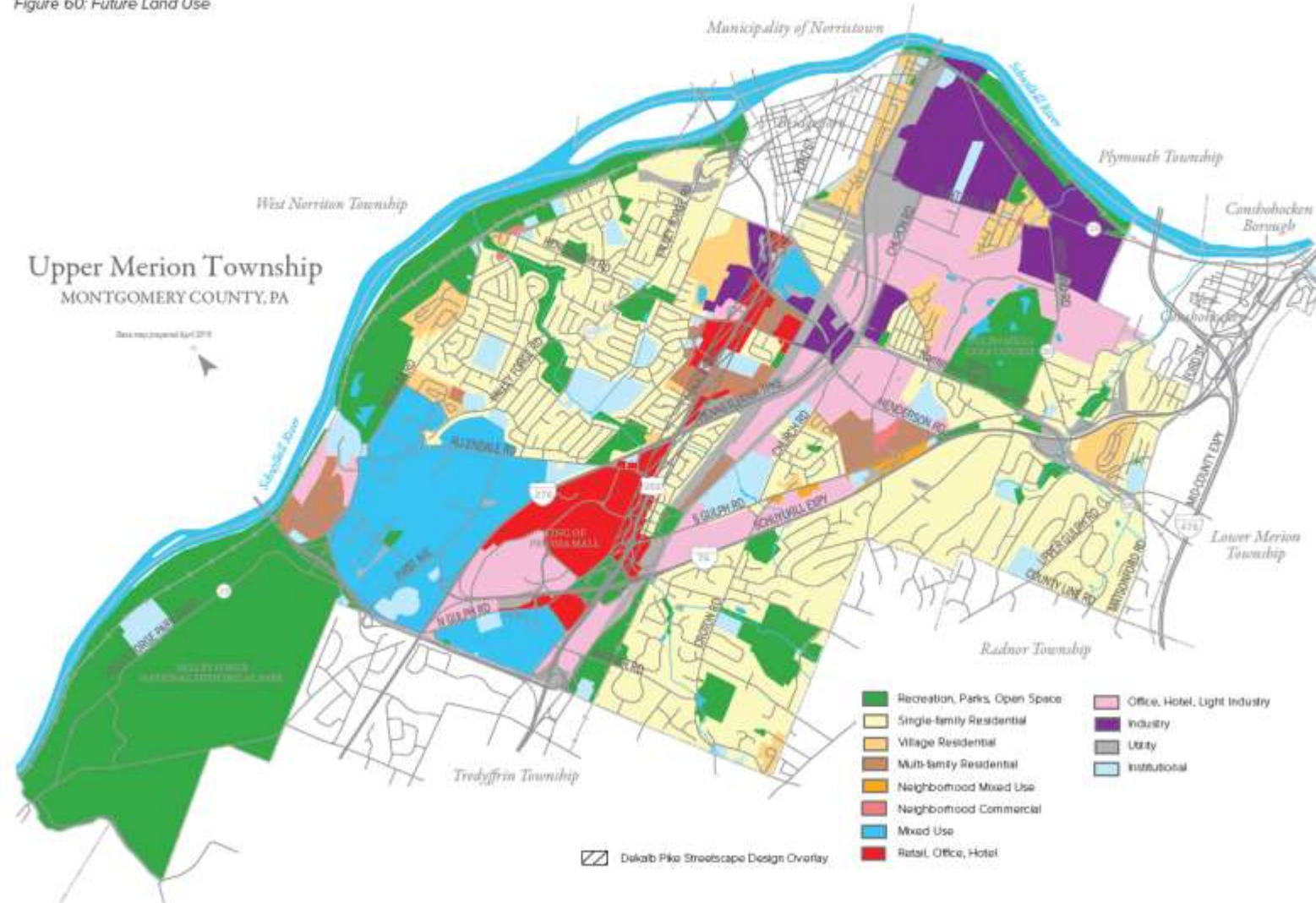
# Neighboring Communities



# Upper Merion Township

Figure 60: Future Land Use

- Comprehensive Plan (2019)
  - No direct connections to Lower Providence
  - Abutting areas are in Valley Forge NHP- no land use changes
  - Housing recommendations address township's shift to redevelopment and infill, supporting aging-in-place, and improving walkability and transit access



# West Norriton Township

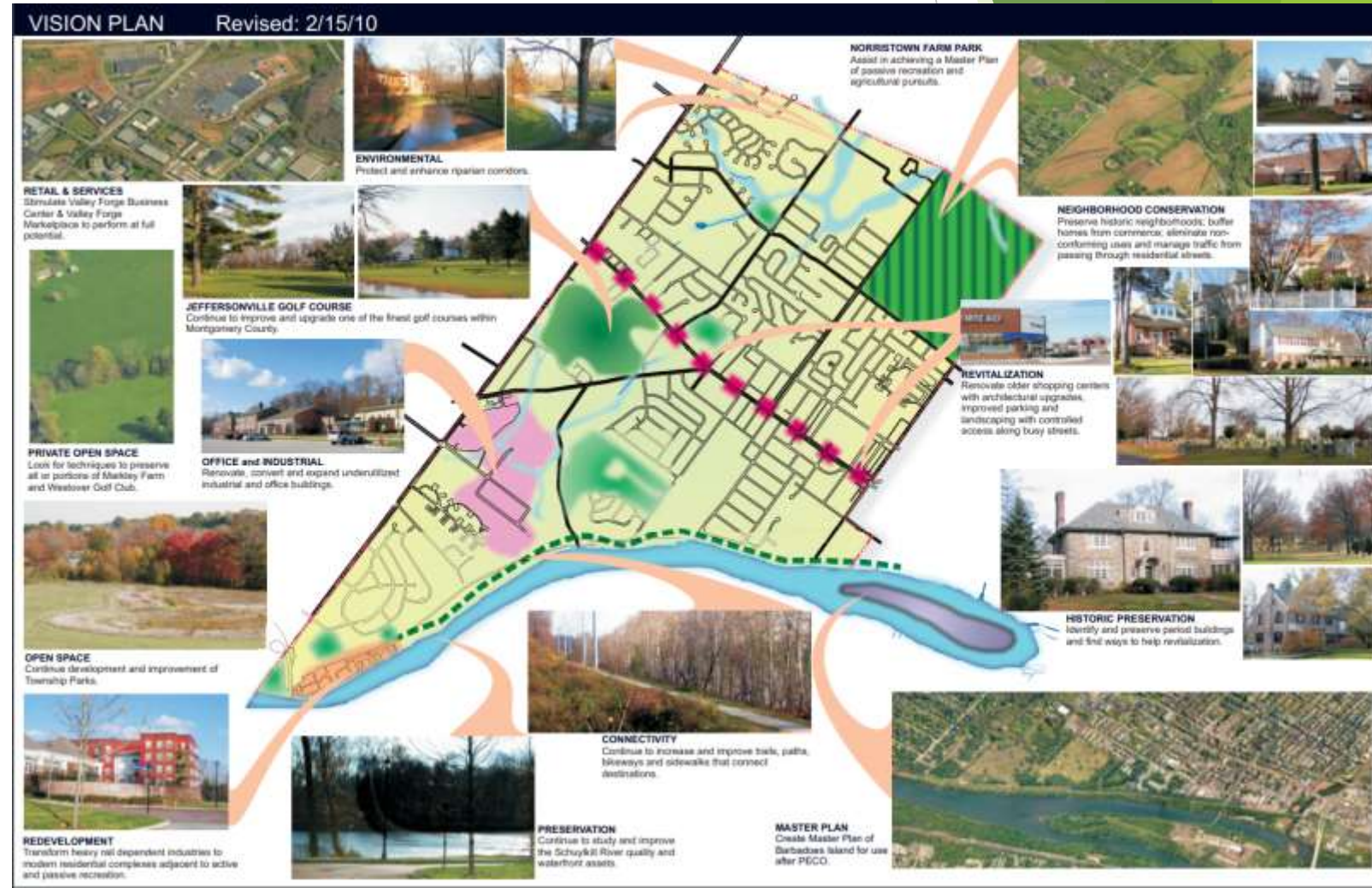
- ▶ West Main Street Vision Plan (2019)
- ▶ Sets design guidelines for infill development and redevelopment and funding priorities along the full length of West Main Street, up to Ridge Pike

