

Comprehensive Plan TOWAMENCIN TOWNSHIP

Montgomery County

**PUBLIC MEETING #2
NOVEMBER 21, 2024**



Meeting Agenda

- Introduction
- Summary of the Planning Process
- Summary of Market Study and Fiscal Impact Analysis
- Project Schedule / Scope
- Vision & Goals
- Online Survey Results (**646 responses**)
- Draft Recommendations
- Next Steps



Steering Committee (Towamencin Planning Commission)

- Brett H. MacKay, Chairman
- Patricia Younce, Vice Chair
- Douglas Leach
- Joseph Vavra
- Matt Chartrand
- Dr. Edward Buonocore
- Nancy Becker
- Dennis McGeehan
- Michael Main



Project Team

Professional Team

- Peter Simone, RLA, FASLA, Principal
psimone@simonecollins.com
- Pankaj (PJ) Jobanputra, AICP, Project Manager/Planner
pjobanputra@simonecollins.com
- Todd Poole, President, 4Ward Planning
tpoole@landuseimpacts.com
- Tim Adams, Planner
tadams@simonecollins.com



Summary of the Planning Process

- **During the planning process, we have had:**
 - **4** Planning Commission meetings
 - **1** Public Meeting
 - **4** Focus Groups
 - **4** Standing Committee meetings
 - **10** Key Person Interviews
 - **646** Public Opinion Survey responses



Summary of the Planning Process

- **Some key themes regarding quality of life emerged from the survey:**
 - Protect the environment
 - Walkability / Connectivity
 - More and better parks and open space
 - More dining and entertainment opportunities close to home
 - Public Safety
 - Providing emergency services
 - Access to medical services
 - Mitigating Traffic Congestion / Good road maintenance
 - Providing more / diverse housing opportunities (all age groups)
 - Balancing taxes with services



Why Prepare a Comprehensive Plan?

- It's a guide that presents the long-term vision for a community
- Legal/planning basis for changes to Zoning
- Provides a template for future growth and development
- Allows a community be proactive, rather than reactive, to internal changes
- Identifies elements that can shape a community and how these influences can be balanced
- Identifies opportunities for local, regional and statewide partnerships and funding
- Unifies the ideas and commitments of residents, businesses and elected officials as a guide for decision-making
- PA Municipalities Planning Code (MPC) states comprehensive plans shall be reviewed at least every 10 years

*2020 Population: **18,446***

*The Township is expected to grow by **7%** (19,772) by 2050*

Summary of Market Study (prepared by 4Ward Planning)

- **Residential:** The Township's suburban housing market is tight, with little built over the past two decades.
 - Towamencin Township has market support for capturing **128** and **214** additional housing units by 2028, principally in the form of multi-family rental and townhouses averaging 1,800 s.f.
- **Senior Housing:** The Township has a relatively large share of age-restricted housing units.
 - Consideration should be given to modifying these units from "age-restricted" to "age-targeted," to prepare for future shifts in housing needs and preferences.
 - Age-restricted: Refers to housing developments where a legal restriction requires that all residents are 62 years of age or older or developments where at least one person (per household) who is age 55 or older lives in at least 80 of the development's occupied units
 - Age-targeted: Refers to housing developments with amenities attractive to older residents or empty nesters, but without any legal restrictions on the age(s) of residents



Summary of Market Study (prepared by 4Ward Planning)

- **Retail:** Underutilized commercial sites could be redeveloped to include multi-family housing.
 - New housing in the Township would likely increase its customer base and help attract and support additional food and beverage establishments.
 - Further, there will likely be demand for more retail, in general, should additional multi-family units get built.
- **Office:** Potential new office space in the Township should be limited and targeted to local-serving businesses in need of flexible office space (e.g., medical office, coworking spaces).
 - Additionally, office-to-residential development, where feasible, could be a strong economic and environmental strategy for the Township's existing underutilized office spaces.



Summary of Fiscal Impact Analysis (prepared by 4Ward Planning)

Town Center Development

This scenario is comprised of 152,045 s.f. of retail, 45,000 s.f. of office, 480 multi-family dwelling units, a 100-room limited-service hotel and an 18,000 s.f. community center. The limited-service hotel is not modeled for fiscal impact analysis, as a hotel lease rate is unavailable. The community center is also not modeled, as it is likely to be non-taxable and have limited service cost impacts.

First Stabilized Year Projected Revenue - Township: \$811,017

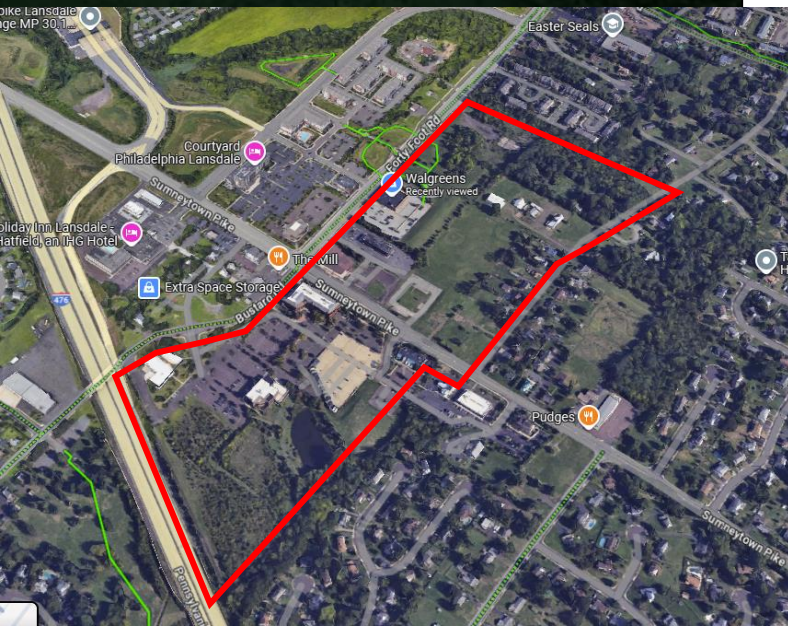
First Stabilized Year Projected Revenue- North Penn School District (NPSD): \$3,341,445

