

# Welcome!

Welcome to the Lower Providence Comprehensive Plan Open House. A comprehensive plan is a long-range vision. Developed through extensive study and public outreach, it expresses the values the community shares, the goals they seek to achieve, and guides the decisions needed to reach them. At this event, we are sharing a draft vision and the proposed strategies for reaching that vision. Your questions and feedback are important to us, and help to shape this plan.



## VISION STATEMENT

Lower Providence Township is a thriving suburban community with a rich history, responsive public services, diverse employment opportunities, and easy access to the Greater Philadelphia region. Lower Providence's excellent schools, parks, and trails are a source of pride for township residents.

In 2040, Lower Providence aspires to be a vibrant, connected, and inclusive community that prioritizes the preservation of its natural resources, sustains and grows its businesses, and develops as a healthy and resilient township.



### Thriving Community

Lower Providence will foster a thriving and diverse community of local businesses. Historic village centers, commercial corridors, and business parks will function as walkable, attractive destinations- both as places of employment and as hubs of commercial activity, with options for dining, shopping, entertainment, and services. By enhancing the unique character of the community's different village areas and commercial centers, the shared identity that unites them- Lower Providence Township- will be strengthened. The township will provide residents with responsive and effective public services and exemplify good governance with honesty and transparency.



### Connecting Places

The township will have a strong sense of community, built upon the physical and social connections linking its neighborhoods and residents. Safe walking and biking routes will allow residents to move between neighborhoods; visit parks and public facilities; and access schools, workplaces, and daily services without the need to drive. New members of the community will feel welcome in Lower Providence and residents from all walks of life will be empowered to participate in public life. Lower Providence will have a variety of housing options to meet the changing needs of a diverse, growing, aging population.



### Natural Resilience

The natural resources and ecosystems of Lower Providence will be preserved for the enjoyment and benefit of future generations. 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. Roads and other infrastructure systems in the community will be protected from the growing risks presented by global climate change and adapted to operate more sustainably.

## Comprehensive Plan Timeline

### April 2020

Township accepts MCPC proposal to update comprehensive plan

### Summer 2020

Supervisors establishes Comprehensive Plan Committee

### August 2020

Comprehensive Plan Committee begins monthly meetings

### Autumn 2020

Committee review of background information begins

### March 2021

A web survey goes out and a public workshop is held on Zoom

### Spring 2021

Committee review of draft chapters begins

### May 2021

Reimagine Ridge Pike design challenge

### May 2022

Public open house

### Summer 2022

Review of final draft plan

### Autumn 2022

Plan adoption process begins



# Community: Facilities and Services

	<p>Build <b>community identity</b> and 'sense of place' through events, programming, and public spaces that encourage social interaction.</p>
	<p>Develop distinctive <b>signage</b> to mark gateways and township destinations and link them to the shared identity of Lower Providence.</p>
	<p>Plan for the <b>future needs</b> of township facilities and township supported services like fire, EMS, and the library.</p>
	<p>Create a central <b>resource hub</b> for residents to find local and county resources, volunteer opportunities, and learn about local events and programs.</p>
	<p>Explore ways for the township to support healthy behaviors and mental and physical <b>wellbeing of residents</b>.</p>
	<p>Support and communicate with the township's diverse <b>cultural and institutional organizations</b> which provide social, spiritual, and educational opportunities.</p>
	<p>Improve the <b>availability and accessibility</b> of township services and facilities to all residents, addressing language differences, evolving technologies, and new challenges.</p>
	<p>Improve <b>coordination and cooperation</b> with neighboring municipalities for efficiency of services and government management.</p>

Log Park  
Please!

Parks!

Community  
Pool  
Community  
Center



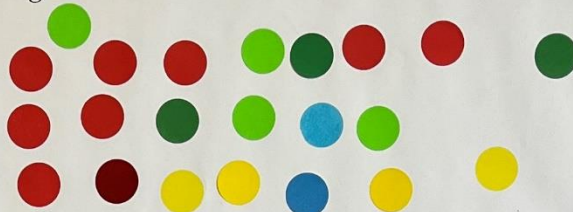
Intervise  
trade business  
(with 15-year stand)  
or other supplier  
to get back there

Intervise  
businesses who  
demonstrate  
environmentally  
sustainable practices

# Economic Development



Ensure that Lower Providence is a place where businesses of all sizes, local employers, and workers can **grow and thrive** while serving the needs of residents.



Update zoning standards to create opportunities for new, **emerging commercial uses** in Lower Providence's business areas, and ensure they support a mix of retail, office, and compatible industrial land uses.



