

Lower Providence Comprehensive Plan Steering Committee - September 16, 2020

Agenda

- 1) Welcome and consider fallback dates for November and December (5 minutes)
- 2) Existing Land Use Presentation (30 minutes)
- 3) Existing Land Use Q&A (10 minutes)
- 4) “Preserve-Enhance-Transform” (PET) Exercise Summary (20 minutes)
- 5) PET Exercise Discussion (20 minutes)
- 6) Public Comment (15 minutes)

Existing Land Use

What happens where?

Data Sources:

- ▶ The Montgomery County Board of Assessment Appeals maintains the assessment rolls, tax maps, and real estate registry of the ownership for all real estate in the county
- ▶ The Montgomery County Planning Commission fills in some areas where parcels are not included on the assessment rolls

Land Use Categories

1. Multifamily
2. Single Family Attached
3. Twin / Duplex
4. Mobile Home Park
5. Single Family Detached
6. Country Residence

Residential

Commercial

7. Mixed Use
8. Retail
9. Office
10. Industrial
11. Institutional
12. Utilities

13. Undeveloped

14. Public Open Space

15. Private Open Space

Open Space

16. Agriculture

Existing Land Use (as of June, 2020)

TOTAL AREA:

15.46 square miles

9,896.1 acres

Parceled Area:

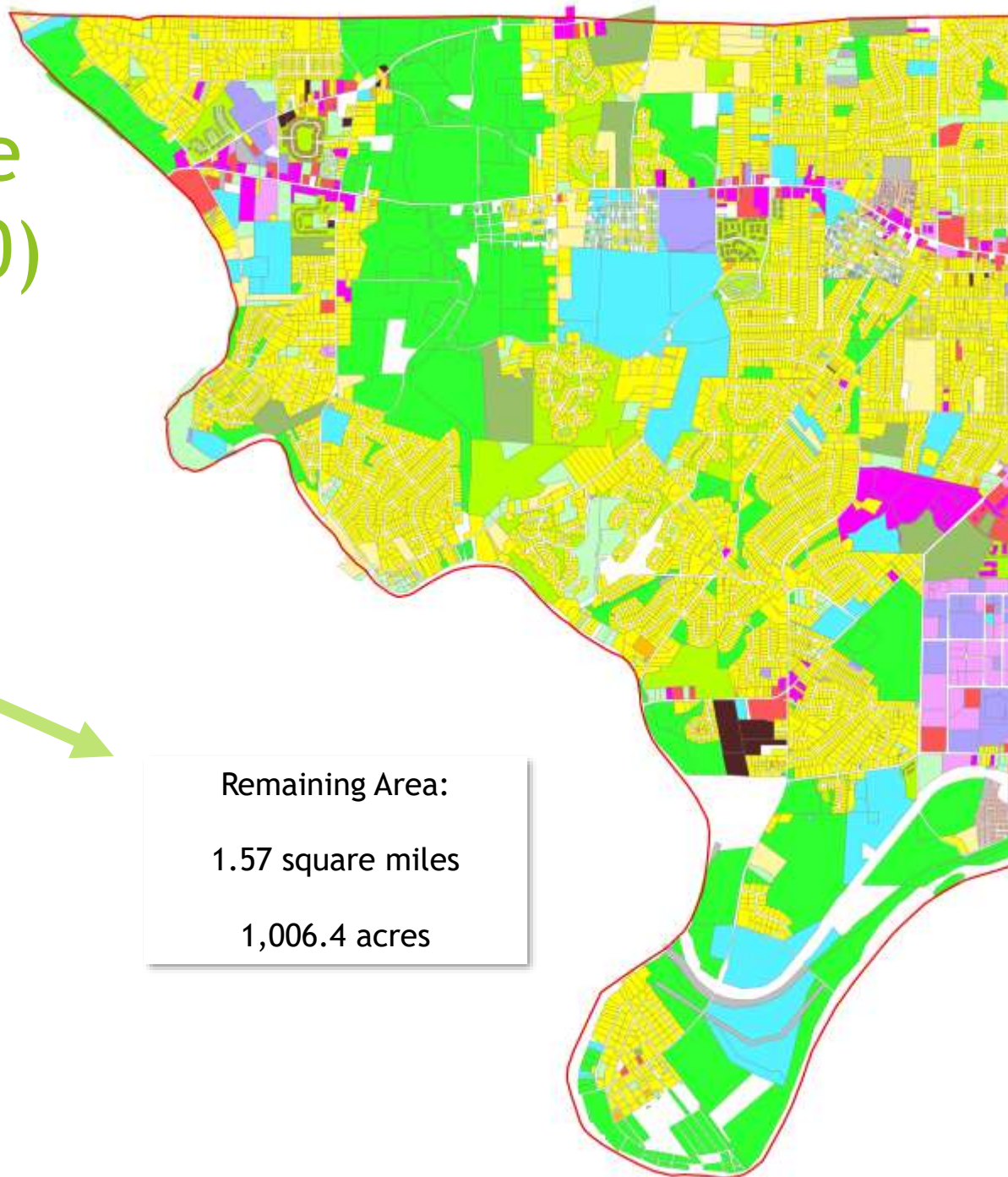
13.89 square miles

8,889.7 acres

Remaining Area:

1.57 square miles

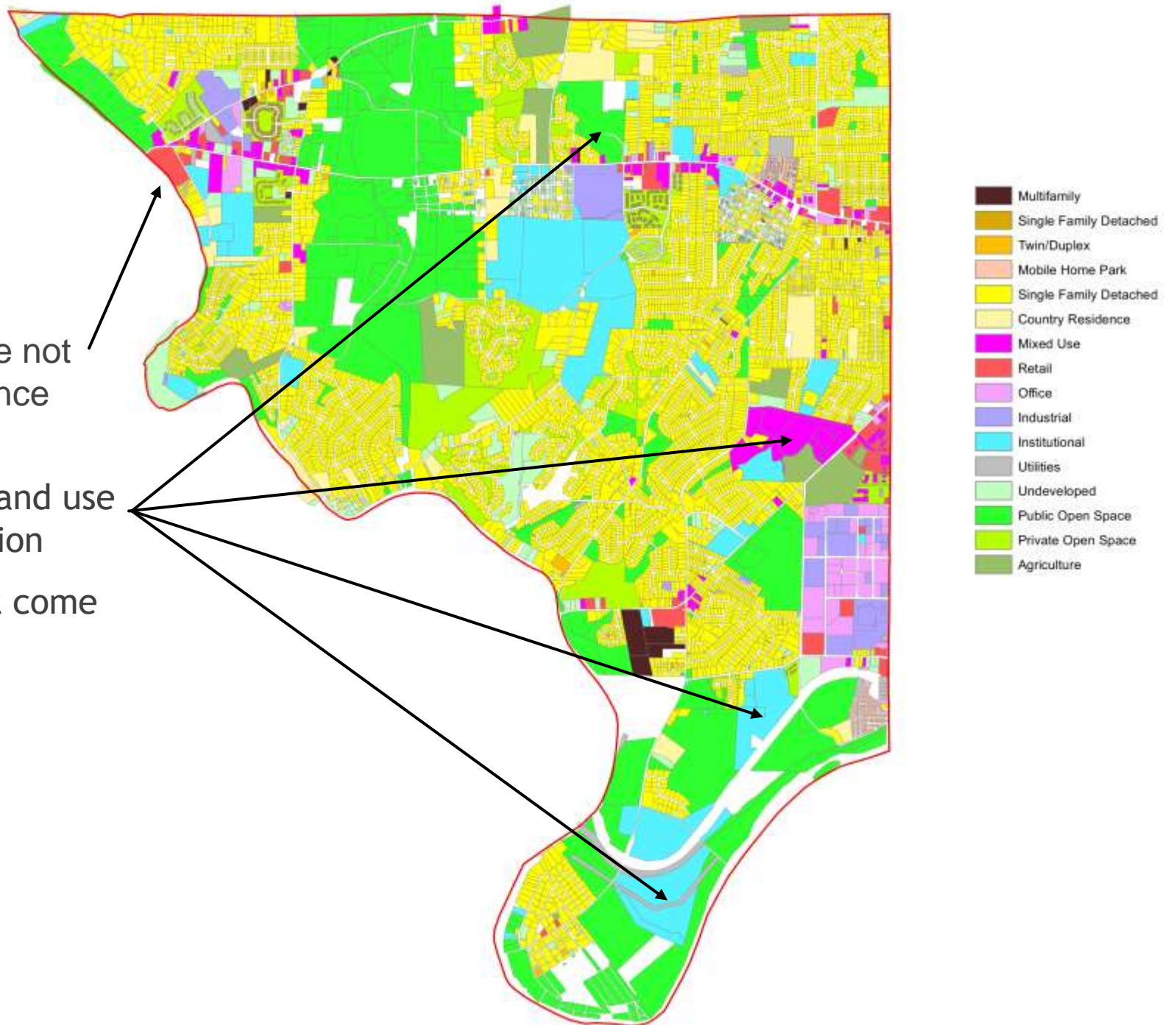
1,006.4 acres



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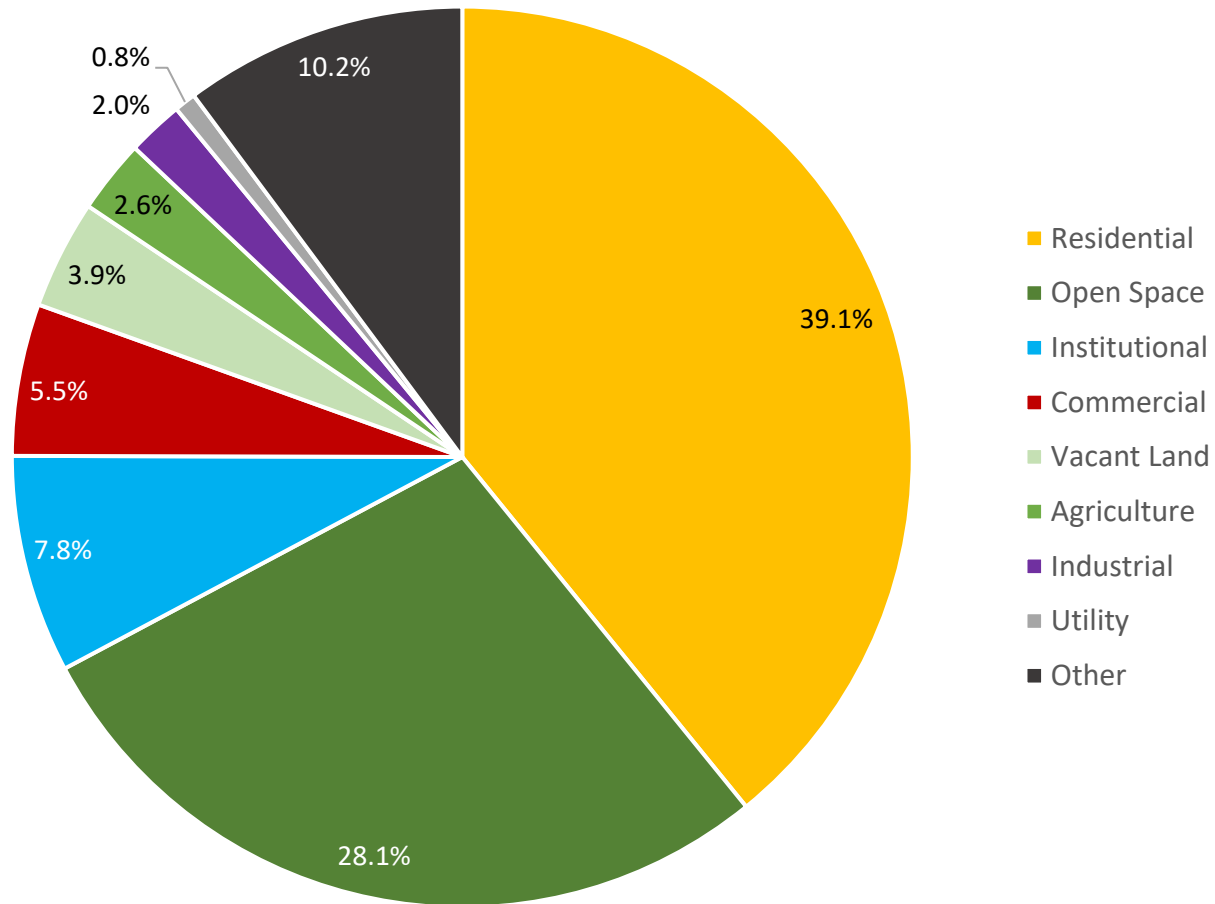
Notes

- Some recent developments are not yet updated on maps (Providence Place)
- A few sites have unexpected land use categories and need clarification
- Please include any others that come to your attention.



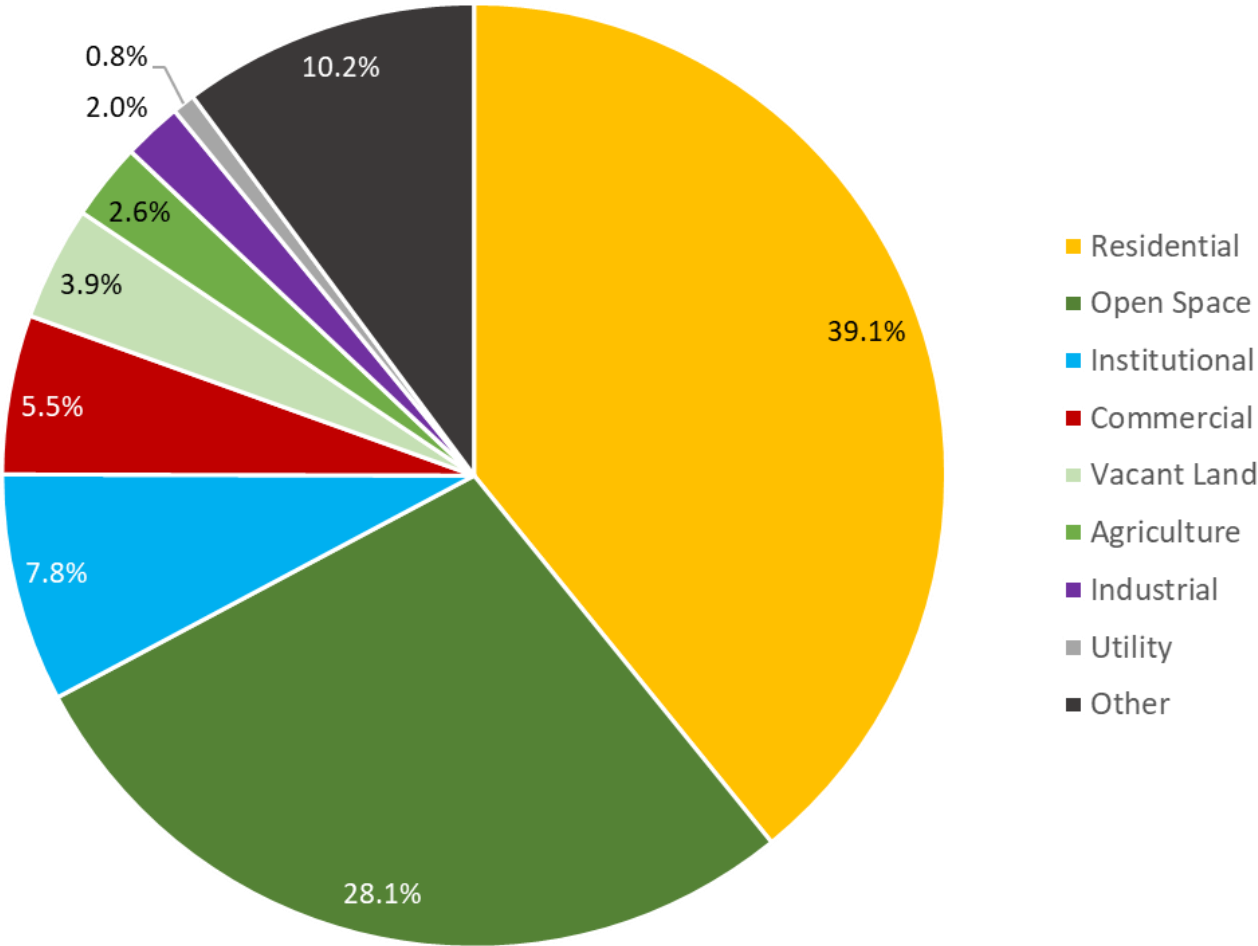
Existing Land Use (as of June, 2020)

Lower Providence (2020)

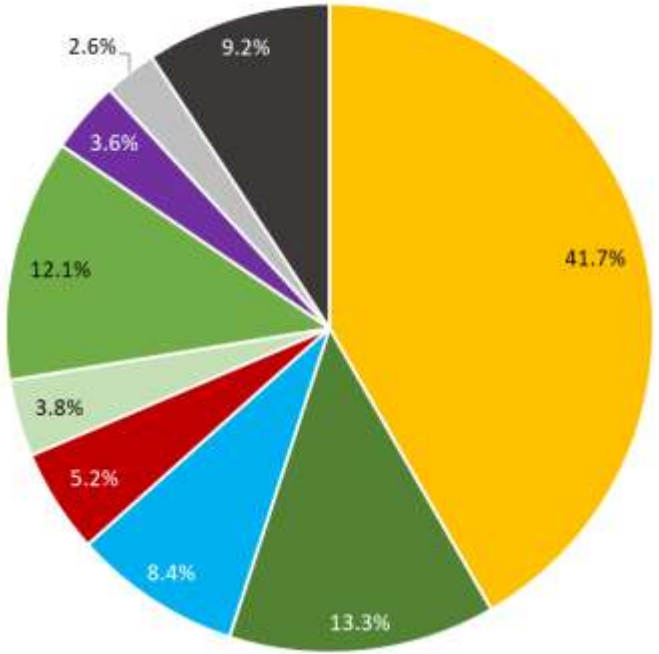


Comparing Land Use

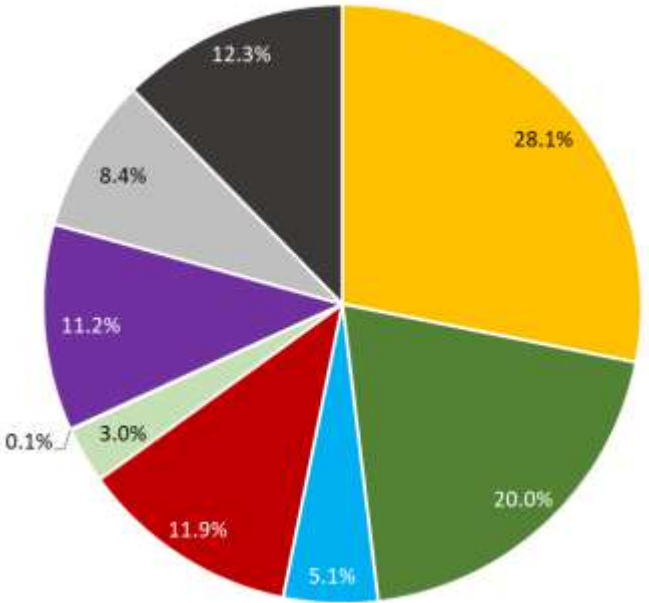
Lower Providence (2020)