First Stabilized Year Projected Service Cost - Township: \$538,208

First Stabilized Year Projected Service Cost - NPSD: \$460,009

First Stabilized Year Projected Fiscal Impact - Township: \$272,809

First Stabilized Year Projected Fiscal Impact - NPSD: \$3,154,245



Summary of Fiscal Impact Analysis (prepared by 4Ward Planning)

Shopping Center Development

This scenario is comprised of 250,000 s.f. of retail, inclusive of a 129,000 s.f. Target, a 41,000 s.f. grocery store and in-line shops and restaurants. The project is to complement an existing 242,000 s.f. commercial center.

First Stabilized Year Projected Revenue - Township: \$432,019

First Stabilized Year Projected Revenue - North Penn School District (NPSD): \$2,162,888

First Stabilized Year Projected Service Cost - Township: \$348,063

First Stabilized Year Projected Service Cost - NPSD: \$0

First Stabilized Year Projected Fiscal Impact - Township: \$83,956

First Stabilized Year Projected Fiscal Impact - NPSD: \$2,162,888



Summary of Fiscal Impact Analysis (prepared by 4Ward Planning)

Single-Family Housing Development

This 150 single-family detached housing unit scenario is comprised of 80 non-age restricted four-bedroom units with an estimated sales value of \$650,000; 40 age-restricted three-bedroom carriage units with an estimated sales value of \$525,000; and 30 age-restricted three-bedroom bungalow units with an estimated sales value of \$460,000.

First Stabilized Year Projected Revenue - Township: \$260,427

First Stabilized Year Projected Revenue- North Penn School District (NPSD): \$971,708

First Stabilized Year Projected Service Cost - Township: \$250,757

First Stabilized Year Projected Service Cost - NPSD: \$318,750

First Stabilized Year Projected Fiscal Impact - Township: \$9,670

First Stabilized Year Projected Fiscal Impact - NPSD: \$652,958



Project Schedule

- Five (5) Board of Supervisor Meetings
- Six (6) Planning Commission Meetings
- Three (3) Public Meetings
- Four (4) Meetings with Township Committees
- Four (4) Focus Groups
- Staff Meetings
- Six (6) Key Person Interviews
- Online Survey
- Meeting with County Planning Commission



	Meeting Title	Meeting Date	Meeting Time
2023	Board of Supervisors Meeting #1 - Plan Goals and Issues	Wednesday, October 25	7PM-9PM
	Planning Commission Meeting #1	Monday, November 6	7PM-9PM
2024	Public Meeting #1 - Open House (2 Sessions)	Thursday, January 18	4PM-6PM, 7PM-9PM
	Planning Commission Meeting #2	Monday, February 5	7PM-9PM
	Open Space and Parks Advisory Committee Meeting	Monday, February 12	7PM-9PM
	Environmental Advisory Committee Meeting	Tuesday, February 13	7PM-9PM
	Public Works Advisory Committee Meeting	Thursday, February 15	7:30AM-9:30AM
	Finance Committee Meeting	Wednesday, February 21	7:30AM-9:30AM
	Board of Supervisors Meeting #2 - Plan Progress	Wednesday, May 22	7PM-9PM
	Planning Commission Meeting #3	Monday, June 3	7PM-9PM
	Focus Group #1 - Recreation and Community Facilities	Summer 2024	1PM-230PM
	Focus Group #2 - Youth/Students	Summer 2024	1PM-230PM
	Focus Group #3 - Local Businesses	Summer 2024	1PM-230PM
	Focus Group #4 - Seniors, Others	Summer 2024	1PM-230PM
	Planning Commission Meeting #4	Monday, August 5	7PM-9PM
	Board of Supervisors Meeting #3 - Prelim Recommendations Rev.	Wednesday, Nov 13	7:00 PM
	Public Meeting #2 - Draft Plan	Thursday, November 21	7PM-9PM
	Planning Commission Meeting #5	Monday, December 2	7PM-9PM
Board of Supervisors Meeting #4 - Draft Plan Comments	Wednesday, February 12	7PM-9PM	
2025	Planning Commission Meeting #6	Monday, March 3	7PM-9PM
	Public Meeting #3 - Final Plan	Thursday, April 3	7PM-9PM
	Board of Supervisors Meeting #5 - Final Plan Adoption	Wednesday, April 23 or May 14	7PM-9PM
	Township Staff Meetings	As needed	
	Key Person Interviews (6)	TBD	TBD
	Web Based Survey - write and administer	January 2024 - September 2024	Online