## Proposed Setback Map



# West Norriton Township

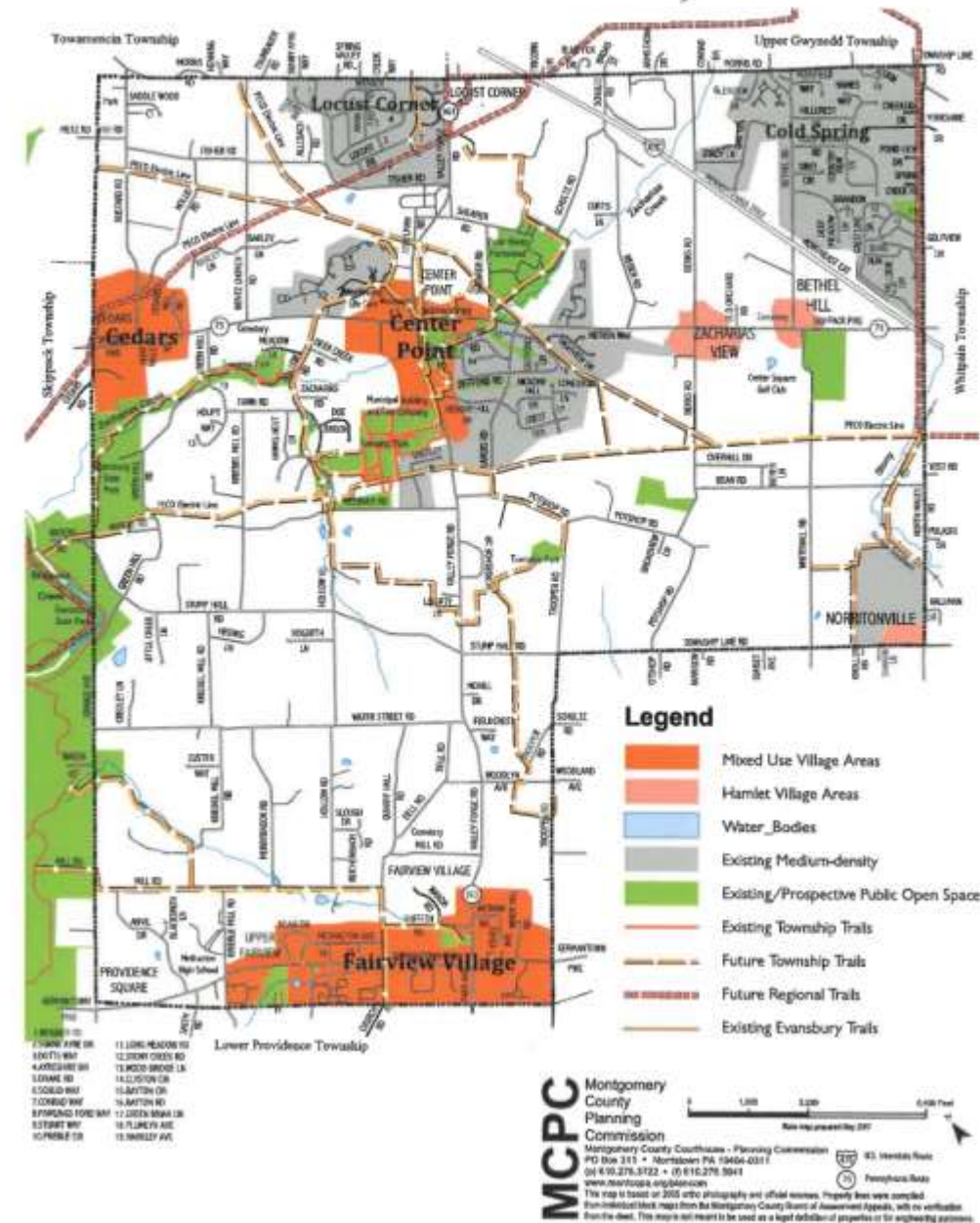
- Comprehensive Plan (2010)
  - Recommends developing township-owned Jeffersonville Golf Club as “a social/civic center of the community” and depicts it as a site for trail connections between Ridge Pike, Egypt and Trooper Roads



# Worcester Township

- ▶ Comprehensive Plan update underway
- ▶ Previous comprehensive plan (2008)
  - ▶ Fairview Village is seen as a “Mixed Use Village” growth area, where residential and commercial uses should be concentrated

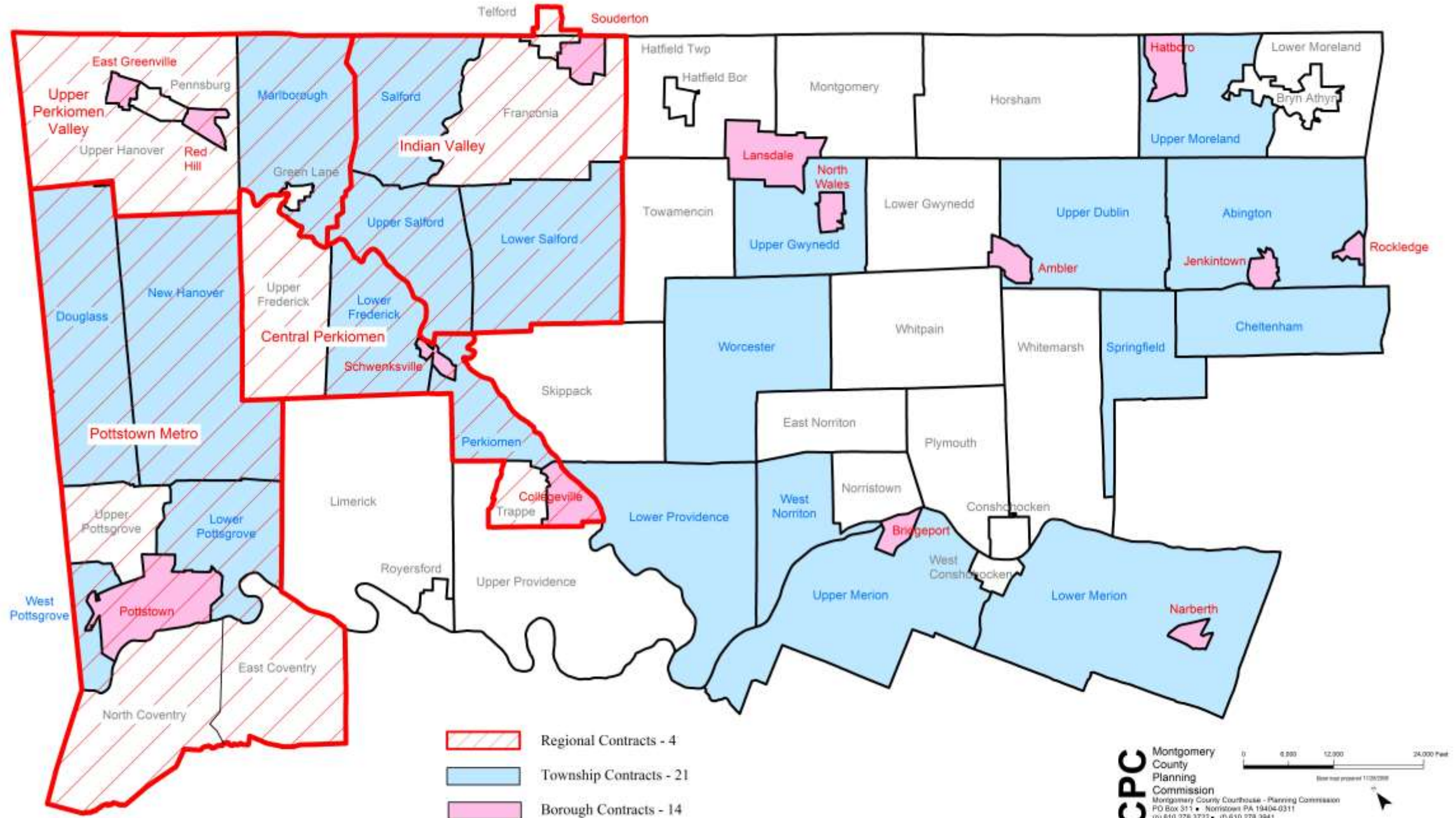
Figure 7-17  
Future Land Use Map



# Regional Planning

- ▶ Multiple municipalities plan together
  - ▶ Establish growth areas - where infrastructure is best equipped to handle development
  - ▶ Distribute “fair share” requirements throughout larger area
  - ▶ Share non-residential land uses throughout region
- 
- ▶ Requires Regional Comprehensive Plan
  - ▶ Intergovernmental Cooperative Agreement

# Municipal and Regional Contracts January 2020

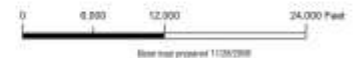


**MCPC**

Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311 • Norristown PA 19404-0311  
(p) 610.276.3722 • (f) 610.276.3941  
www.montcopa.org/planning

This map is based on 2020 ortho photography and official sources. Property lines were compiled from individual block maps from the Montgomery County Board of Assessment Appeals, with no verification from the field. This map is not meant to be used as a legal definition of properties or for engineering purposes.