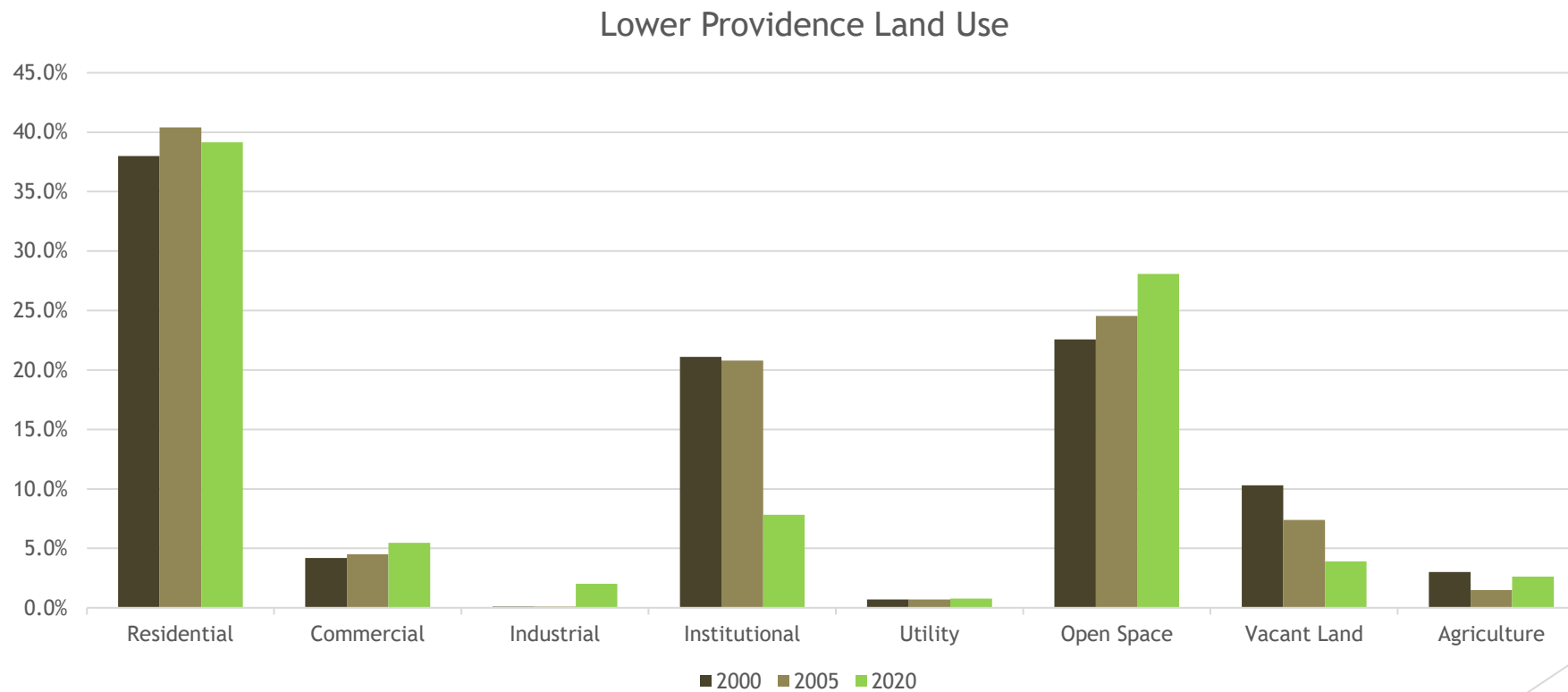
Montgomery County (2020)



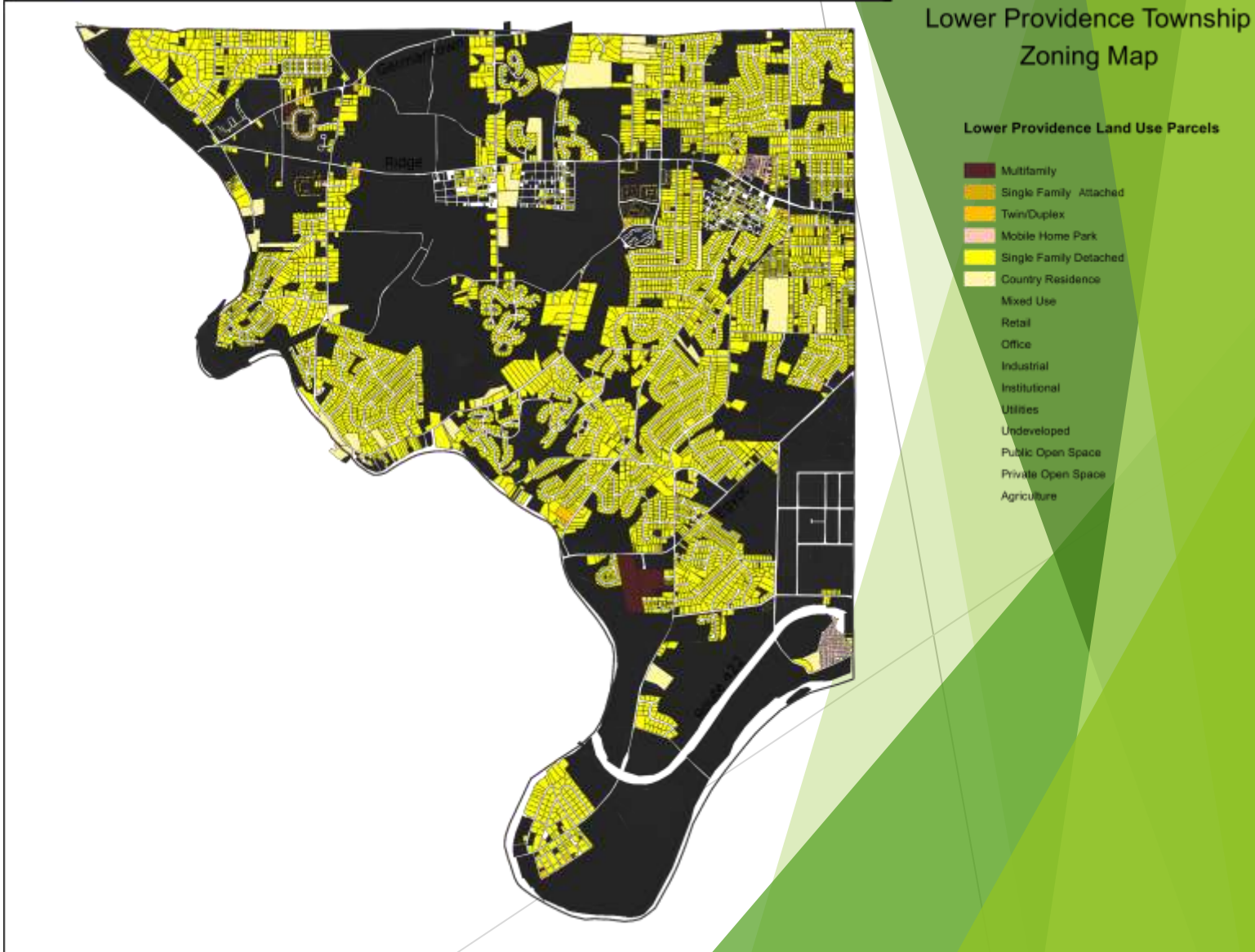
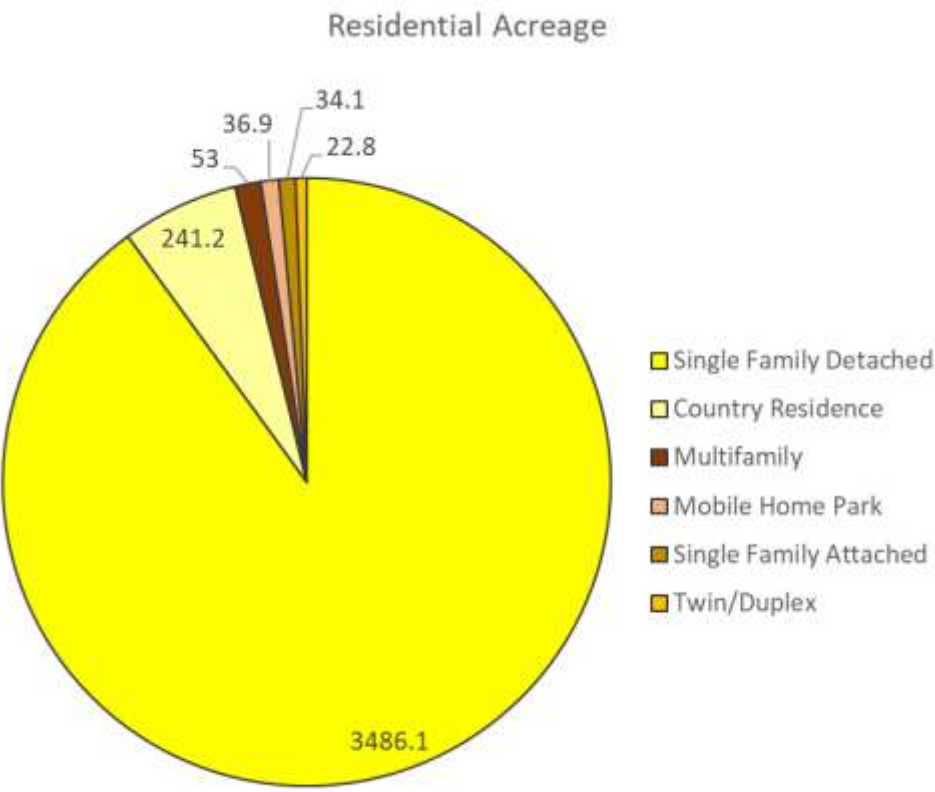
Upper Merion (2020)