Project Scope

- **Data Collection and Review**
 - Review existing plans and ordinances
 - Site reconnaissance
- **Trends Analysis**
 - Demographics and growth trends
 - Housing analysis
 - Land use trends, areas available for development and desired for preservation
- **Investigation of areas that could be catalysts for change**
 - Towamencin Village core
 - Educational and institutional facilities
 - Large scale institutional and residential communities
 - Shopping centers
 - Sumneytown Pike corridor
 - Wambold Road industrial corridor
 - Public pools and parks
 - Remote “panhandle”
 - Land use effects of Route 309 connector and other transportation improvements
- **Reports, Writing, Data Assembly, Mapping, Graphics**
 - Status reports
 - Narrative for Comprehensive Plan
 - Presentations for meetings
 - Mapping and graphics
 - Executive summary
 - Draft Plan and 2-month review period
 - Final Plan



Draft Plan Vision

The 2025 Towamencin Township Comprehensive Plan Update envisions the Township as a vibrant, growing and flourishing community in the heart of Montgomery County with a promising future based on the quality of community services and public amenities, appreciation and protection of historic and natural resources, commitment to balanced growth and a dedication to maintain a quality of life for current and future residents.



Draft Plan Goals



Land Use

Responsibly balance development and growth with open land protection and conservation that preserves community characteristics and identity while also ensuring the long-term vitality of the Township.



Transportation

Make all modes of transportation safer and more efficient. Work toward improving roadways and Complete Streets and building transportation infrastructure toward a Vision Zero modal of no fatalities or serious injuries.



Open Space & Recreation

Protect and enhance existing Township parks, explore opportunities for additional park lands and seek to preserve remaining open lands in the Township.



Community Facilities

Provide community and municipal facilities and services that enhance the safety and quality of life for all Township residents.

Draft Plan Goals



Resources and Energy Conservation

Enhance protections for the Township 's unique historical, cultural, and environmental resources and promote their importance.



Housing

Pursue a variety of housing types that mitigate suburban sprawl, preserve existing neighborhood character while also addressing the need for additional housing.



Economic Development

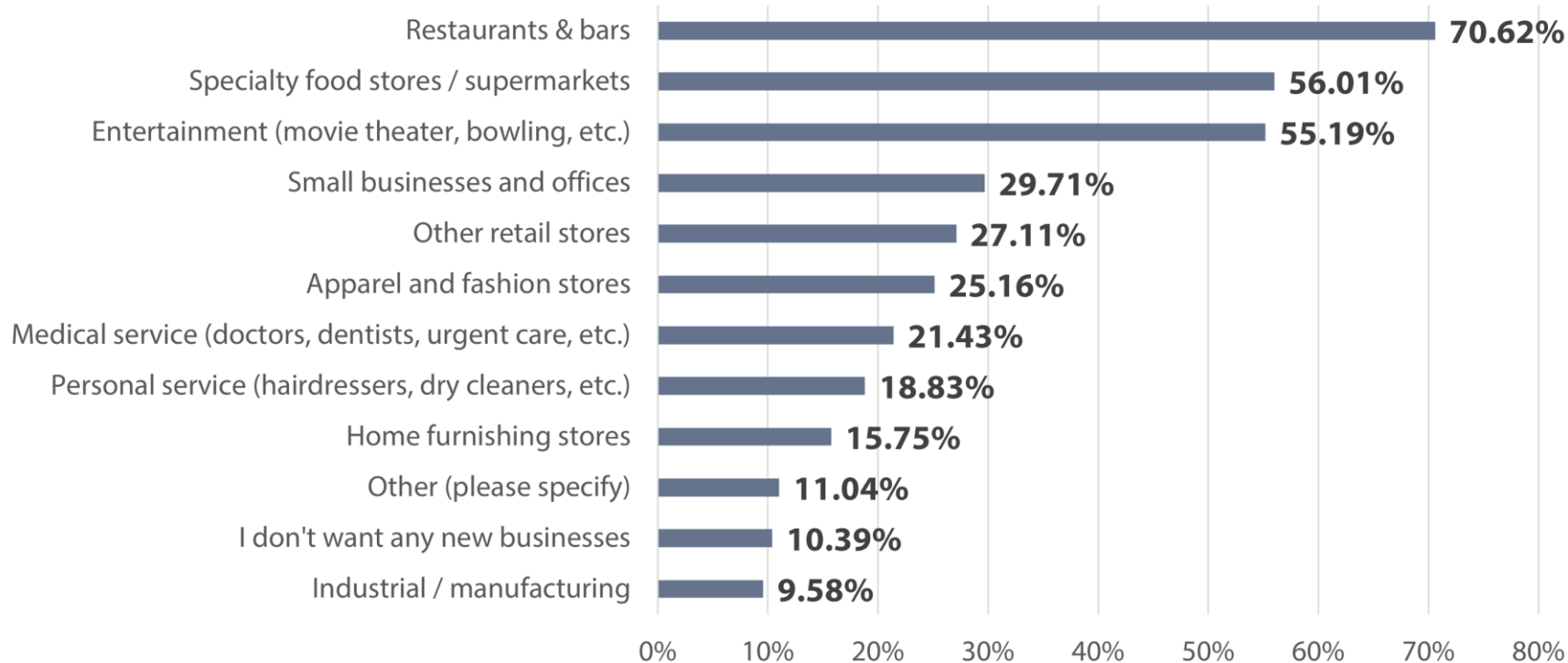
Encourage opportunities for economic development that are congruent with community values.