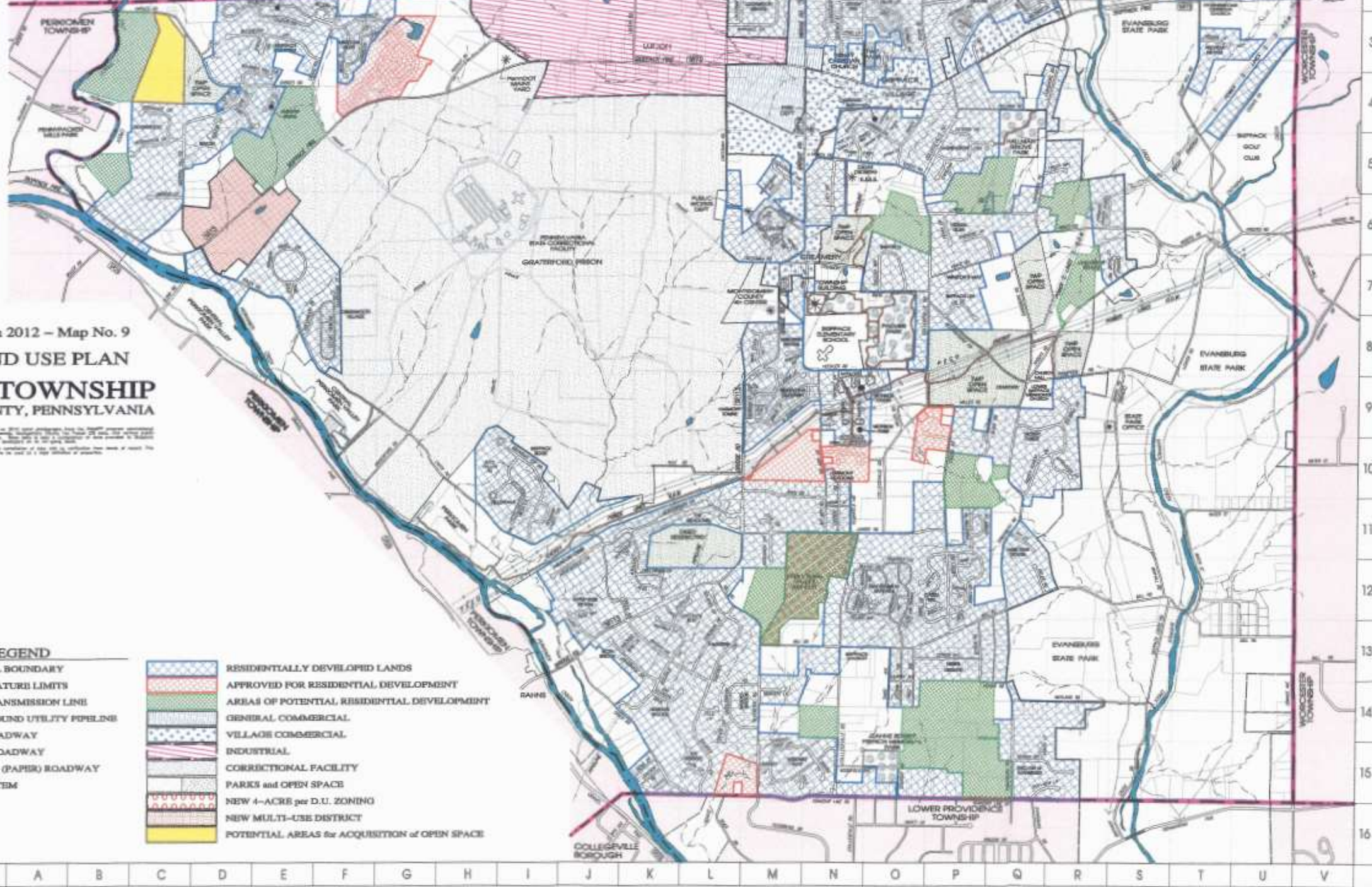




**Woodrow & Associates, Inc.**  
1008 N. Harrison Ave.  
Ft. Worth, TX 76104

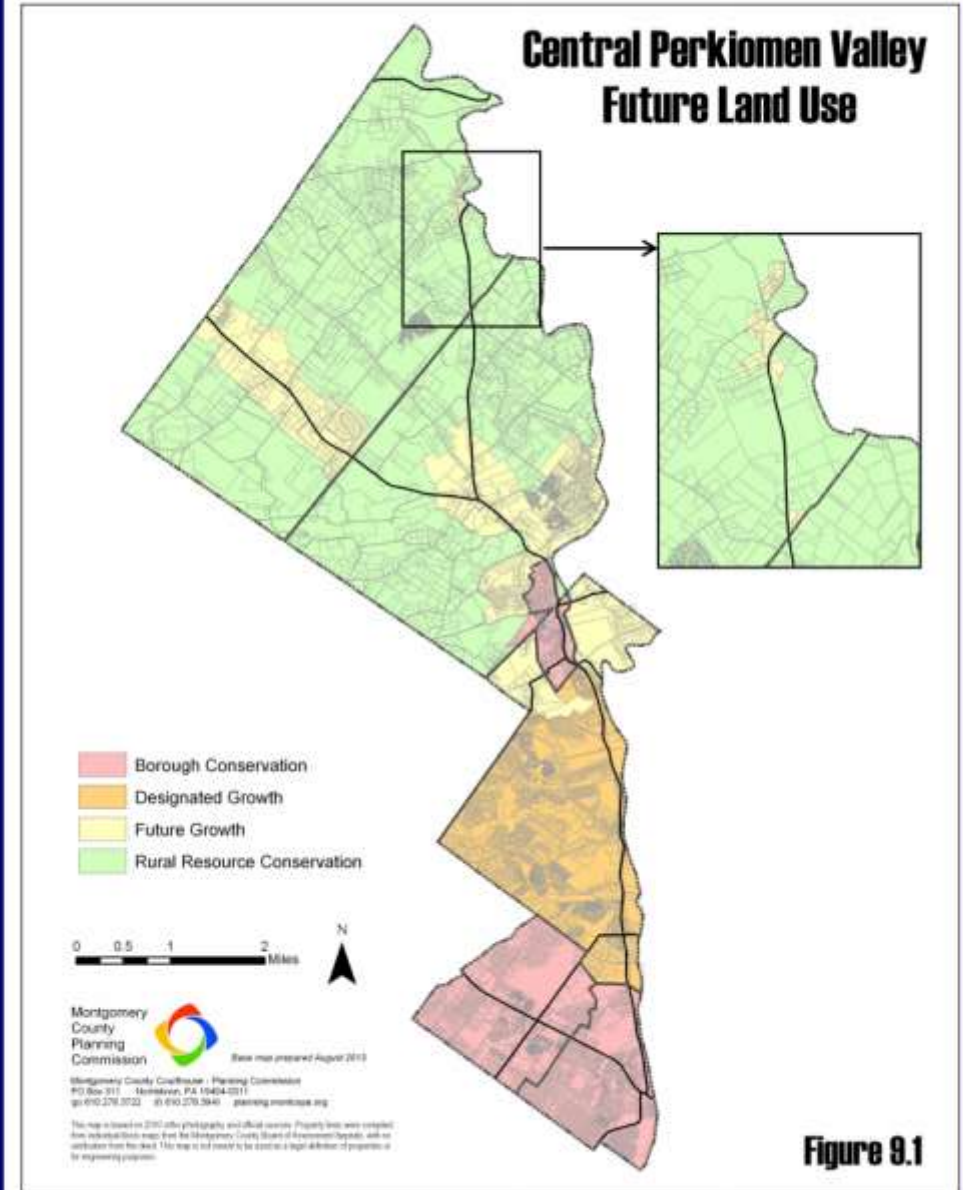
	MUNICIPAL BOUNDARY
	WATER FEATURE LIMITS
	POWER TRANSMISSION LINE
	UNDERGROUND UTILITY PIPELINE
	PUBLIC ROADWAY
	PRIVATE ROADWAY
	UNOPENED (PAPER) ROADWAY
	TRAIL SYSTEM

- |   |   |
|---|---|
|  | RESIDENTIALLY DEVELOPED LANDS                 |
|  | APPROVED FOR RESIDENTIAL DEVELOPMENT          |
|  | AREAS OF POTENTIAL, RESIDENTIAL DEVELOPMENT   |
|  | GENERAL COMMERCIAL                            |
|  | VILLAGE COMMERCIAL                            |
|  | INDUSTRIAL                                    |
|  | CORRECTIONAL FACILITY                         |
|  | PARKS and OPEN SPACE                          |
|  | NEW 4-ACRE per D.U. ZONING                    |
|  | NEW MULTI-USE DISTRICT                        |
|  | POTENTIAL AREAS for ACQUISITION of OPEN SPACE |