Land Use Change from 2000 to 2020



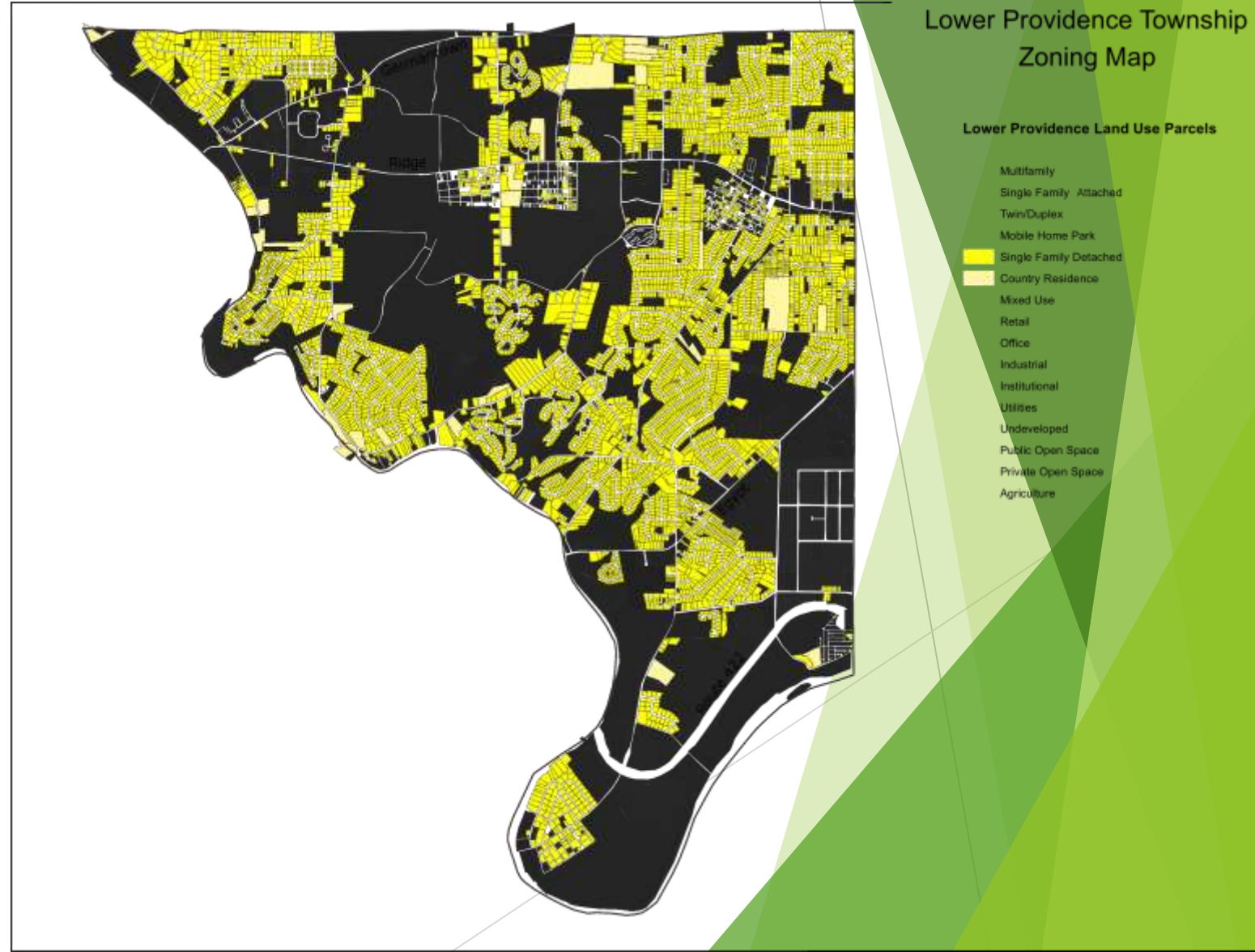
Residential



Single-Family Detached

Single Family Detached (SFD) is Lower Providence's most common land use and accounts for most of the township's housing.

Country Residence refers to single family residential uses on lots between 5 and 20 acres in size.



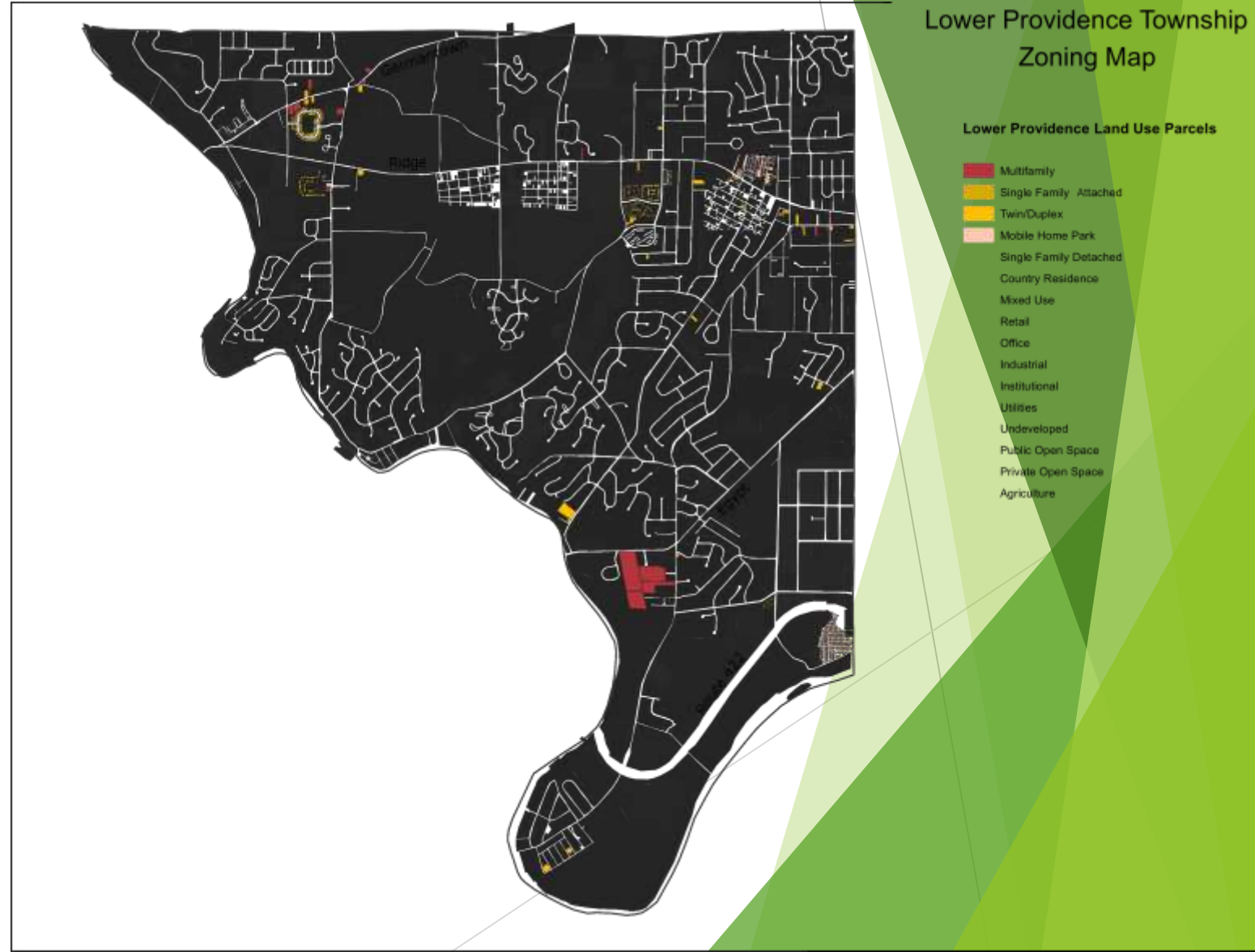
Non-SFD Residential

Multifamily includes to apartments and any residential buildings with 3 or more dwelling units.