Public Opinion Survey Results

- **646** responses / **99%** are Township residents
- **47%** of respondents are between the ages of 45-64 (Gen X / Boomers)
 - **30%** are 65+ (Boomers+)
 - **23%** are 25-44 (Millennials)
- **44%** are in 2-person households
- **50%** have lived in Towamencin for at least 21 years
- **98%** own their place of residence

Select Opinion Survey Results to date

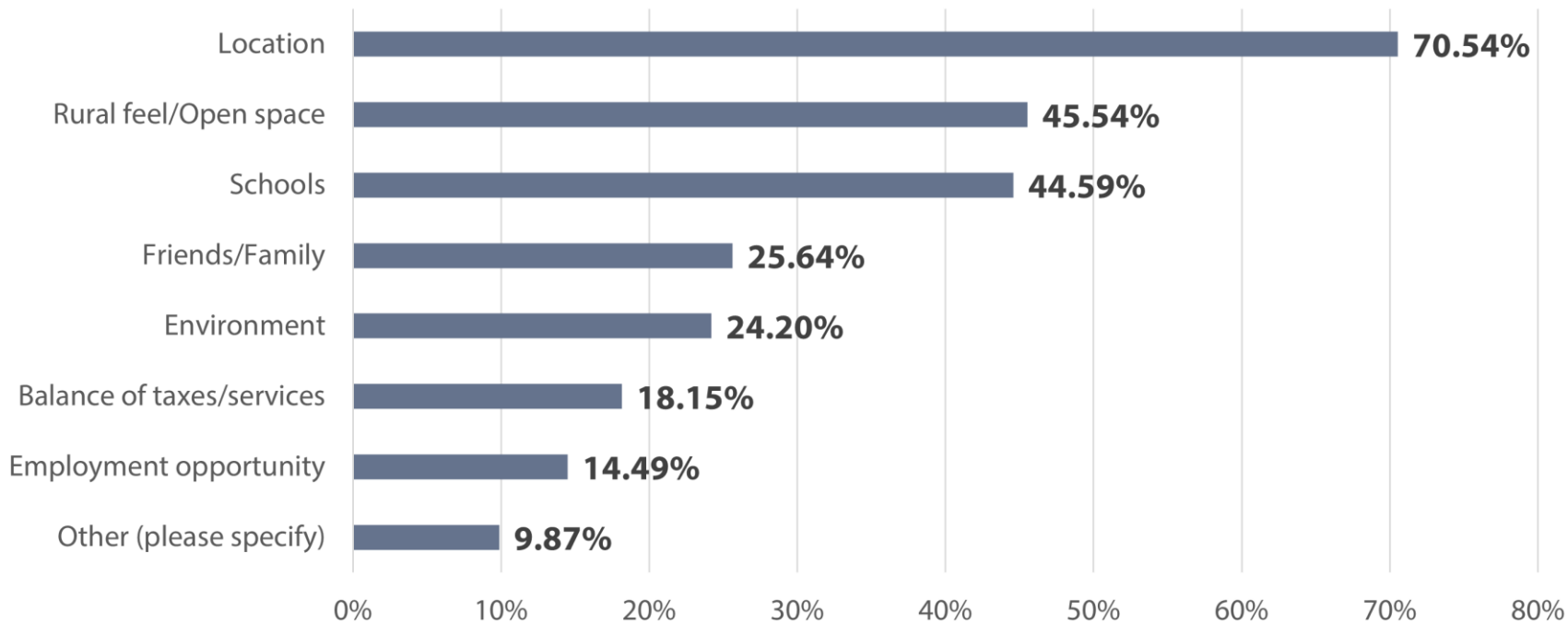
What types of new businesses should Towamencin Township seek to attract?
(please check all that apply)



- *'Other' responses include:*
 - Fitness centers
 - Fill up empty stores
 - Vibrant shopping village
 - Locally-owned businesses
 - Coffee shops