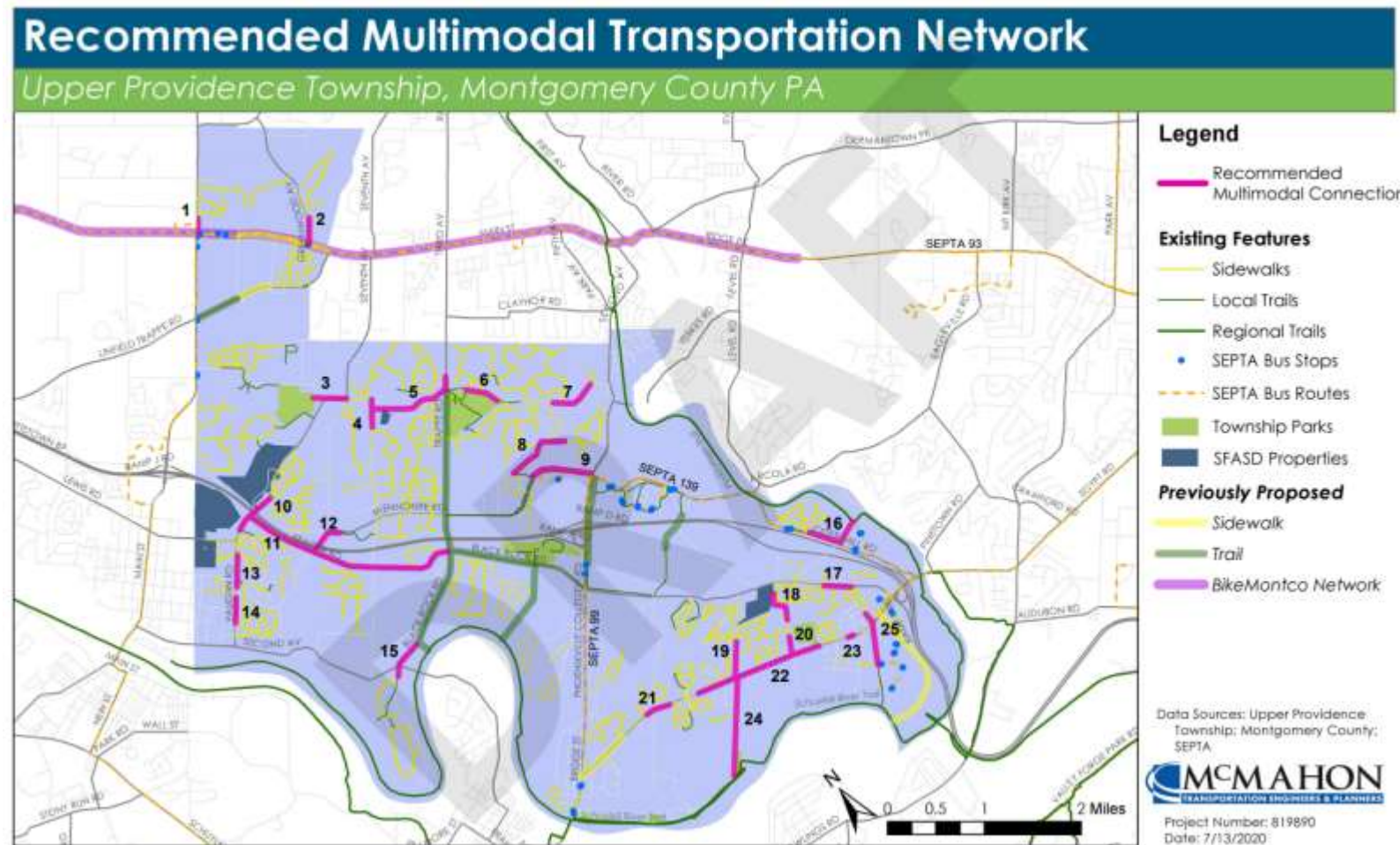
# Collegeville Borough

- ▶ Central Perkiomen Valley Regional Comprehensive Plan Update (2014)
  - ▶ Features an inventory of historic and cultural resources with names, locations, and descriptions
- ▶ The borough is active in economic development and Main Street planning



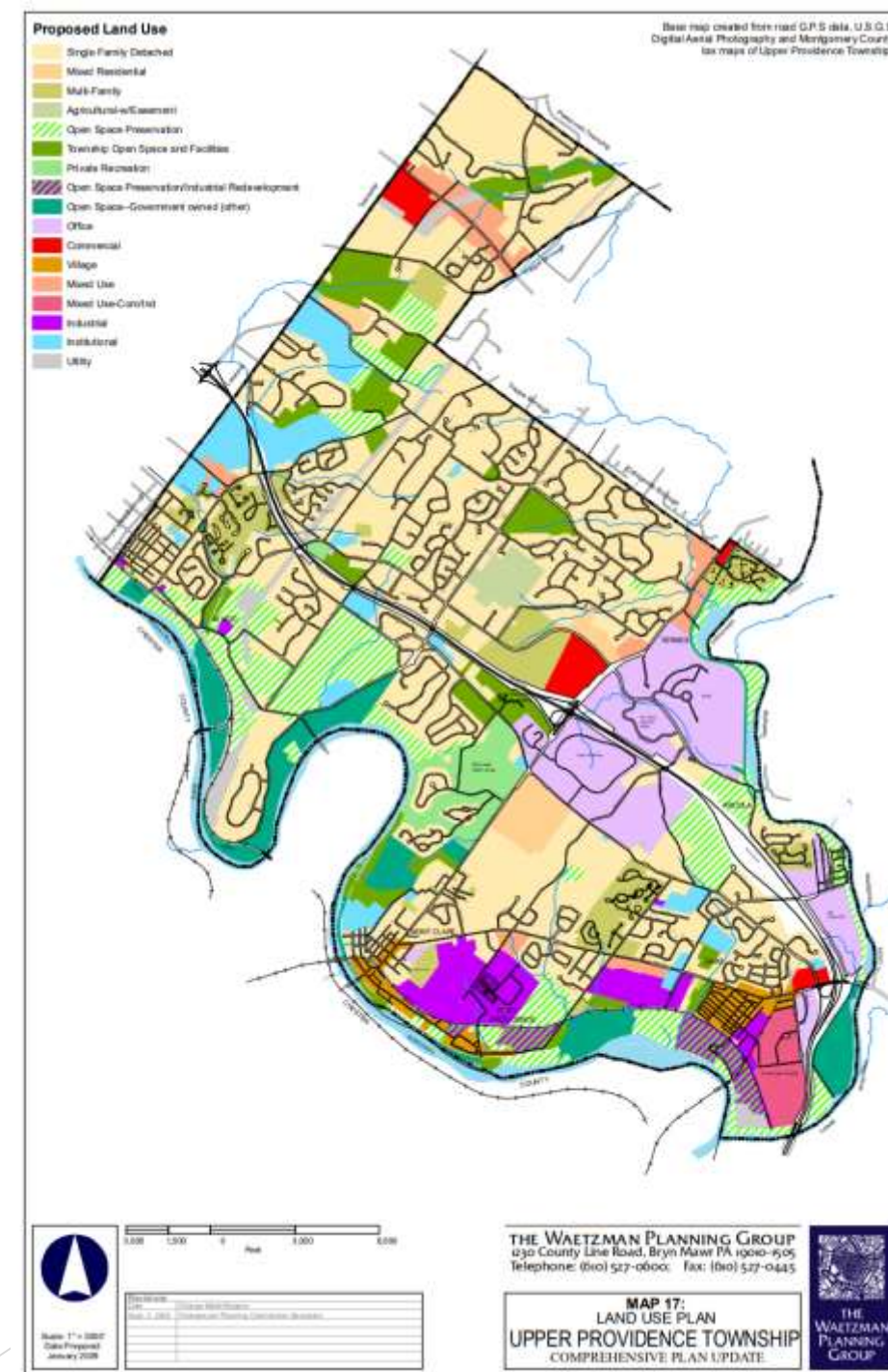
# Upper Providence Township

- ▶ Draft Active Transportation Plan
- ▶ “Multimodal Toolbox” provides example photos and descriptions of recommended facilities and designs
- ▶ Draft Complete Streets Policy