Single Family Attached refers to townhouses, or row houses.

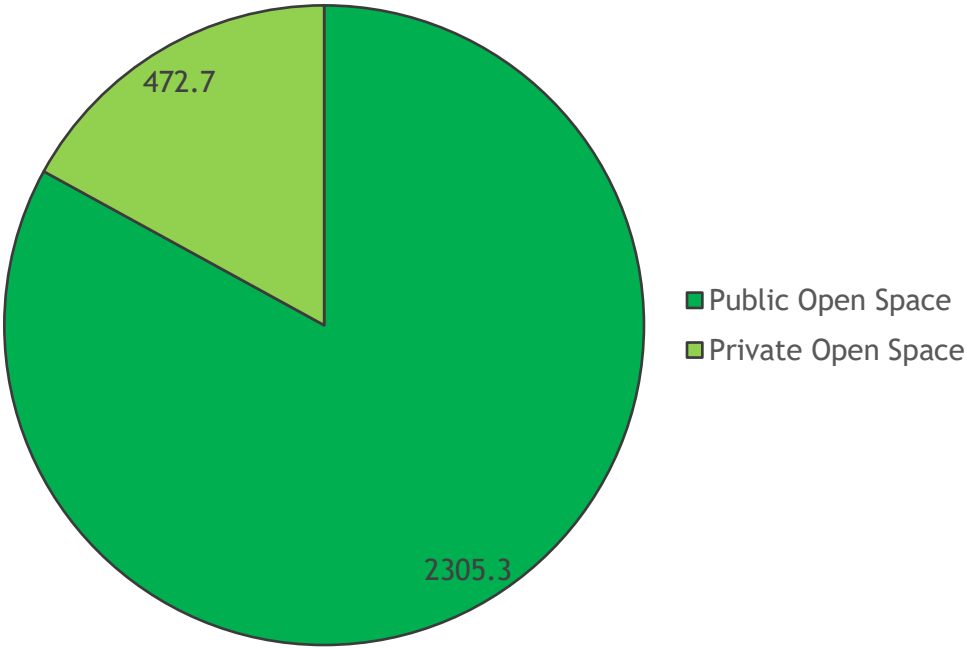
Twin/Duplex includes both twin (two attached homes on separate lots) and duplex (two attached homes sharing a lot) units.

Mobile Home Park residences are found in two locations in the township



Open Space

Open Space Acreage



Lower Providence Township
Zoning Map

Lower Providence Land Use Parcels

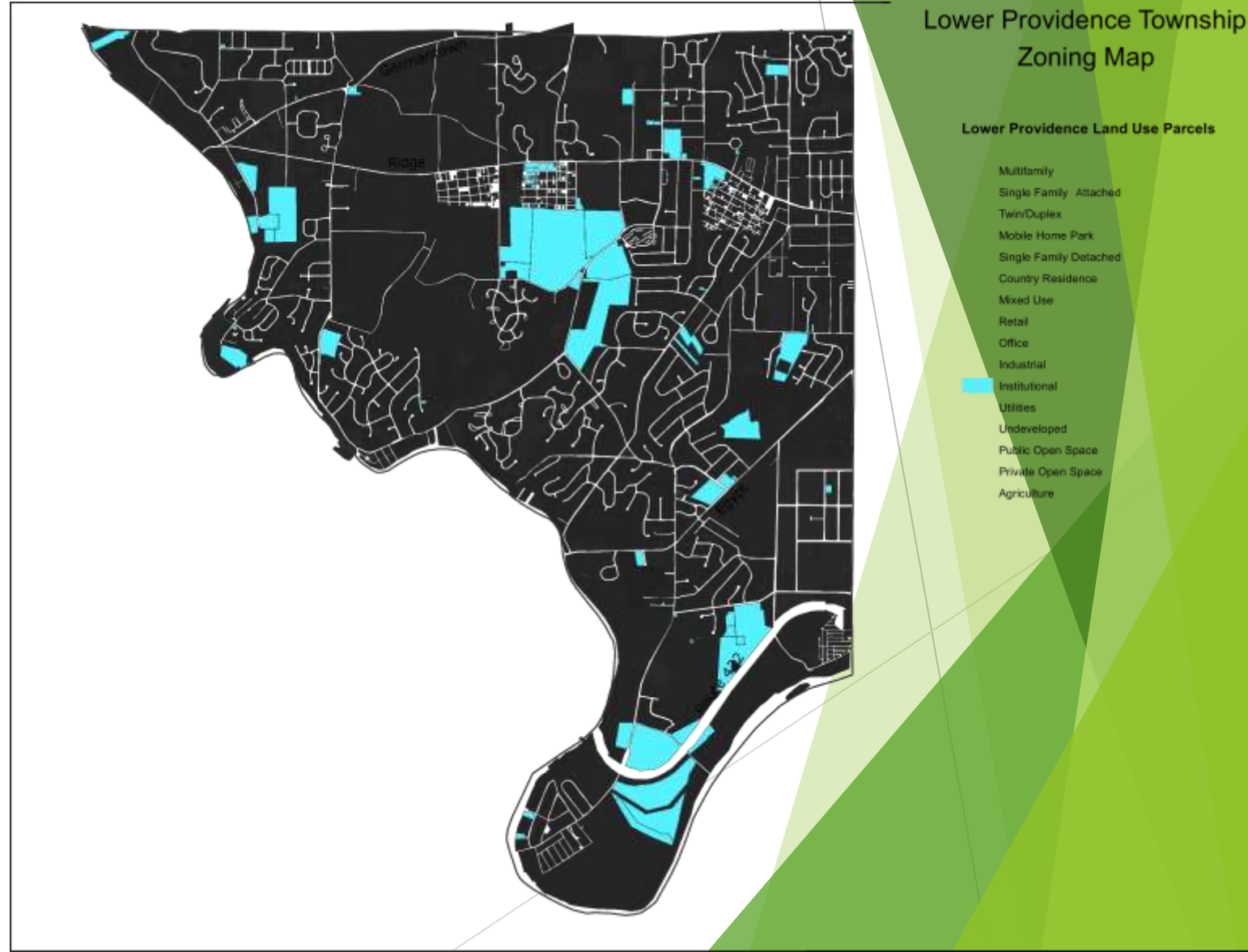
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Institutional

Institutional uses account for **7.8%** of the township's area and include schools, libraries, churches, hospitals, cemeteries, various government facilities, and similar uses.

