

Open House Summary

This is a summary of public input received during the May 4th, 2022 comprehensive plan open house

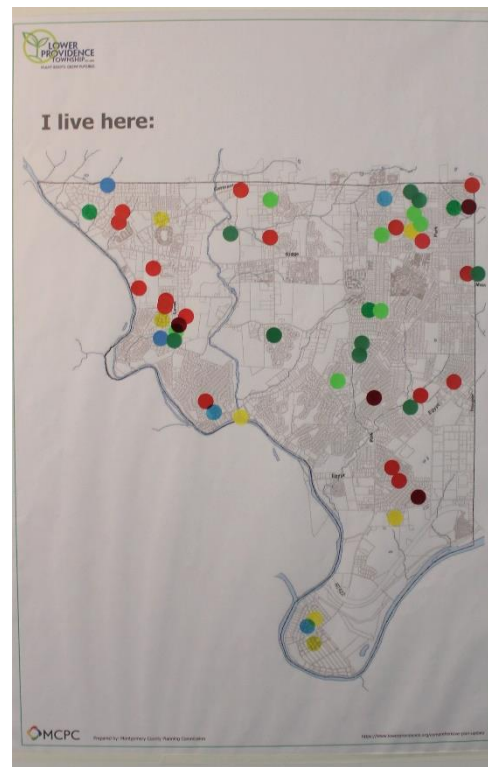
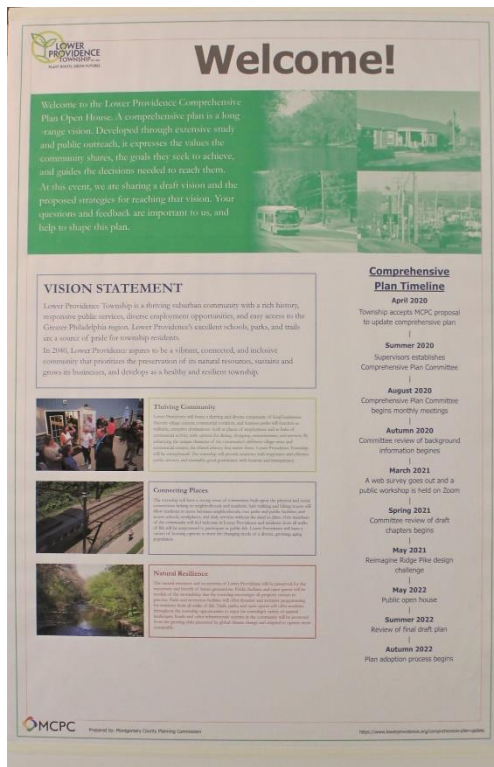
Event Overview

The comprehensive plan open house was hosted by the Lower Providence Fire Department at the Ridge Pike fire station. While open houses are typically held as a single 3- or 4-hour session, this event was held as a pair of two-hour sessions on May 4th, 2022. The first session ran from 3 PM to 5 PM. After a one-hour break, the event resumed for the evening session, which ran from 6 PM to 8 PM. The open house was split in this way to make it more accessible to a wider range of community members, while not requiring too much time from volunteers.

During the open house, attendees were greeted at a welcome table where they could view the plan's vision statement and locate their home on a township map. At this first station, they were invited to sign in and introduced to the lay out of the event. Attendees could then proceed around the room to see the six stations dedicated to different subjects covered by the comprehensive plan, and indicate for their preferred recommendations using sticker dots.

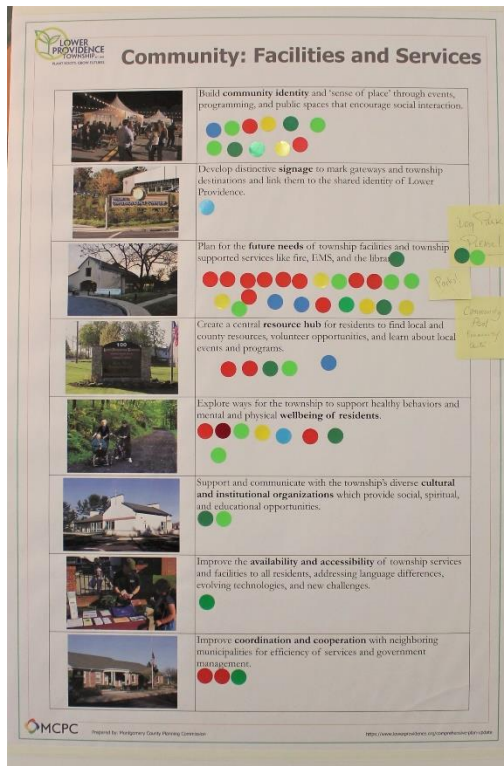
Welcome Table

In total, 63 attendees signed in at the open house. Of these attendees, 44 indicated that they are township residents and an additional 6 non-resident attendees identified their relationship to the township as being either a business owner, property owner, an employee in the township, or as an elected or appointed official.