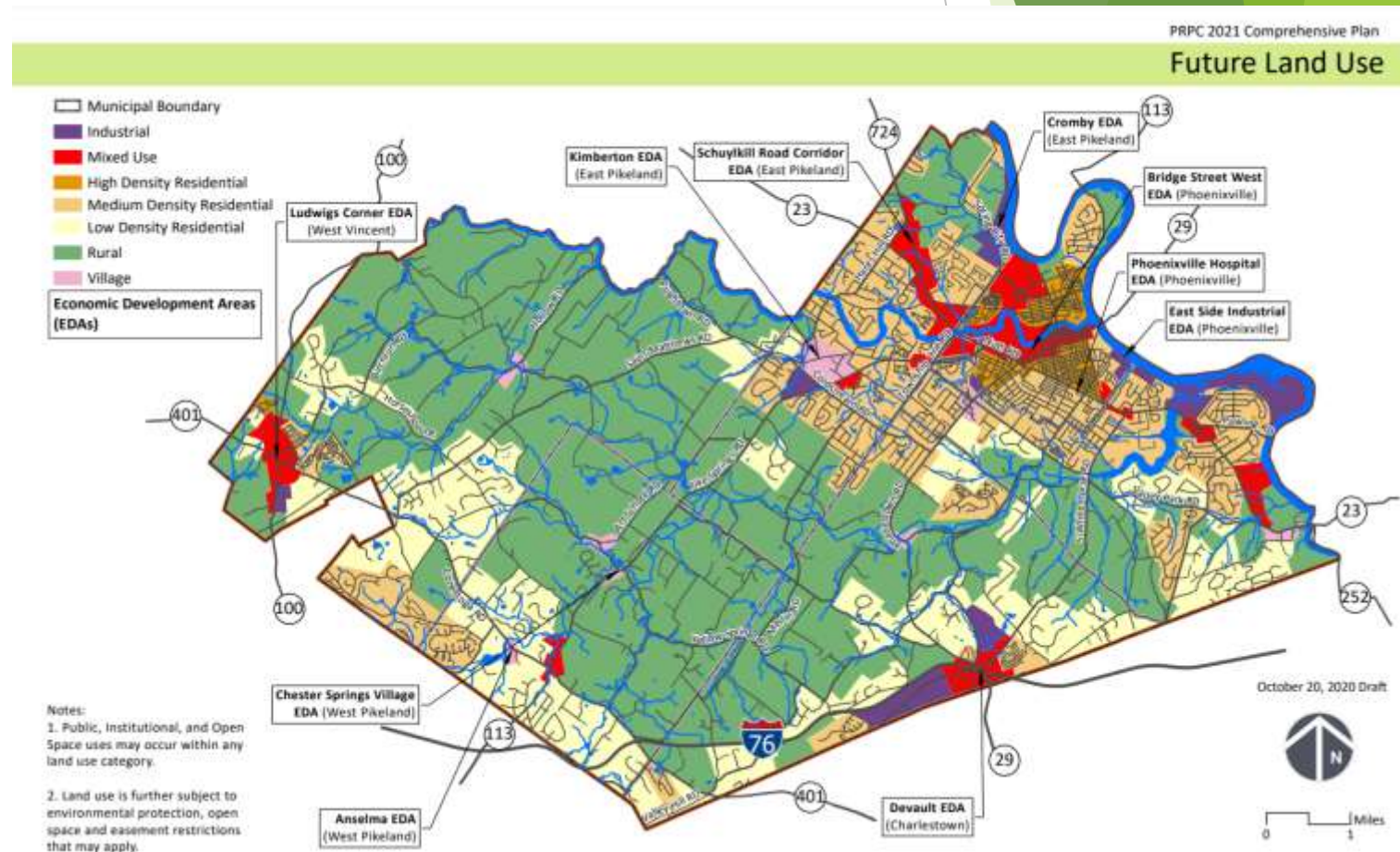
# Upper Providence Township

- ▶ New Comprehensive Plan in progress
- ▶ Previous comprehensive plan (2010)
  - ▶ Perkiomen Creek and the preserved land along its valley buffer more intense uses from Lower Providence
  - ▶ Energy Conservation Goal includes objectives to enable alternative energy systems and explore a range of strategies for reducing greenhouse gas emissions



# Schuylkill Township, Chester County

- ▶ Regional comprehensive plan update underway
  - ▶ Draft plan adds references to COVID-19 pandemic
- ▶ Previous Phoenixville Regional Comprehensive Plan (2019)
  - ▶ Revitalization and Adaptive Reuse recommendations address appropriate infill in small villages, aging business and shopping centers.



# County & DVRPC Plans

# Montco2040: A Shared Vision

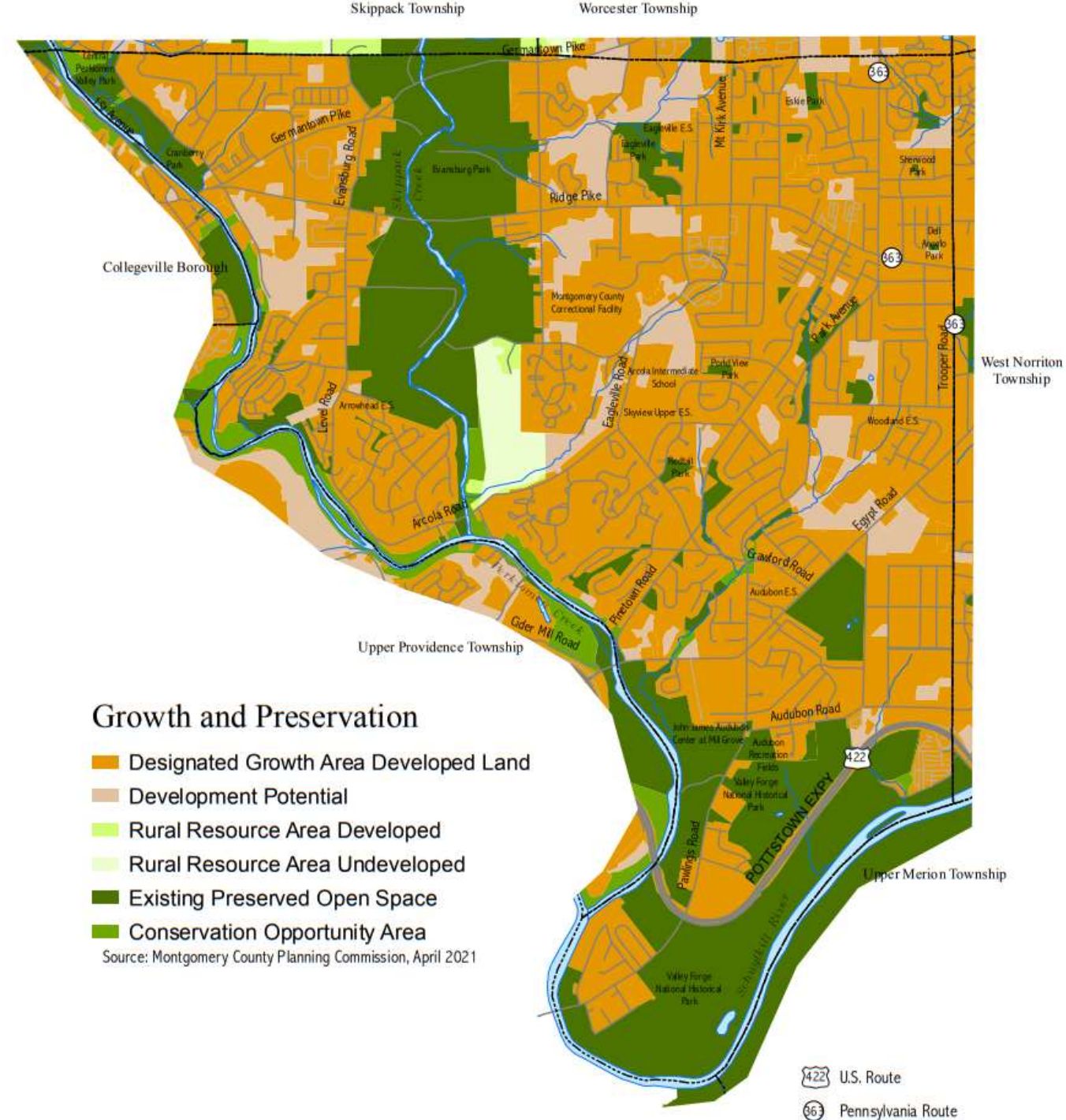
The plan is designed around 3 themes:

- ▶ **Connected Communities**
  - ▶ Addresses physical and social connections
- ▶ **Sustainable Places**
  - ▶ Supports and enhances the health or people, communities, and nature
- ▶ **Vibrant Economy**
  - ▶ Promotes economic growth with transportation, land use, and other policies