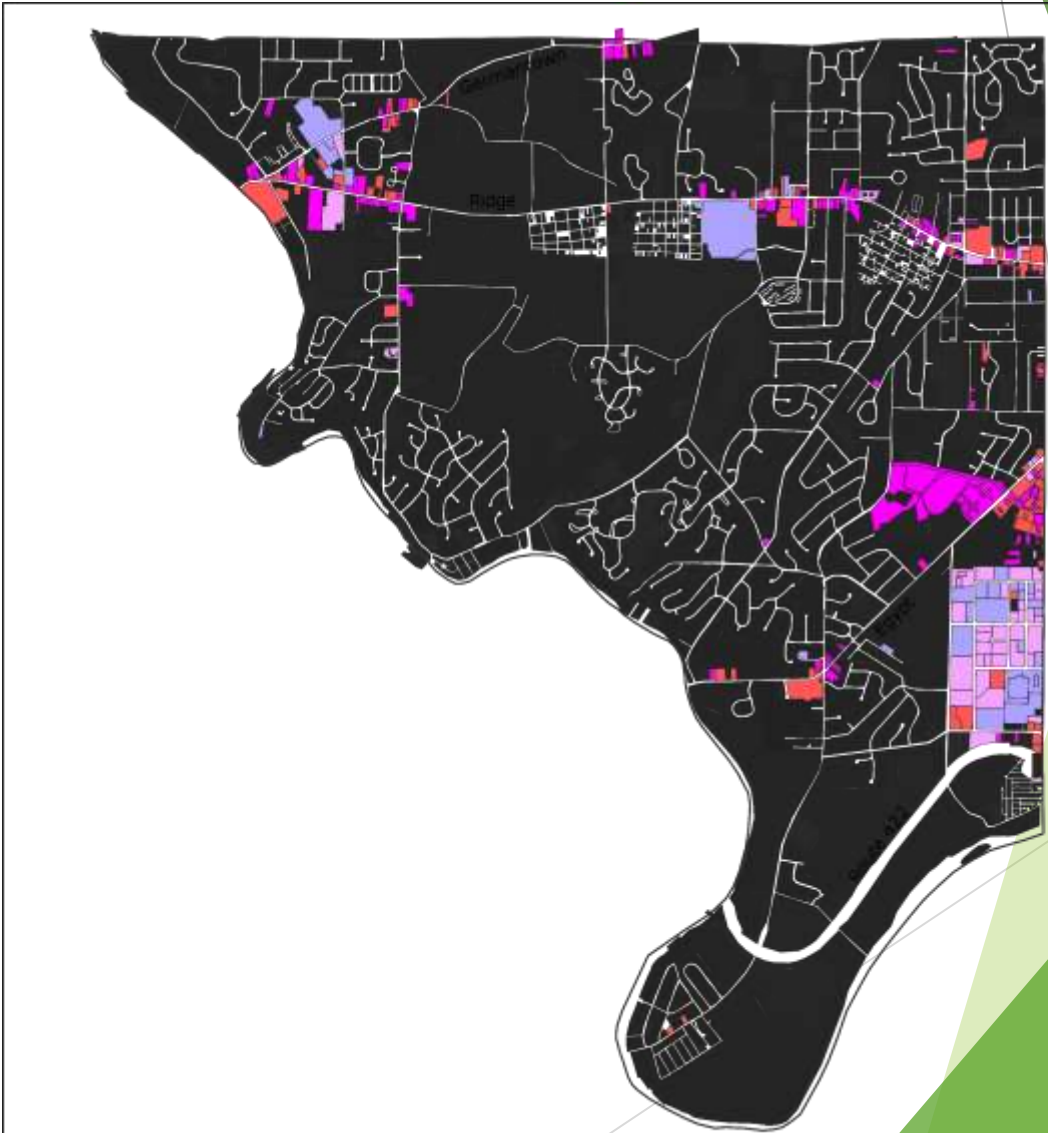
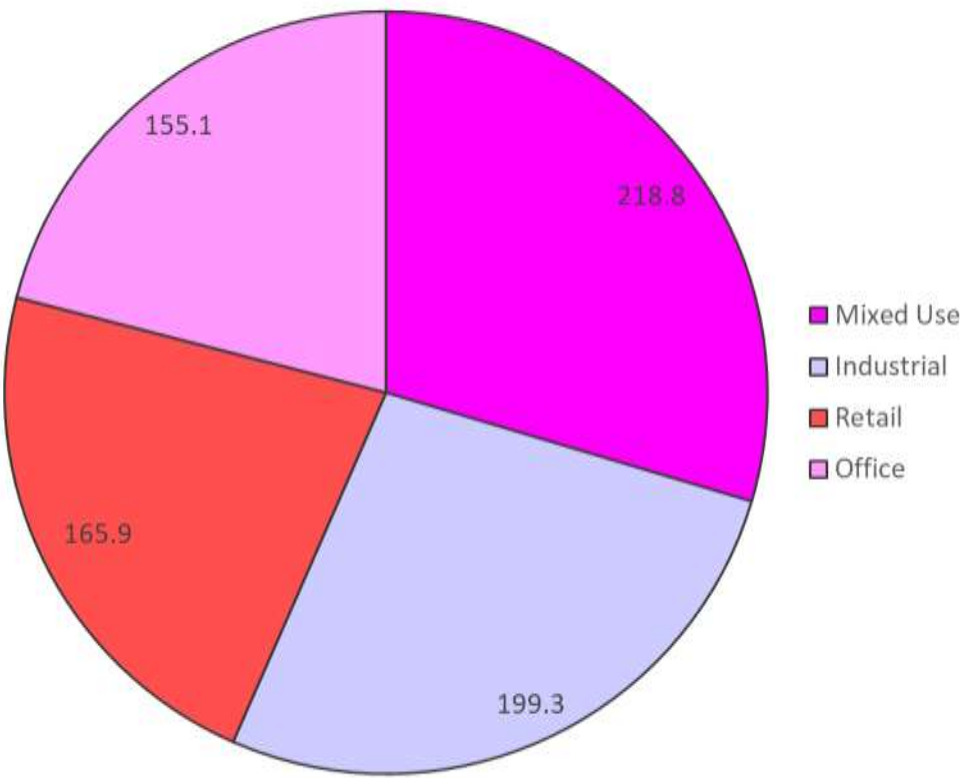
Significant examples in Lower Providence include:

- The Montgomery Correctional Facility and Emergency Operations campus
- St. Gabriel's Hall
- Eagleville Hospital
- IBEW Local Union 98 North
- John James Audubon Center



Commercial & Industrial

Commercial and Industrial Acreage



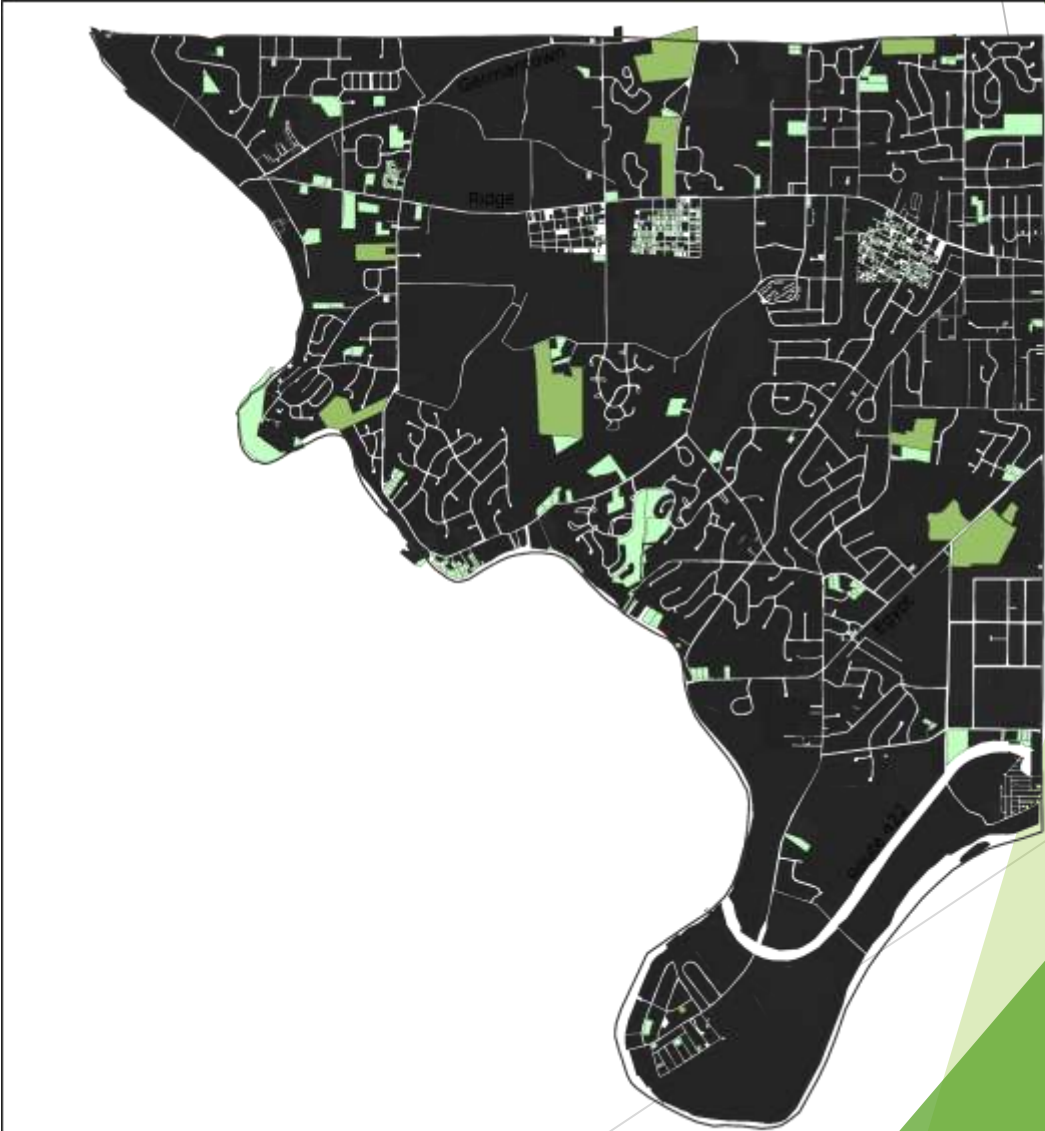
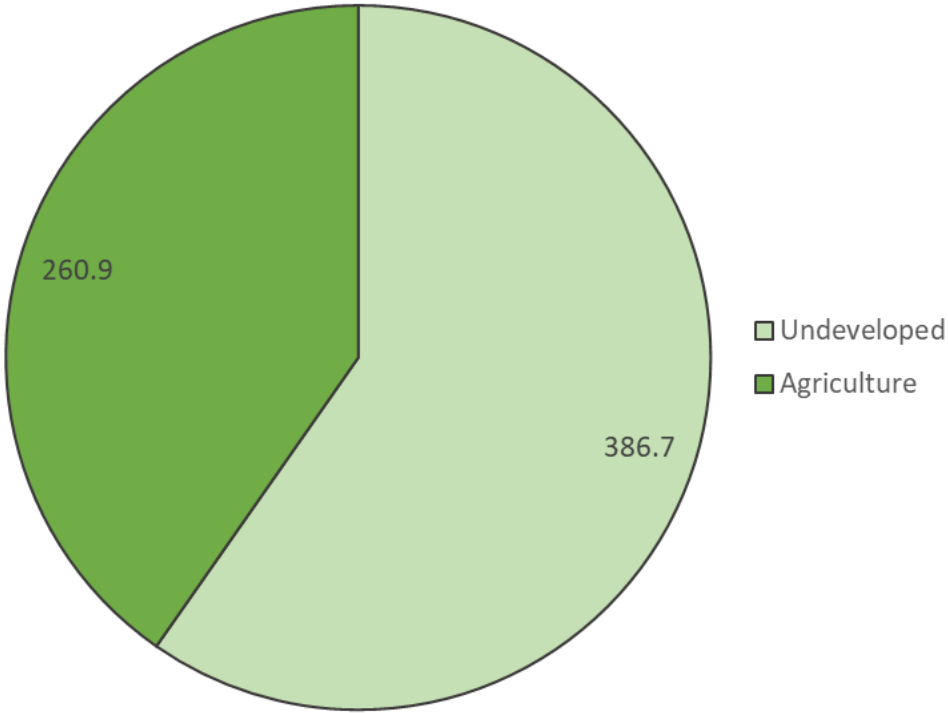
Lower Providence Township
Zoning Map

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Undeveloped & Agriculture

Undeveloped and Agriculture Acreage



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Utilities

Utilities include sites involved in the systems of infrastructure that provide Lower Providence and neighboring communities with drinking water, electricity, natural gas, sewer service.