Work to enhance Lower Providence's commercial corridors, shopping centers, employment areas, and village centers as attractive, vibrant, **community destinations**.



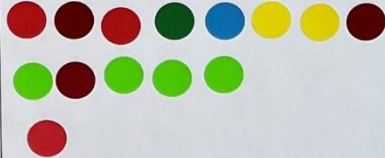
Encourage  
(Music)  
Theater  
in Industrial  
Park (Shopping Center  
Areas)



Coordinate with adjacent municipalities to plan the land uses and development types in shared commercial corridors and business areas.



Update development and zoning standards to ensure that the **design of new commercial development** and redevelopment in business areas supports community life, walkability, and multimodal transportation access with amenities and facilities.





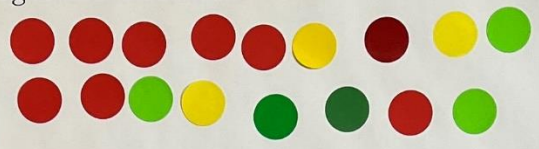
Township-certified  
 ADU-rewired  
 & delivered  
 & reused.

Strongly consider  
 affordable  
 workforce housing.  
 People who work in  
 LMT should be  
 able to find  
 housing here that  
 they could afford.

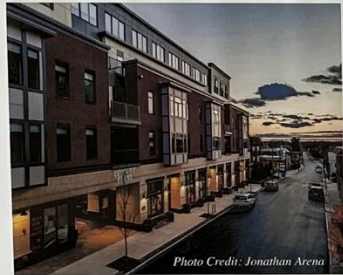
# Housing and Neighborhood



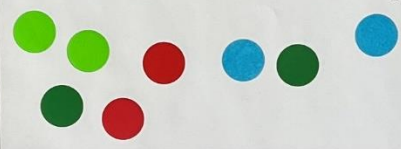
Update zoning to encourage the **preservation and reuse** of historically or culturally significant buildings and create provisions to limit or delay the demolition of historically- and culturally-significant structures.



Ensure information about **code enforcement policies** is accessible and clear to all residents and connect eligible residents to home repair assistance programs.



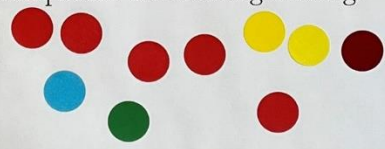
Update standards for **multifamily** and residential **mixed-use** development to ensure these options are compatible with their surroundings and also support the economic development goals for Mixed-Use areas in the township's activity centers.



Apartments  
 appropriate  
 in development/  
 Shopping centers



Establish standards for **Missing Middle Housing** types (2-, 3-, or 4-unit, multiplex buildings) to allow them as an option in designated Neighborhood Residential areas and ensure they are compatible with existing housing.



Revise standards for **Accessory Dwelling Units** (in-law suites) to create more opportunities where ADUs may be allowed as a small home and aging-in-place option.



Periodically **review and update** zoning and residential development standards to address construction innovation, changes in household demographics, and to encourage walkability and pedestrian-oriented design.




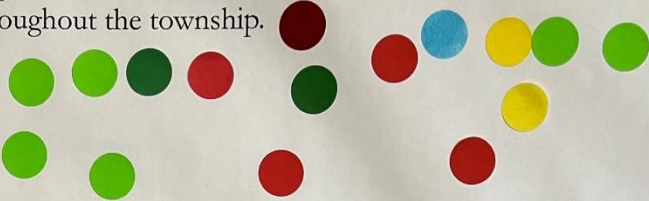











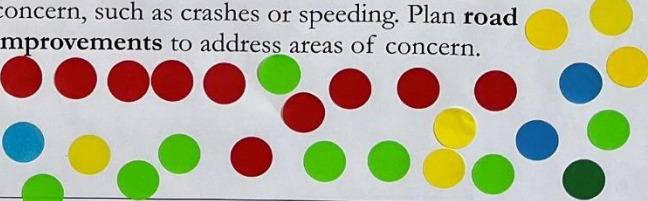
Encourage construction  
 of net zero carbon  
 not zero energy  
 sustainable housing  
 & commercial  
 buildings