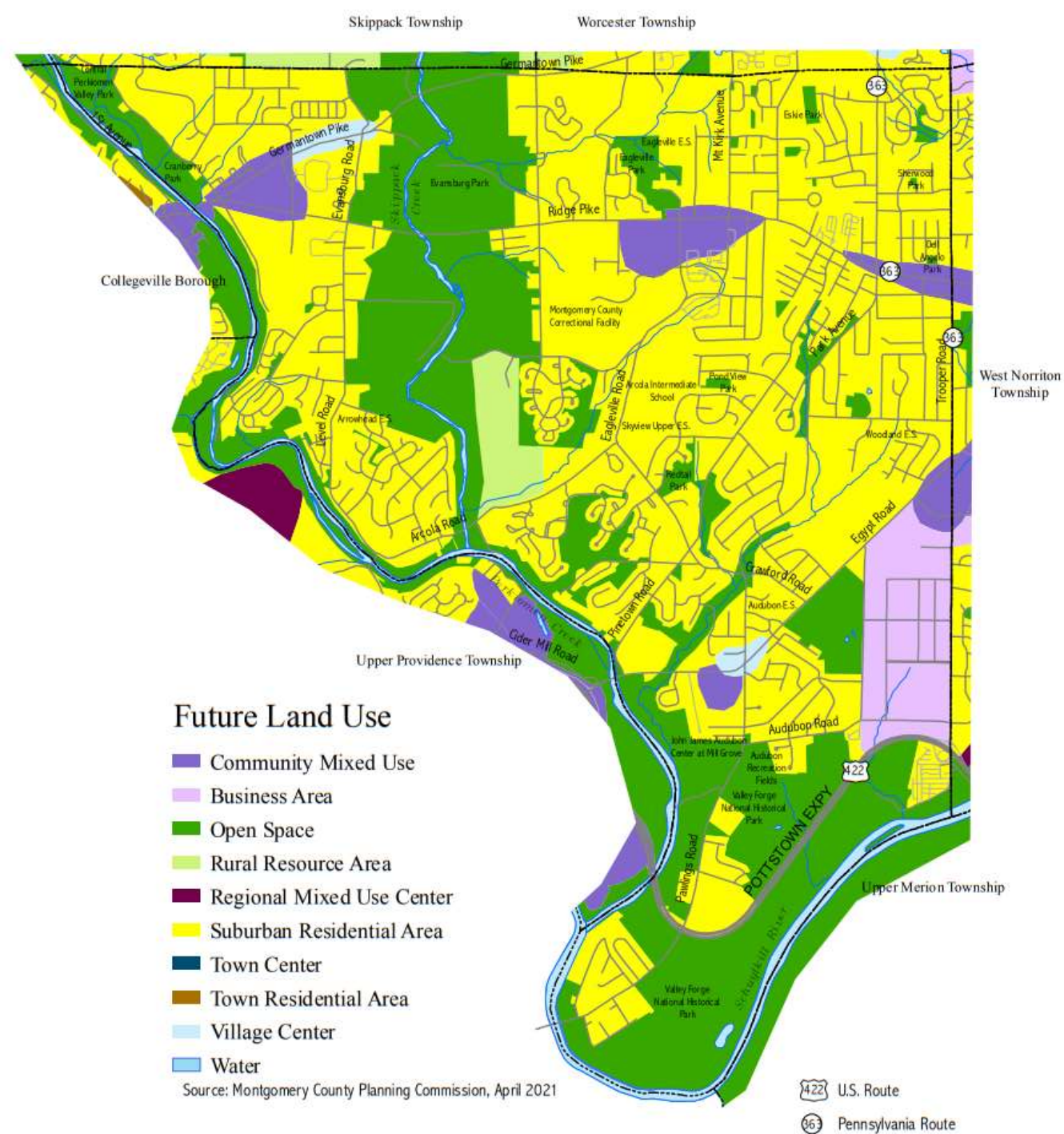
# Growth and Preservation Plan

- ▶ Divides the county into broad land use categories that reflect the desired character, level of development, and access to utilities:
  - ▶ Growth Areas
  - ▶ Rural Resource Areas
  - ▶ Open Space Preservation Areas
- ▶ Lower Providence is primarily developed land



# Future Land Use Plan

- ▶ Describes land use categories that reflect the intended character, function, and intensity of uses in an area
- ▶ Lower Providence is mostly Suburban Residential and Open Space, with Community Mixed Use and Village Center areas on the main corridors and a Business Area covering Park Pointe

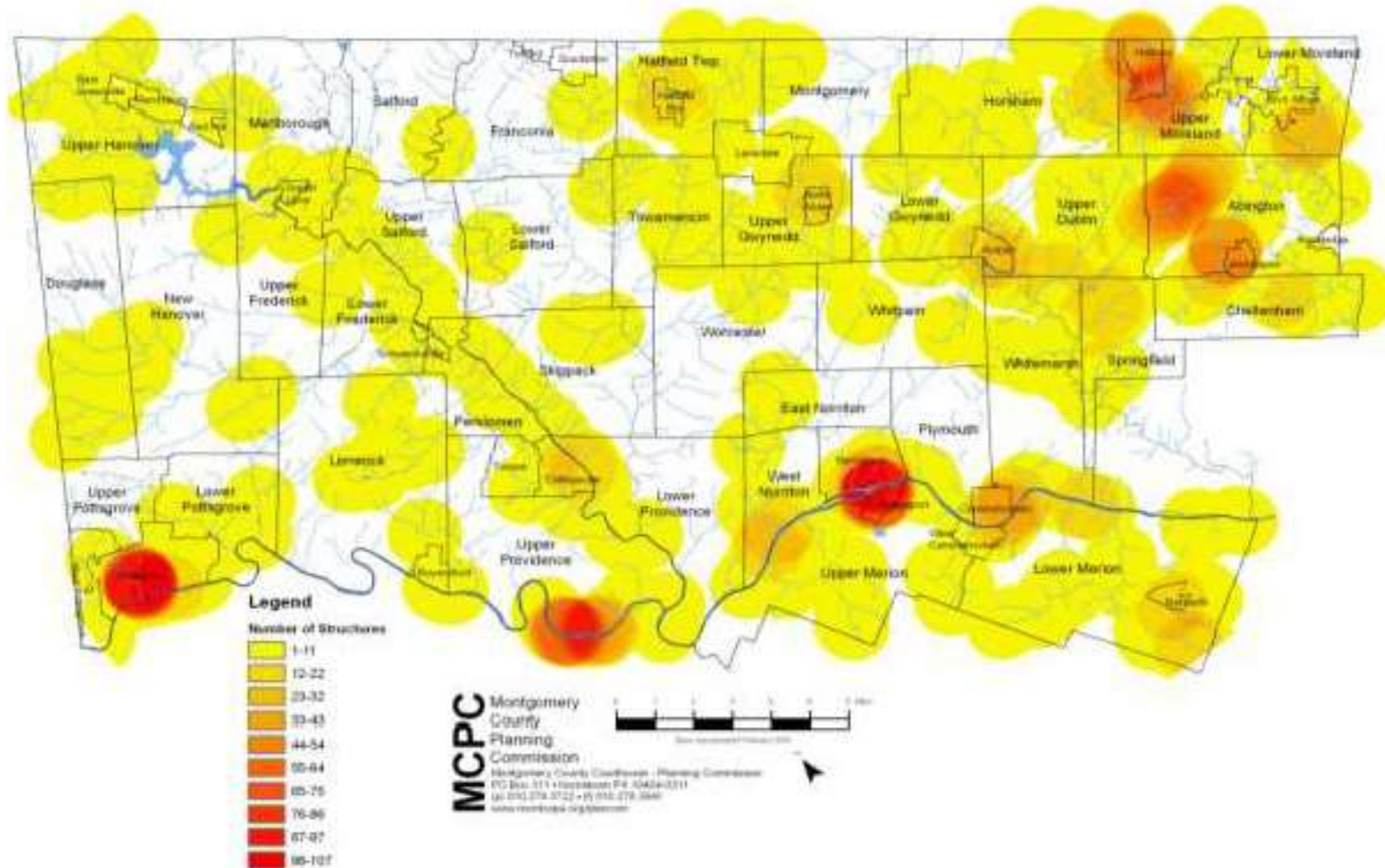


# Hazard Mitigation Plan (2017)

- ▶ Incorporate into comprehensive plan by reference
- ▶ Primary hazards in county: floods, winter storms, hurricane/tropical storm, extreme temperature
- ▶ 3 Hazard sites: Moyers Landfill, Commodore Computing, Superior Tube Site
- ▶ Infrastructure Hazards - Pipeline