Select Opinion Survey Results to date

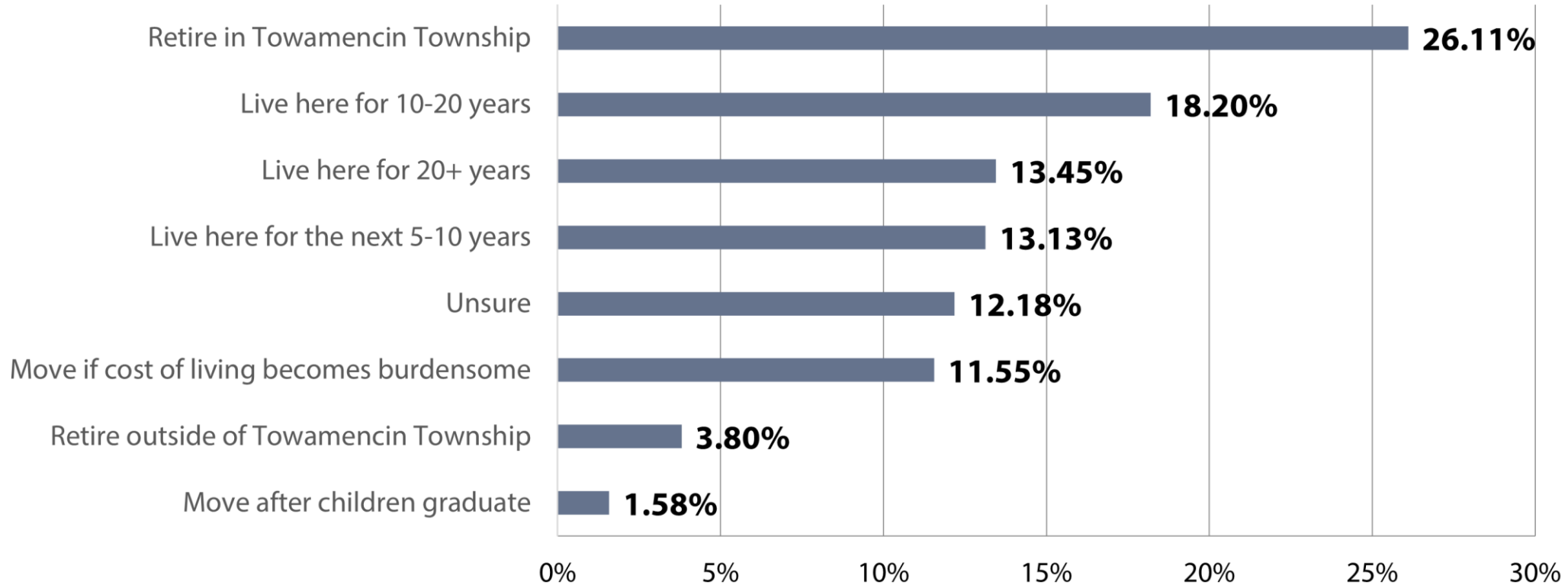
If you are a resident of Towamencin Township, which of these influenced your decision to move here? (Please check all that apply.)



- *'Other' responses include:*
 - Housing costs
 - Cost of living
 - Proximity to Turnpike
 - Anticipated growth
 - Always lived here

Select Opinion Survey Results to date

If you are a resident of Towamencin Township, what are your long-term plans?

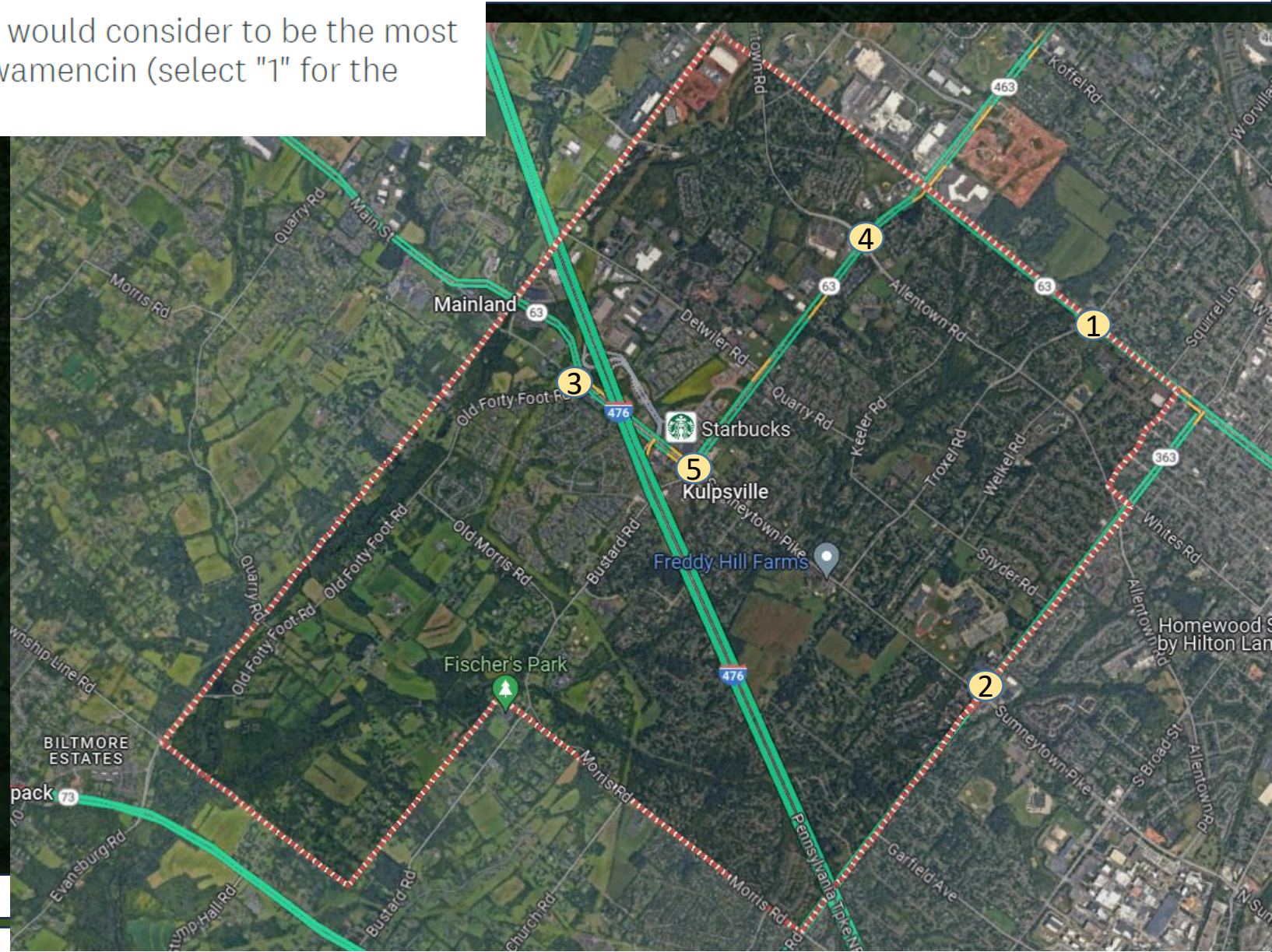


Select Opinion Survey Results to date

Please rank 1 to 9 the below intersections you would consider to be the most congested or problematic intersections in Towamencin (select "1" for the most congested or problematic).