Walkability &  
 Residential  
 Areas



RAPID TRANSIT

# Transportation

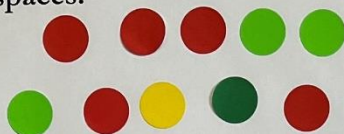
	<p>Improve the <b>connectivity</b> of walking and biking throughout the township.</p> 
	<p>Identify and prioritize sidewalk gaps, <b>pedestrian safety</b> concerns, and maintenance issues</p> 
	<p>Work with Methacton School District and Worcester Township to develop a <b>Safe Routes to School</b> program</p> 
	<p>Create a <b>bike network</b> plan of preferred routes and promote the safety and security of bicycling in the township.</p> 
	<p>Work to improve <b>transit</b> stops and support other expansions and improvements of transit service.</p> 
	<p>Employ <b>access management</b> principles in parking lots and driveways to reduce traffic conflicts and improve safety where cars enter and exit roadways.</p> 
	<p>Periodically evaluate <b>road safety</b> to identify areas of concern, such as crashes or speeding. Plan <b>road improvements</b> to address areas of concern.</p> 



# Environment and Infrastructure



Enhance the natural resources and habitats, recreational amenities, and stormwater management in the township's **parks and open spaces**.



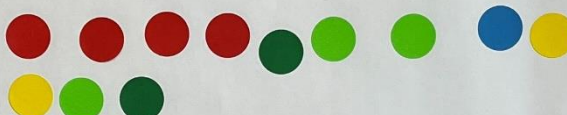
DOG Park -  
Please!  
We agree!



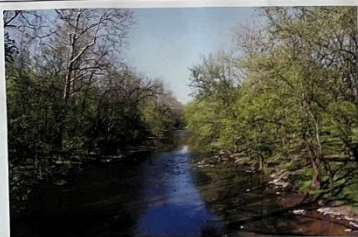
Support the continued reliability of the township's **essential infrastructure**, including water, sewer, power, and communications.



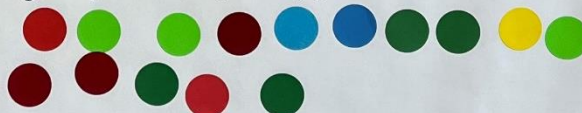
Work with neighboring municipalities to **conserve shared natural resources**, including watersheds and open spaces.



Support **environmental stewardship** and **sustainable** practices by land owners and developers. Encourage riparian buffer planting, native landscaping, renewable energy systems, energy efficiency improvements, and other sustainable practices.



**Preserve environmentally-sensitive lands** and natural features through acquisition, regulatory protections and other methods.



Improve **energy efficiency** and employ **sustainability** best practices in township facilities.



Is this a  
"green" thing?  
??