These facilities amount to less than 1% of the township's area.



Other Land Uses

Just over **10%** of Lower Providence's area is unparcelled, and not included in the land use records maintained by the Board of Assessment Appeals and MCPC.

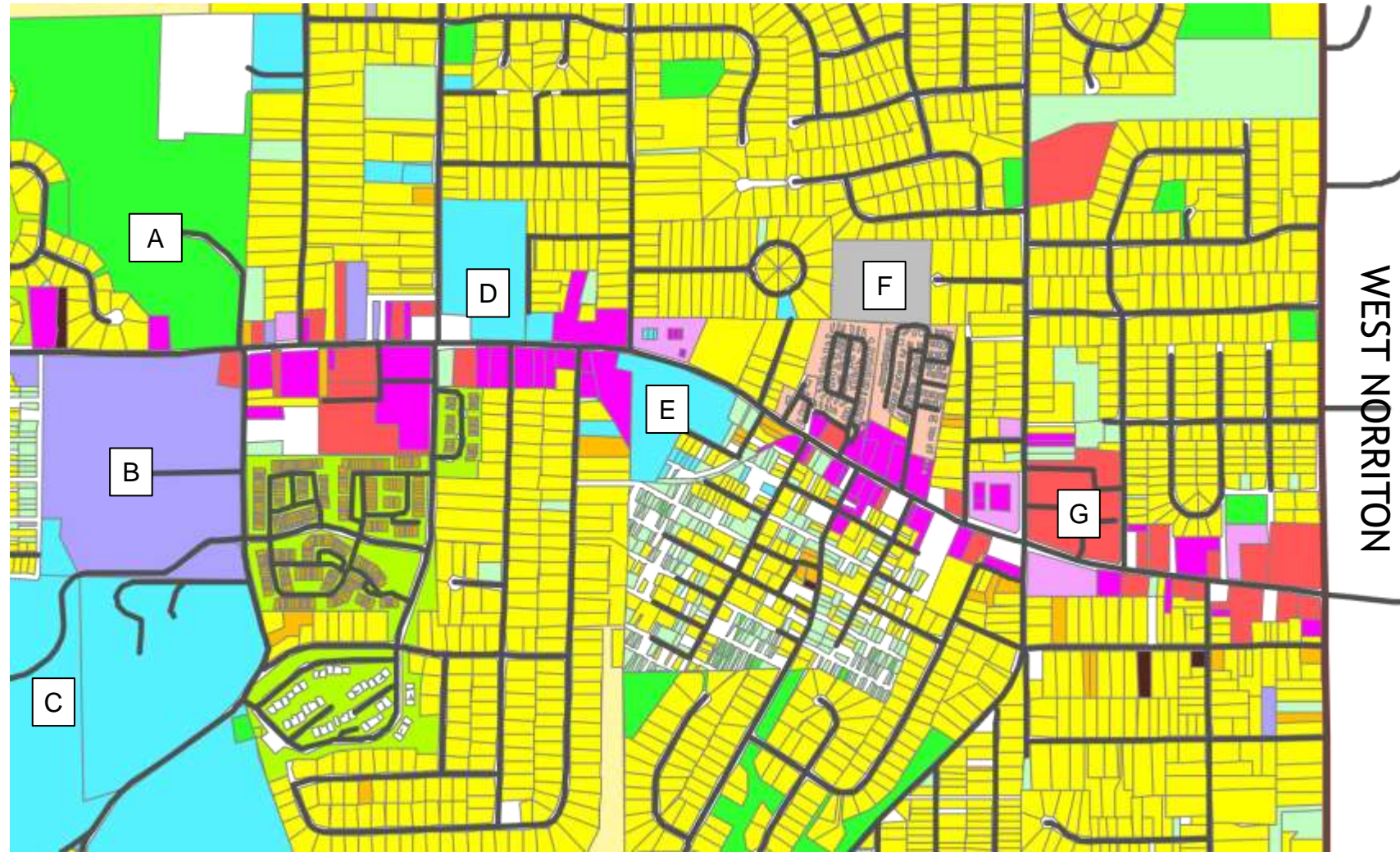
Bodies of water, like Perkiomen Creek and the Schuylkill River, are included in this figure and account for roughly **130 acres**.

The remainder of this category is where we find public roads and their rights-of-way. The road network amounts to nearly **900 acres** of the township.



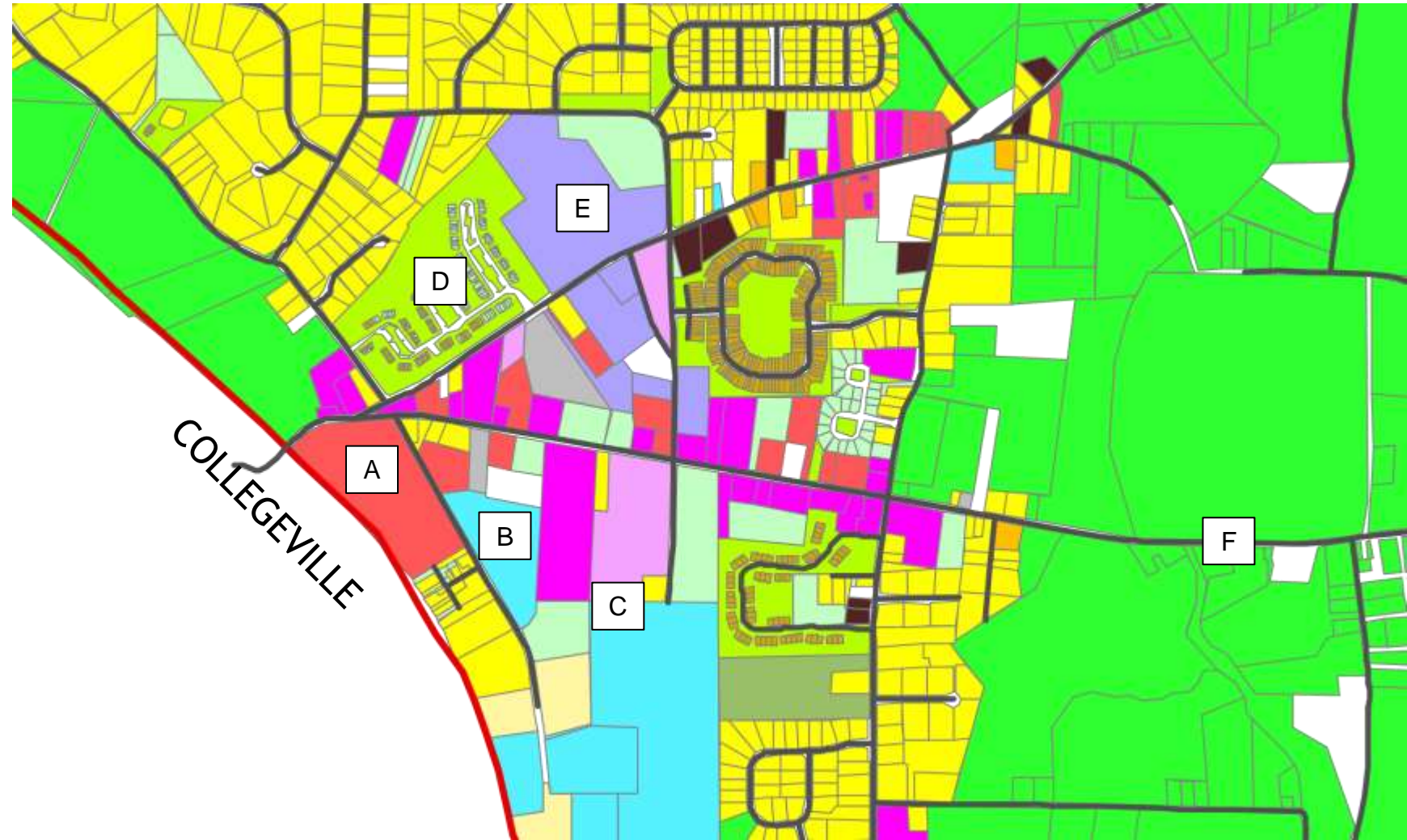
Focus: Ridge Pike, Eagleville to Trooper