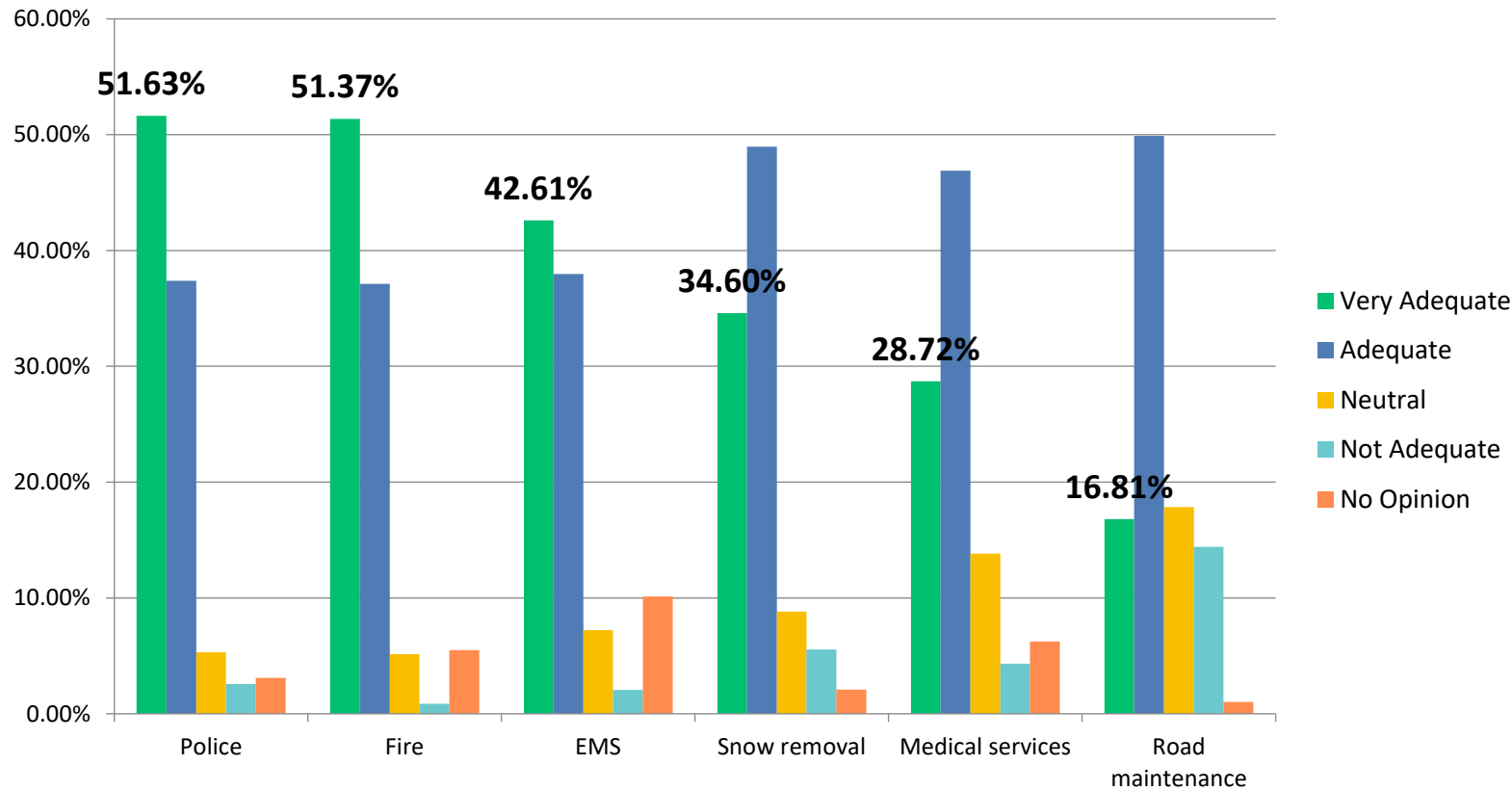
Top 5

- 1 W. Orvilla Rd. and Welsh Rd.
- 2 S. Valley Forge Rd. and Sumneytown Pike
- 3 Old Forty Foot Rd. and Sumneytown Pike
- 4 Allentown Rd. and Forty Foot Rd.
- 5 Forty Foot Rd. and Sumneytown Pike