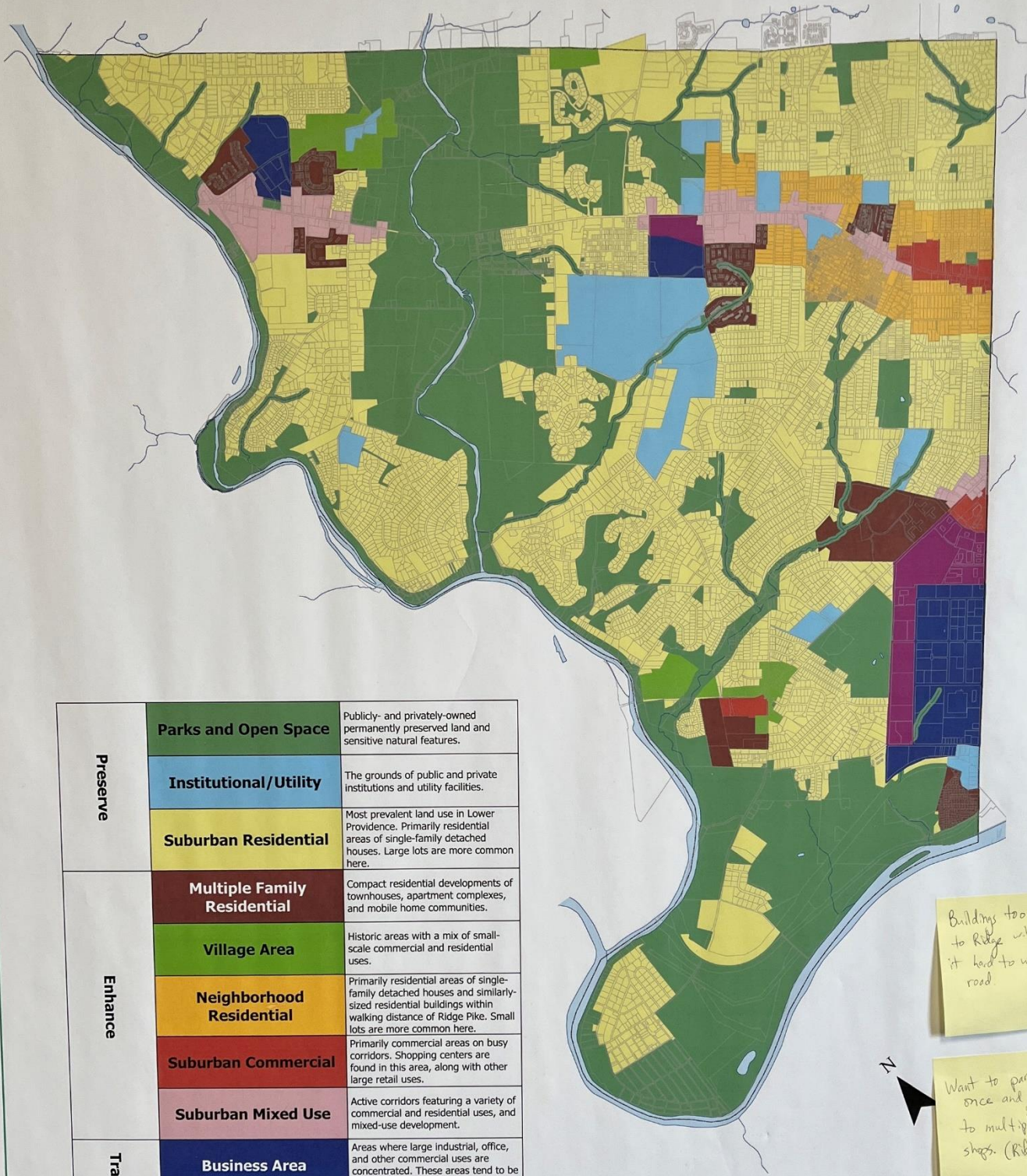


Monitor changing environmental conditions and **improve the township's resilience**, especially regarding stormwater management and mitigating flood risks.





# Future Land Use



Preserve	<b>Parks and Open Space</b>	Publicly- and privately-owned permanently preserved land and sensitive natural features.
	<b>Institutional/Utility</b>	The grounds of public and private institutions and utility facilities.
	<b>Suburban Residential</b>	Most prevalent land use in Lower Providence. Primarily residential areas of single-family detached houses. Large lots are more common here.
Enhance	<b>Multiple Family Residential</b>	Compact residential developments of townhouses, apartment complexes, and mobile home communities.
	<b>Village Area</b>	Historic areas with a mix of small-scale commercial and residential uses.
	<b>Neighborhood Residential</b>	Primarily residential areas of single-family detached houses and similarly-sized residential buildings within walking distance of Ridge Pike. Small lots are more common here.
	<b>Suburban Commercial</b>	Primarily commercial areas on busy corridors. Shopping centers are found in this area, along with other large retail uses.
	<b>Suburban Mixed Use</b>	Active corridors featuring a variety of commercial and residential uses, and mixed-use development.
Transform	<b>Business Area</b>	Areas where large industrial, office, and other commercial uses are concentrated. These areas tend to be major employment centers.
	<b>Mixed Use Center</b>	Large pedestrian-oriented developments featuring a mix of commercial and residential uses.

Buildings too close to Ridge will make it hard to widen road

Want to park once and go to multiple shops. (Ridge)



## Focus Areas

Throughout the township, there are several places where activity is more concentrated and land uses are in greater variety than can be found elsewhere. Some of these activity centers correspond with villages that were founded early in Lower Providence's history: Audubon, Evansburg, Trooper, and Eagleville. Others are the product of more recent development. In the present day, these places remain important hubs in the daily life of the township. This plan gives special attention to these centers of economic, civic, and social activity. The most prominent of these focus areas are Trooper and Eagleville in the eastern end of Lower Providence's Ridge Pike corridor



### TROOPER

The easternmost end of Lower Providence's Ridge Pike corridor carries some of the heaviest traffic volumes in township and is a highly-developed retail and residential center. Connecting the sidewalk network and improving road safety in this area are high priorities. Along with streetscaping and façade improvements, this area will become an attractive, walkable community destination and thriving commercial area.

GREAT IDEA

Walkable,  
Pretty  
Ridge Pike/  
Main Street



### EAGLEVILLE

This historic area is perched atop Methacton Ridge in the center of Lower Providence's Ridge Pike corridor. The municipal campus and other community institutions put this area in the heart of township life. Improving streetscapes, connecting sidewalks, and filling vacancies are priorities for this segment of the corridor.