- A) Eagleville Park/Township Administrative Campus
- B) Streamlight, Inc.
- C) County Correctional Facility and Emergency Operations Campus
- D) Township Fire Company
- E) Lower Providence Presbyterian Church
- F) Pennsylvania American Water Company
- G) Park Ridge Shopping Center



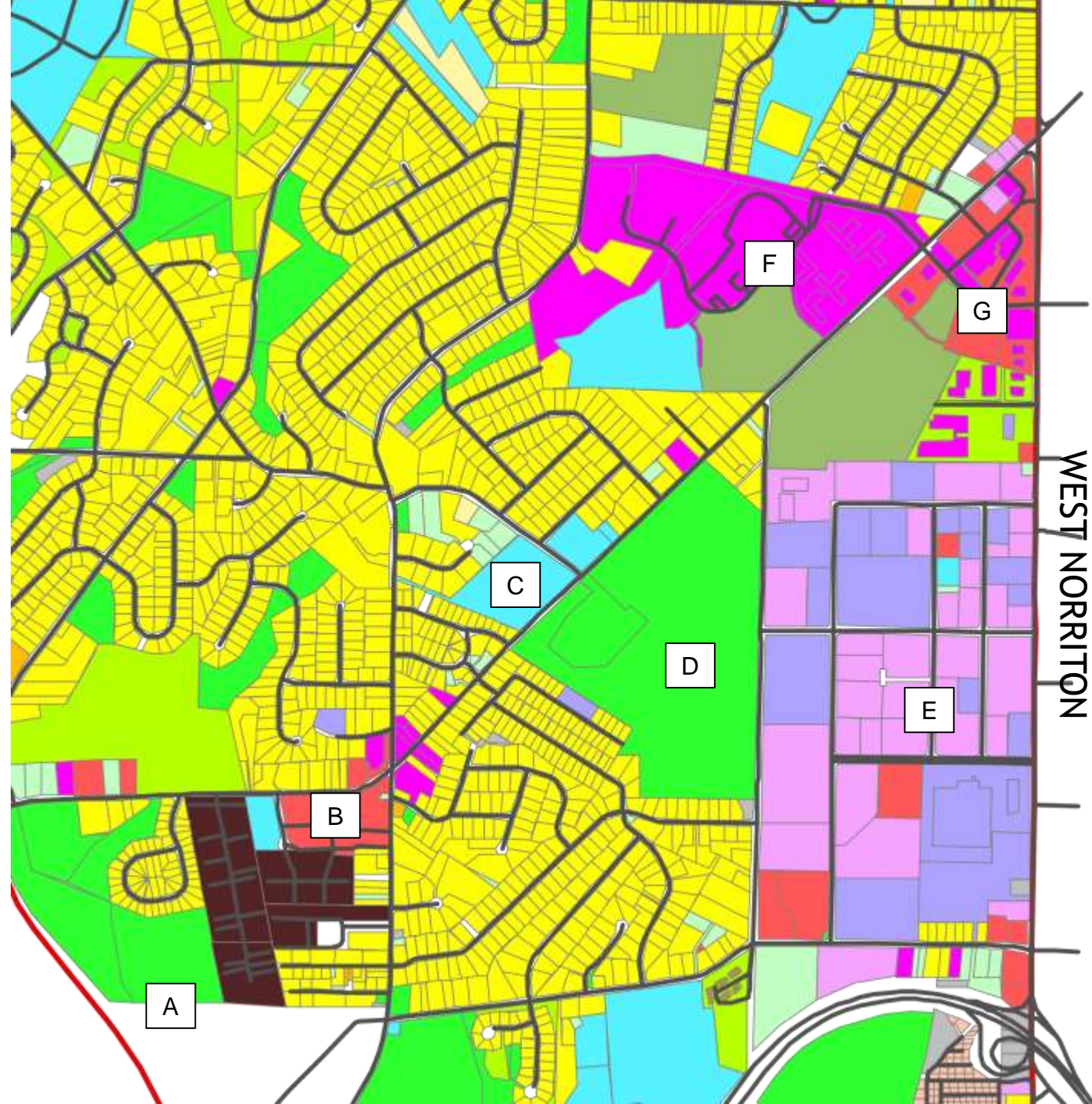
Focus: Evansburg and Ridge Pike

- A) Providence Place Senior Living
- B) Perkiomen Valley Sportsmans Club
- C) IBEW Local Union 98 North Campus
- D) Courts at Brynwood
- E) Superior Tube
- F) Evansburg State Park



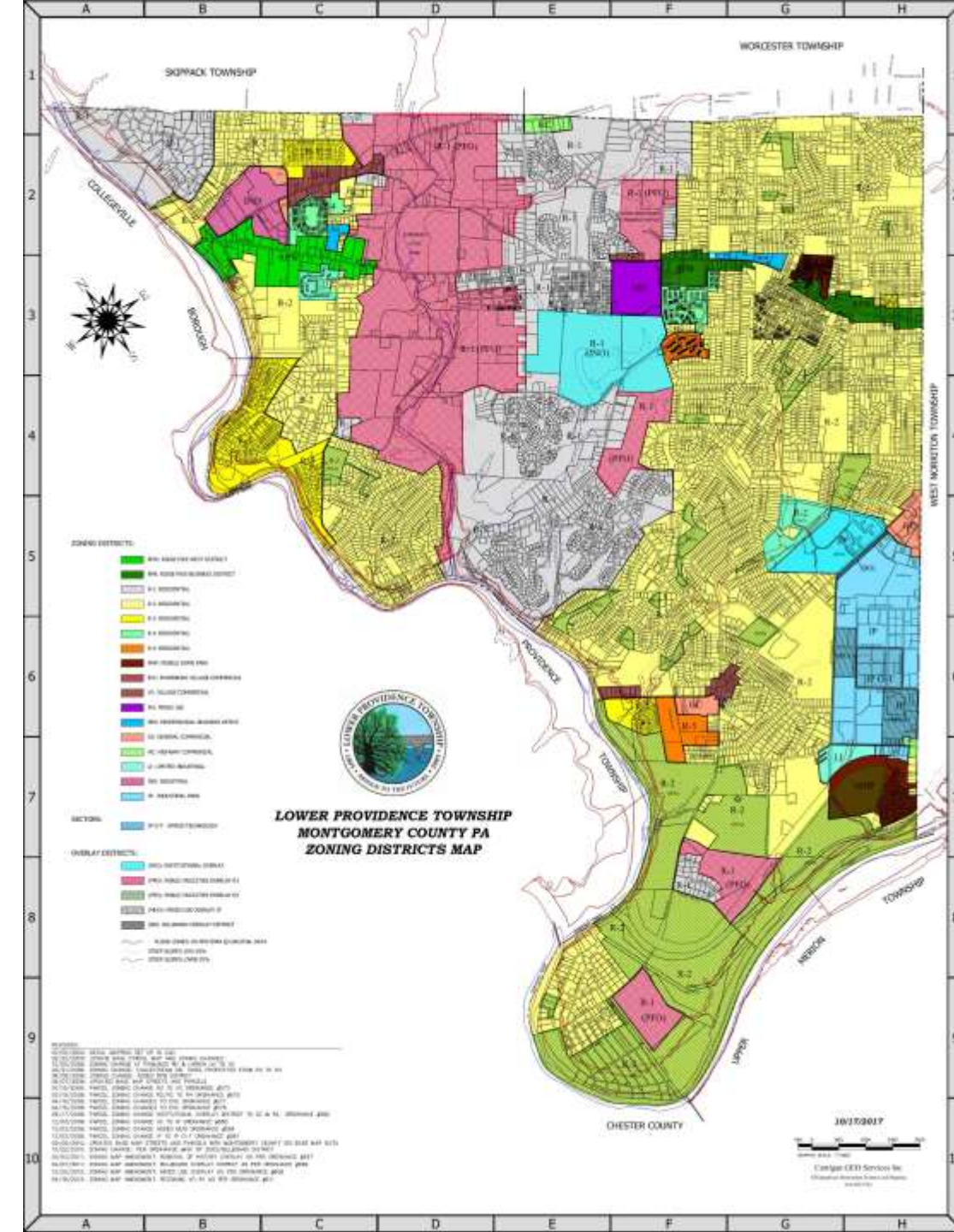
Focus: Audubon and Egypt Road

- A) John James Audubon Center
- B) Audubon Village Shopping Center
- C) Audubon Elementary
- D) The Club at Shannondell
- E) Providence Pointe Business Park
- F) Shannondell
- G) Audubon Square Shopping Center



How do we manage land use?

- ▶ A municipality primarily influences land use patterns through use of zoning and subdivision and land development ordinances



Preserve - Enhance - Transform

- ▶ Overview of survey results
- ▶ Discussion of common themes and novel ideas

Next Steps

- ▶ Continuing Business:
 - ▶ Send in comments or questions
 - ▶ Public outreach and engagement
 - ▶ Crafting a Vision Statement
- ▶ Upcoming Topics:
 - ▶ Housing (October 21)
 - ▶ Transportation (November 11)
 - ▶ Infrastructure (December 9)