Select Opinion Survey Results to date

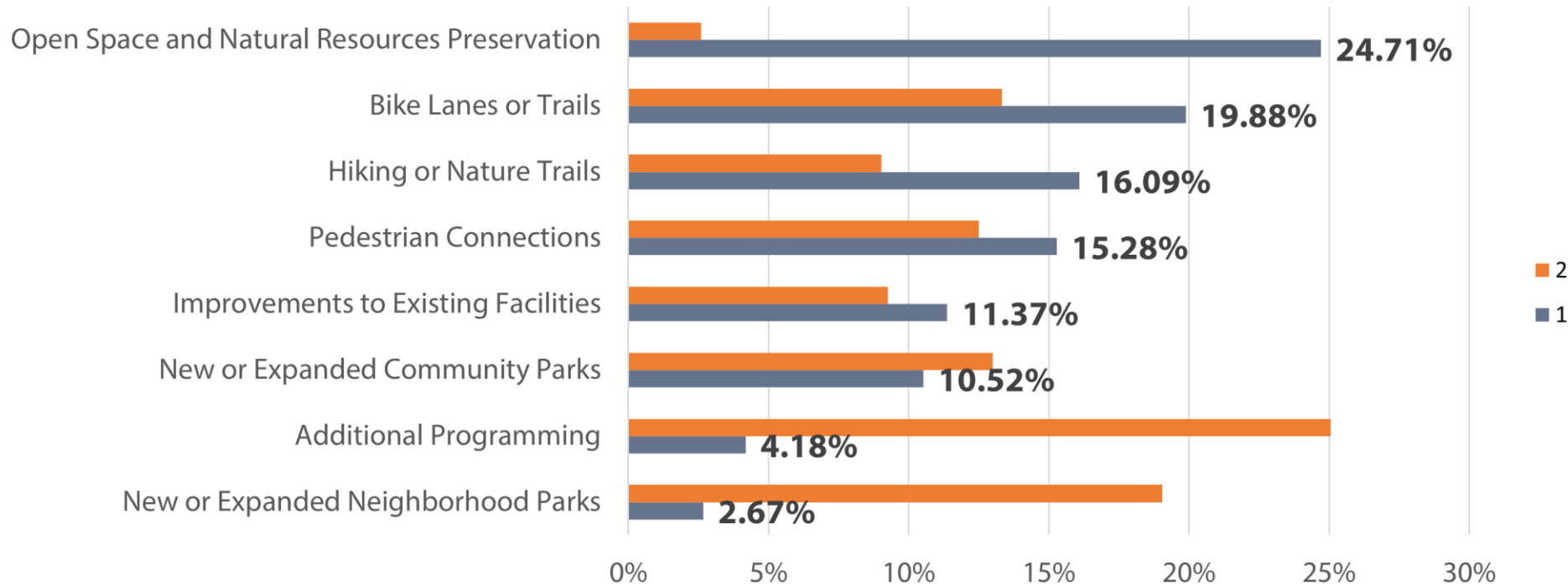
How adequate do you find the following services in the Township?



- Sorted by 'Very Adequate'

Select Opinion Survey Results to date

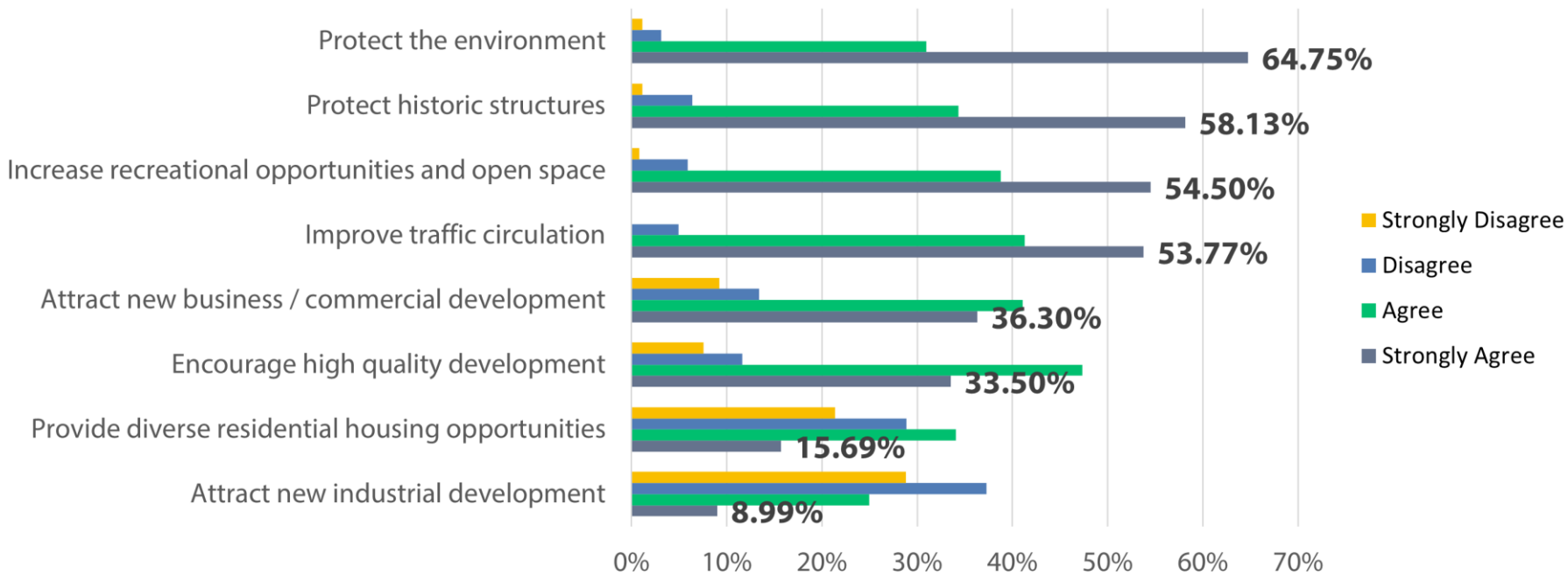
Please rank the recreational priorities that you feel Towamencin Township should focus on. (1 = High Priority, 8 = Low Priority)