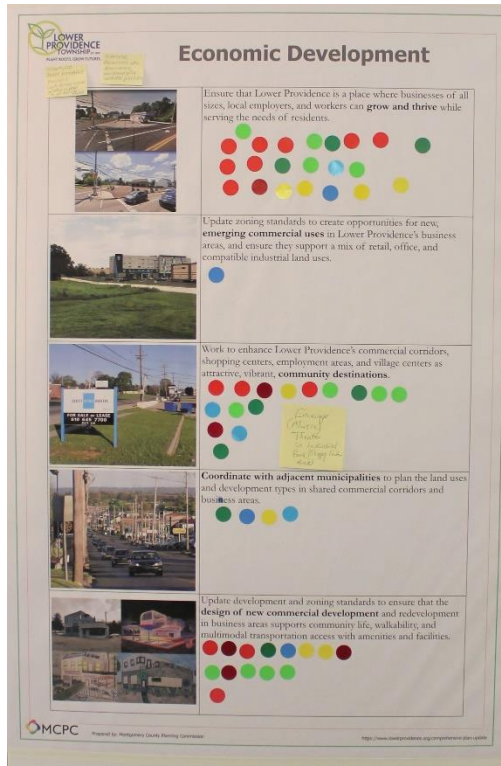
Attendees did not offer any input regarding the introductory poster and overall vision statement of the comprehensive plan (above left). The 'I Live Here' map (above right) shows that the event drew attendees from areas distributed across the township. Potential coverage gaps highlighted by this exercise include the mobile home parks, apartment complexes, and some of the township's townhouse developments. The map also shows potential gaps in residential neighborhoods south of Ridge Pike and north of Audubon village.

Community: Facilities and Services



At this station, the most popular item, by far, was planning "...for the future needs of township facilities and township supported services like fire, EMS, and the library." This item received 23 stickers. In addition to voting, attendees attached three notes, reading "Dog Park Please!", "Parks!", and "Community Pool. Community Center". Conversation notes taken by volunteers at this station touched on the importance of having a local newspaper to know the goings-on of the community, the value of community identity and sense-of-place, a desire for access to the Perkiomen Trail, more sidewalks to access the library, landscaping and attractive streetscaping along Ridge Pike, and interest in the relation between housing for people with mental impairments and the community's mental and physical wellbeing.

Economic Development



This station's top item, "Ensure that Lower Providence is a place where business of all sizes, local employers, and workers can grow and thrive while serving the needs of residents." received 22 votes. Notes left by attendees read "incentivize businesses who demonstrate environmentally sustainable practices", "incentivize trade bottomline business or offer support to get business there", and "Encourage (music) theater in Industrial park/shopping center areas". Volunteers recorded the following conversation notes:

- Make Ridge Pike walkable, walk from neighborhood to destinations, crosswalks or ramps to go over the street midblock.
- More coordination with West Norriton, Trooper is a barrier, Ridge Pike needs more coordination.
- “Mix of small businesses creates unsightly hodgepodge.” People are hesitant about ‘businesses of all sizes’
- Many comments support a diverse mix of businesses.
- Do something with the Commodore building
- Want more attractive business areas.
- Where does LPT begin and end? Need signage and streetscaping to tell us.

Housing and Neighborhoods

Housing and Neighborhoods

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.

Establish standards for **Missing Middle Housing** types (2-, 3-, 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 options.

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.

MCPC
Prepared by: Montgomery County Planning Commission

The most popular item here was regarding the preservation and reuse of historically- or culturally-significant buildings, with 17 stickers. Attendees attached notes reading “Township-certified ADU-rented, delivered, reused”, “Strongly consider affordable workforce housing. People who work in LPT should be able to find housing here that they could afford”, “Apartments appropriate in development/shopping centers”, “Walkability of residential areas”, and “Encourage construction of net zero carbon, net zero energy, sustainable housing and commercial buildings”. The conversation notes from this station’s volunteers included additional thoughts regarding the idea of certifying and supplying ADUs (as is done in Canada, possibly) and a note regarding the opinion that the standards for sheds and accessory buildings in residential districts are too lax.