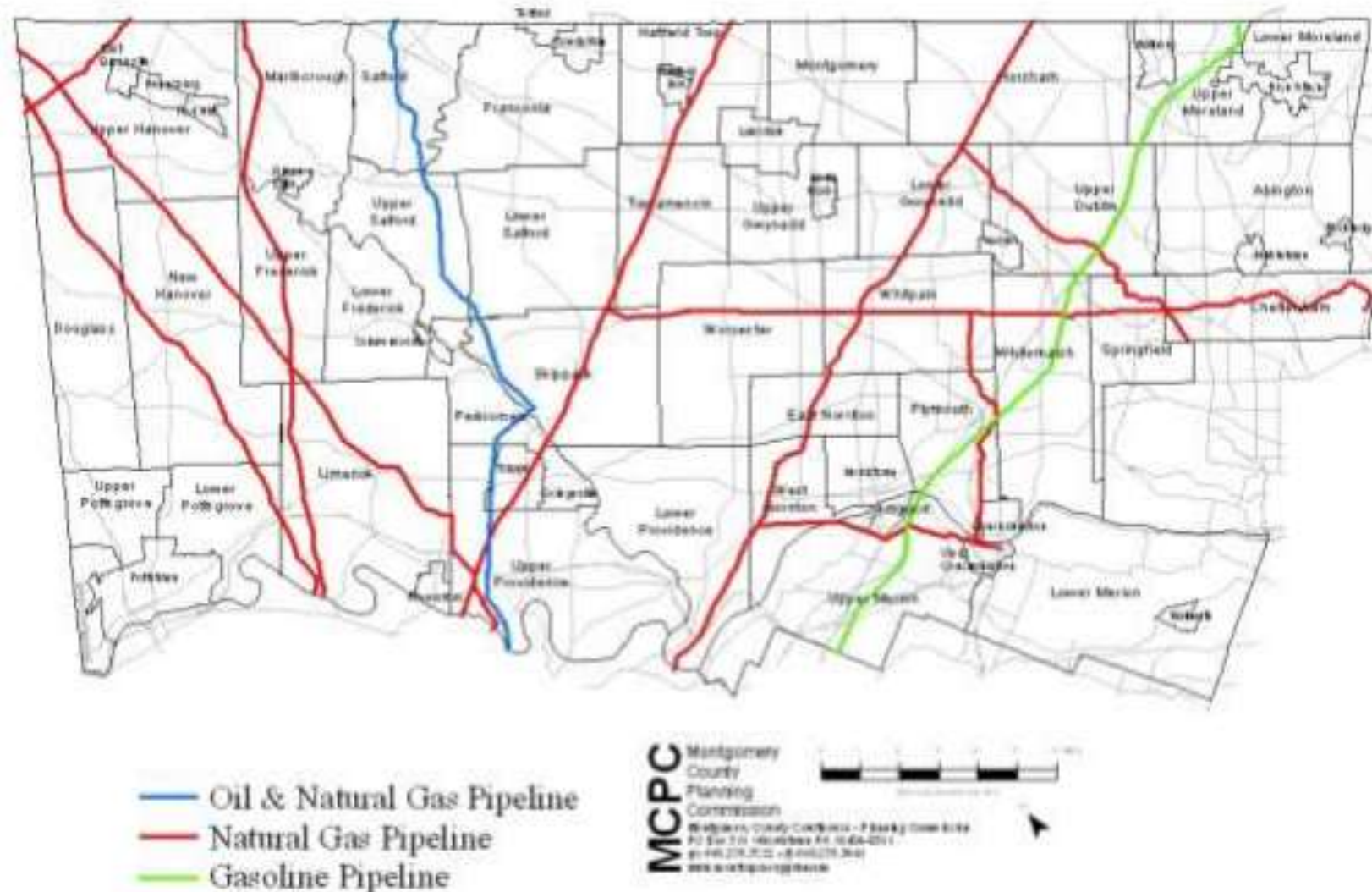
# Hazard Mitigation Plan (2017)

**Figure 4.3.4.1.1. Concentration of Structures within the 1% Annual Chance Floodplain**



# Hazard Mitigation Plan (2017)

Figure 4.3.19.1.1 Major Pipelines in Montgomery County

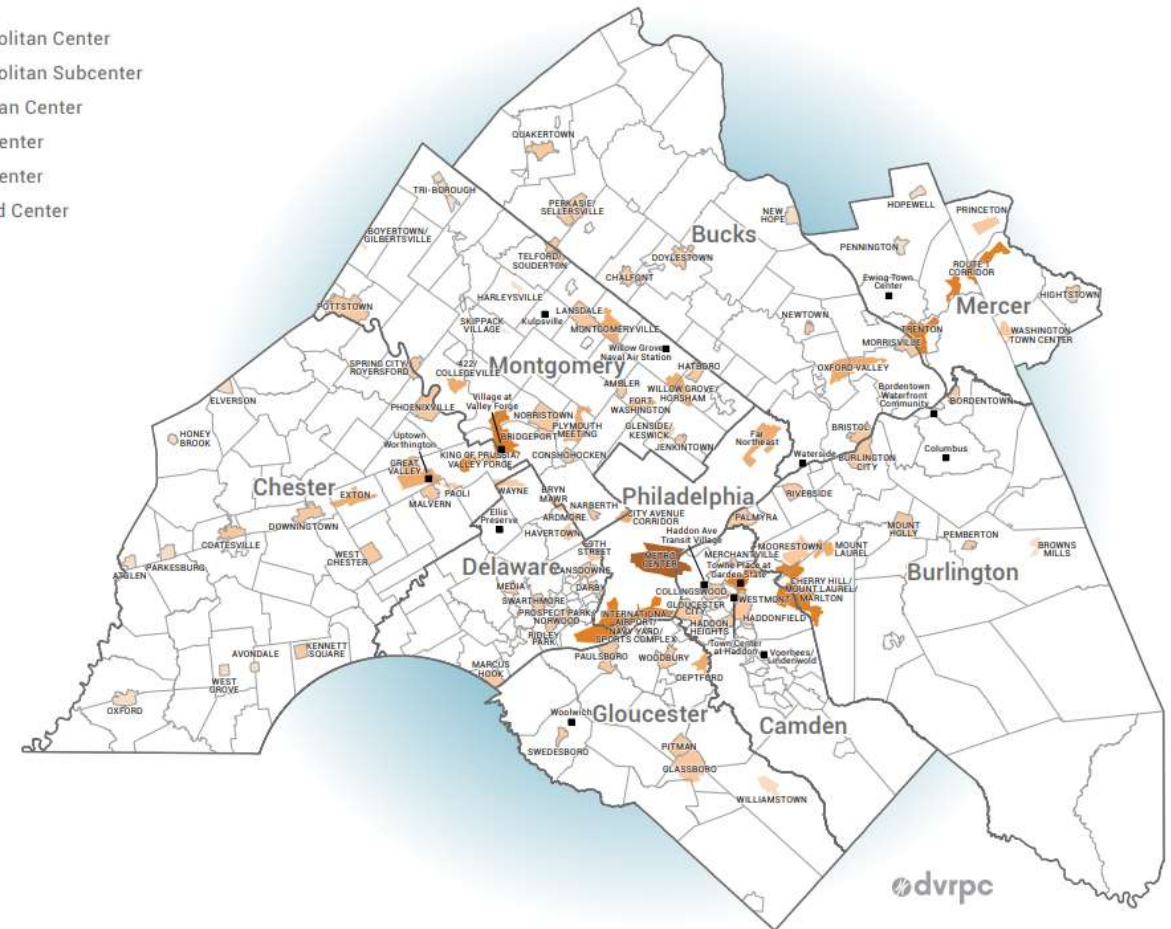


# Connections 2045

This DVRPC plan is built around 5 core principles:

- ▶ Sustain the Environment
- ▶ Develop Livable Communities
- ▶ Expand the Economy
- ▶ Advance Equity and Foster Diversity
- ▶ Create an Integrated, Multimodal Transportation Network