Transportation

Transportation

Improve the **connectivity** of walking and biking throughout the township.

Identify and prioritize sidewalk gaps, **pedestrian safety** concerns, and maintenance issues.

Work with Methacton School District and Worcester Township to develop a **Safe Routes to School** program.

Create a **bike network** plan of preferred routes and promote the safety and security of bicycling in the township.

Work to improve **transit** stops and support other expansions and improvements of transit service.

Deploy **access management** principles in parking lots and driveways to reduce traffic conflicts and improve safety where cars enter and exit roadways.

Periodically evaluate **road safety** to identify areas of concern, such as crashes or speeding. Plan **road improvements** to address areas of concern.

MCPC
Prepared by: Montgomery County Planning Commission

The top transportation item, with 28 stickers, covers road safety and road improvements. The three items covering walking and biking in the township gathered a combined total of 31 stickers. An attendee left one note, reading “Rapid transit”. Volunteers at this station recorded questions regarding the Old Perkiomen Hotel and the Crawford Road project- referring to the two largest transportation projects now in the works in Lower Providence.

Environment and Infrastructure

Environment and Infrastructure

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

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.

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

MCPC Prepared by: Metropolitan County Planning Commission

The items at this station were relatively more balanced in their sticker totals than the other posters. The top item, addressing preserving open spaces, received 15 stickers. The item covering the township's overall resilience, came in second with 14 stickers. No item on this poster received fewer than 7 stickers, setting this topic apart from the other stations. Attendees left two notes: "Dog Park-Please!" which was later appended "We agree!" and another reading "Is this a 'Green' thing? ???" referring to the energy efficiency/sustainability of township facilities. Volunteers did not record any conversation notes at this station.

Future Land Use and Focus Areas

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 to the daily life of the township. This plan gives special attention to these centers of economic, civic, and social activity. The main positions of these focus areas are Trooper and Eagleville in the eastern end of Lower Providence's Ridge. The center:

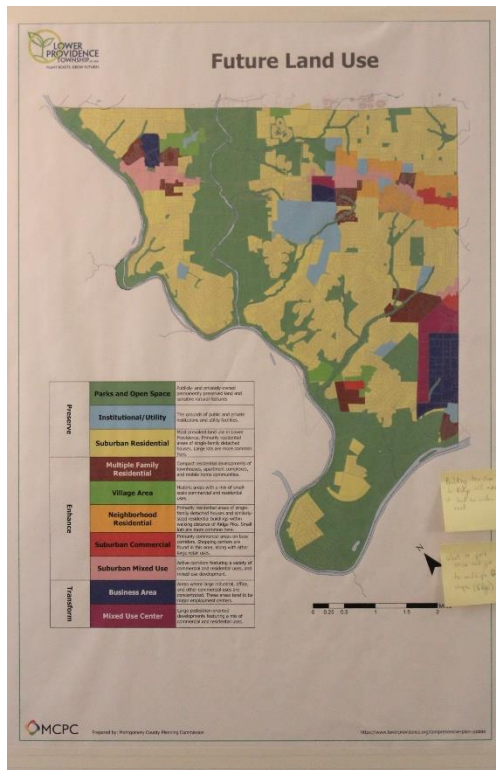
TROOPER

The eastern end of Lower Providence Ridge has a center of activity. This center serves as the heart of the township's economic and social life. It is a highly developed area with a mix of commercial, residential, and public uses. The center is located on the east side of the township, near the intersection of the main road and the river. The center is a mix of commercial, residential, and public uses. The center is a mix of commercial, residential, and public uses.

EAGLEVILLE

This historic area is located along the river in the center of Lower Providence. It is a mix of commercial, residential, and public uses. The center is a mix of commercial, residential, and public uses. The center is a mix of commercial, residential, and public uses.

MCPC Prepared by: Metropolitan County Planning Commission



At this station, attendees left two notes on the Focus Areas poster: “Great idea” and “Walkable, pretty Ridge Pike/Main Street”. Attendees left two notes on the Future Land Use poster: “Buildings too close to Ridge will make it hard to widen road” and “Want to park once and go to multiple shops (Ridge)”. In conversation, an attendee opined that the Ridge Pike frontage of the Streamlight property should be identified for residential use, rather than mixed-use or commercial uses.