FIGURE 27: CENTERS



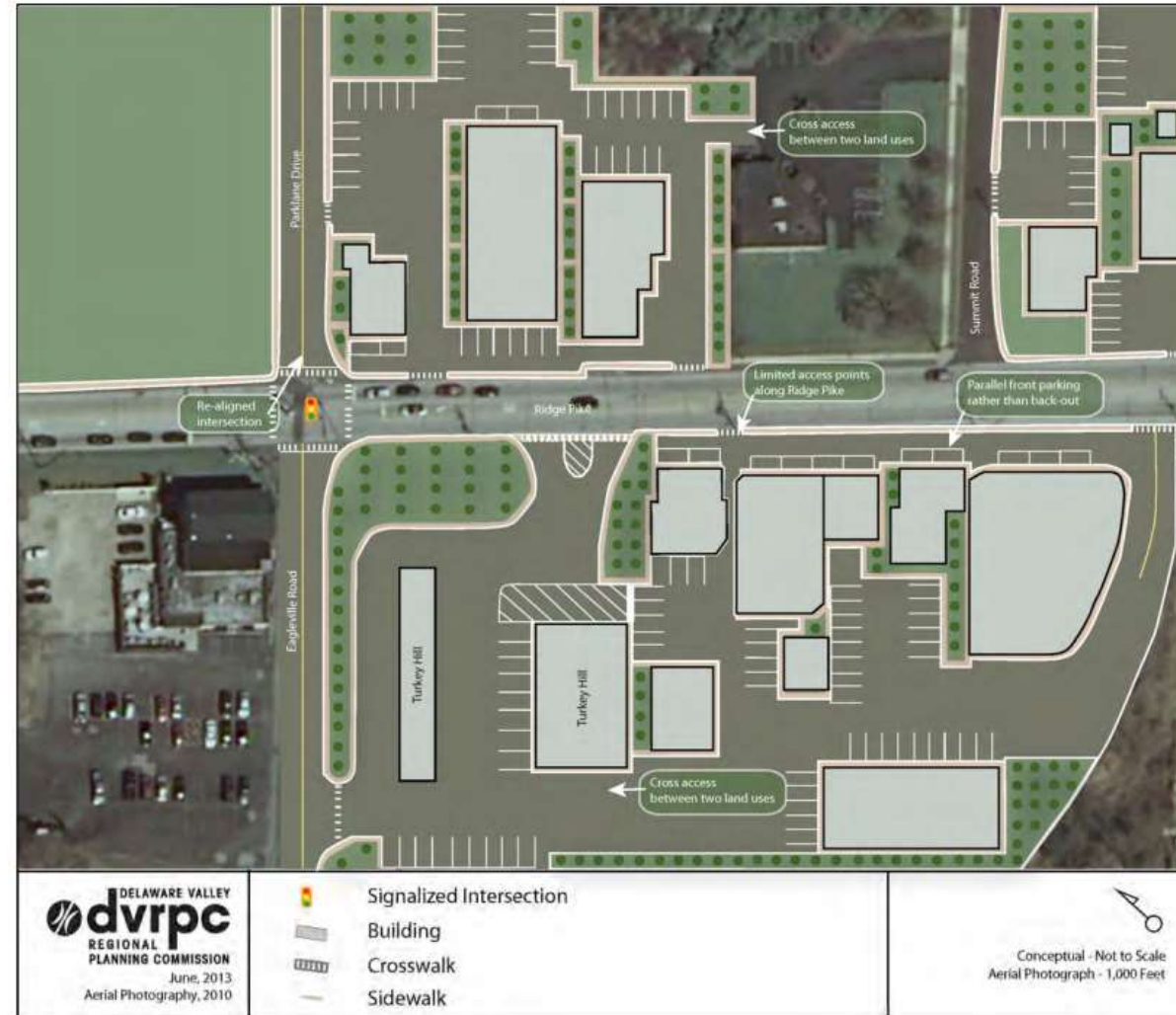
Source: DVRPC, 2017.

# Managing Access (2013)

This DVRPC study focused on the Ridge Pike corridor in Lower Providence:

- ▶ Documenting existing conditions
- ▶ Analyzed traffic, walking, biking, and transit issues
- ▶ Identified potential improvement strategies for locations along the road
- ▶ Offered conceptual plans illustrating improvement strategies

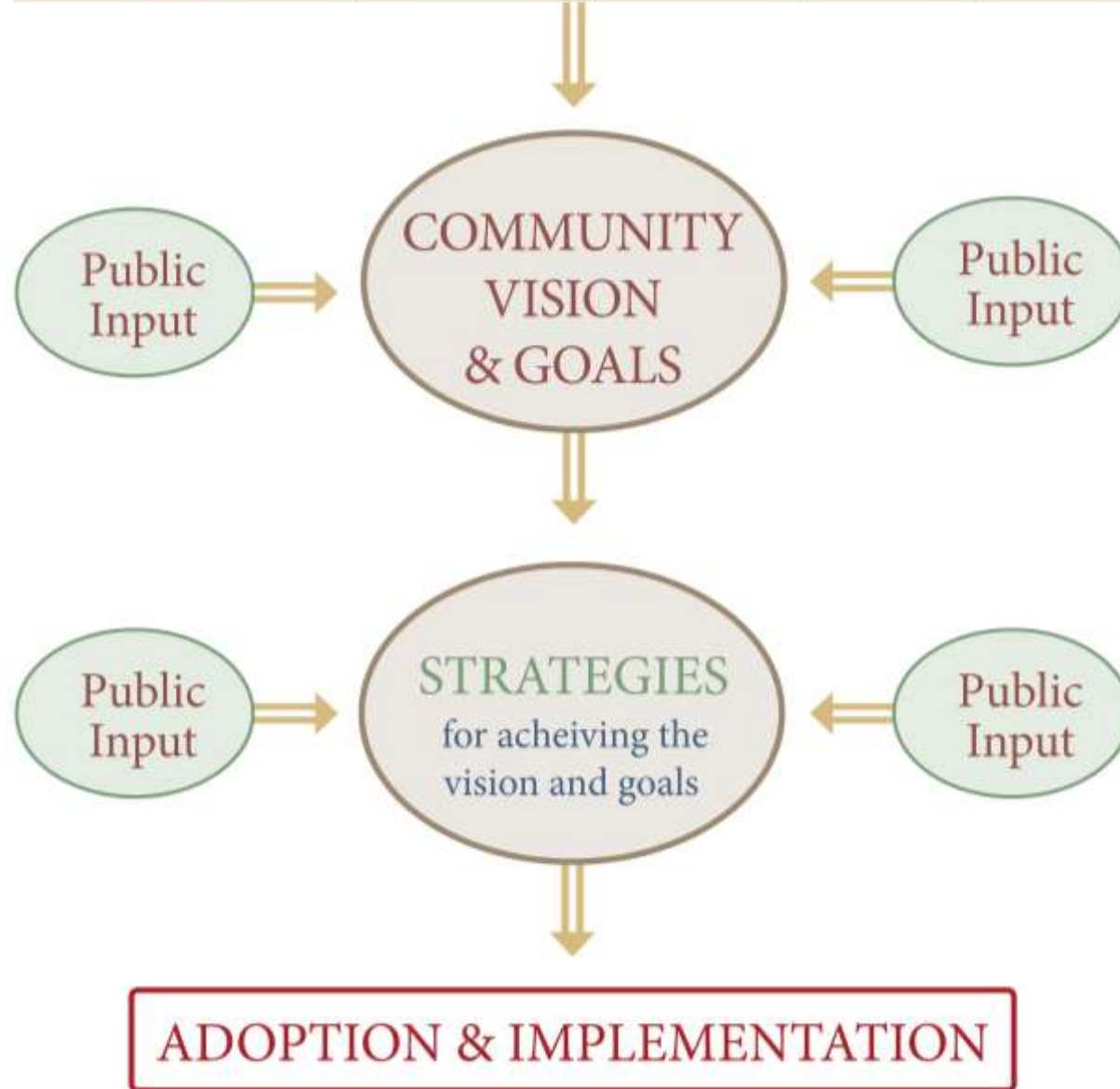
Figure 11: Center Section Access Management Redevelopment Scenario



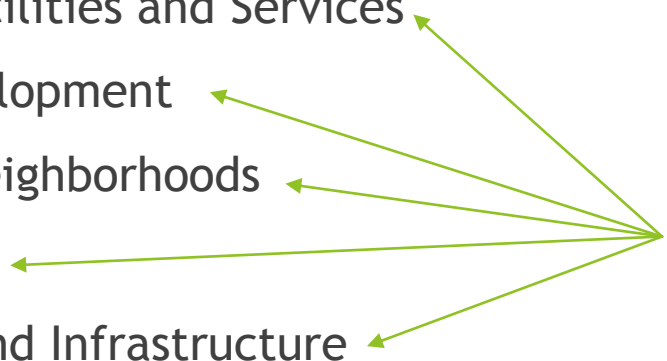
# Plan Development

# Community Elements

Parks, Recreation & Open Space	Historic Resources	Transportation	Economy	Housing
Public Services & Facilities	Natural Resources	Arts & Culture	Community	Health



# Table of Contents

- ▶ Introduction
    - ▶ Overall vision and summary objectives
  - ▶ Township Profile
  - ▶ Community Facilities and Services
  - ▶ Economic Development
  - ▶ Housing and Neighborhoods
  - ▶ Transportation
  - ▶ Environment and Infrastructure
  - ▶ Future Land Use
  - ▶ Focus Areas
    - ▶ Site specific recommendations and strategies
  - ▶ Appendices
- Goals, Recommendations & Strategies
- 
- A diagram consisting of a central point from which five green arrows point leftwards to the following sections: 'Community Facilities and Services', 'Economic Development', 'Housing and Neighborhoods', 'Transportation', and 'Environment and Infrastructure'.

# Reimagine Ridge Pike

- ▶ First Event - May 10<sup>th</sup> at Methacton HS
- ▶ Second Event - May 22<sup>nd</sup> at Lower Providence Library



# Next Steps

- ▶ June 16: Commercial Character - Reimagine Ridge Pike, and more!

Draft chapters with recommendations:

- ▶ July 21: Transportation
- ▶ August 18: Housing
- ▶ In person meetings?
- ▶ Survey - keep gathering responses!
  - ▶ Close survey on July 1?