• *Sorted by 'High Priority'*

Select Opinion Survey Results to date

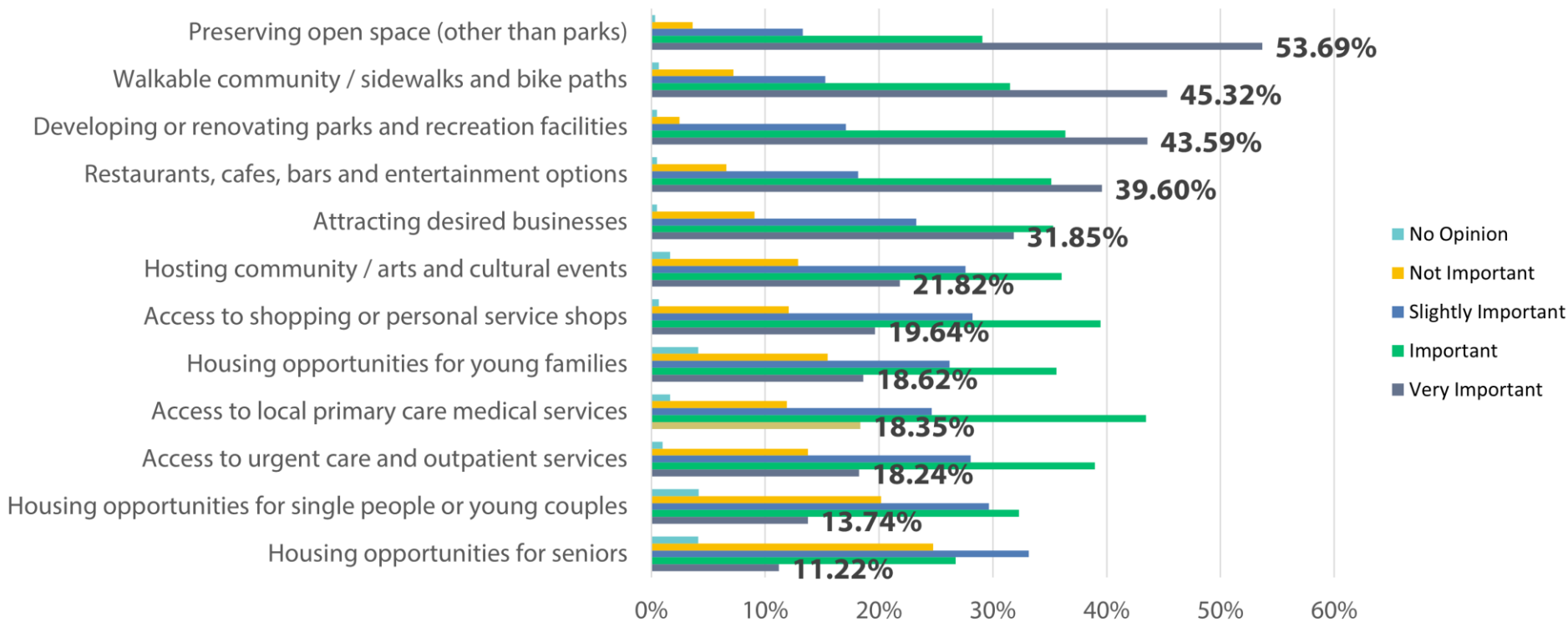
Over the next 10 years, Towamencin Township should try to:



- *Sorted by 'Strongly Agree'*
- *'Other' responses include:*
 - Modernize area
 - Affordable housing
 - Increase walkability
 - Attract people from other locations
 - More businesses
 - Opportunities for community interaction

Select Opinion Survey Results to date

Thinking about quality of life and amenities in Towamencin Township, how important to you is each of the following issues?



• *Sorted by 'Very Important'*

Key Person Interviews / Focus Groups

KPIs - Completed

- *Ryan Beltz, Executive Director, Perkiomen Creek Watershed Association*
- *Will Brugger, Township Director of Planning, Zoning and Code Enforcement*
- *Chad Dixon, Township Traffic Engineer*
- *Eric Jarrell, Community Planning Manager, Montgomery County Planning Commission*
- *David Kraynik, Township Manager*
- *David Kriebel, President / Firefighter, Towamencin Volunteer Fire Company*
- *Brett MacKay, Chair, Towamencin Planning Commission*
- *Vernon and Matt Seipt, Freddy Hill Farms*
- *Carolyn Shisler, Township Code Enforcement Officer*
- *Timothy Troxel, Chief, Towamencin Police Department*
- *Shane Wheeler, CEO, Volunteer Medical Services Corps*

- *Geoffrey Wainwright, Lieutenant, Towamencin Police Department*
- *Stephen Zbyszinski, Senior Farmland Preservation Planner, Montgomery County Planning Commission*

Focus Groups – Completed

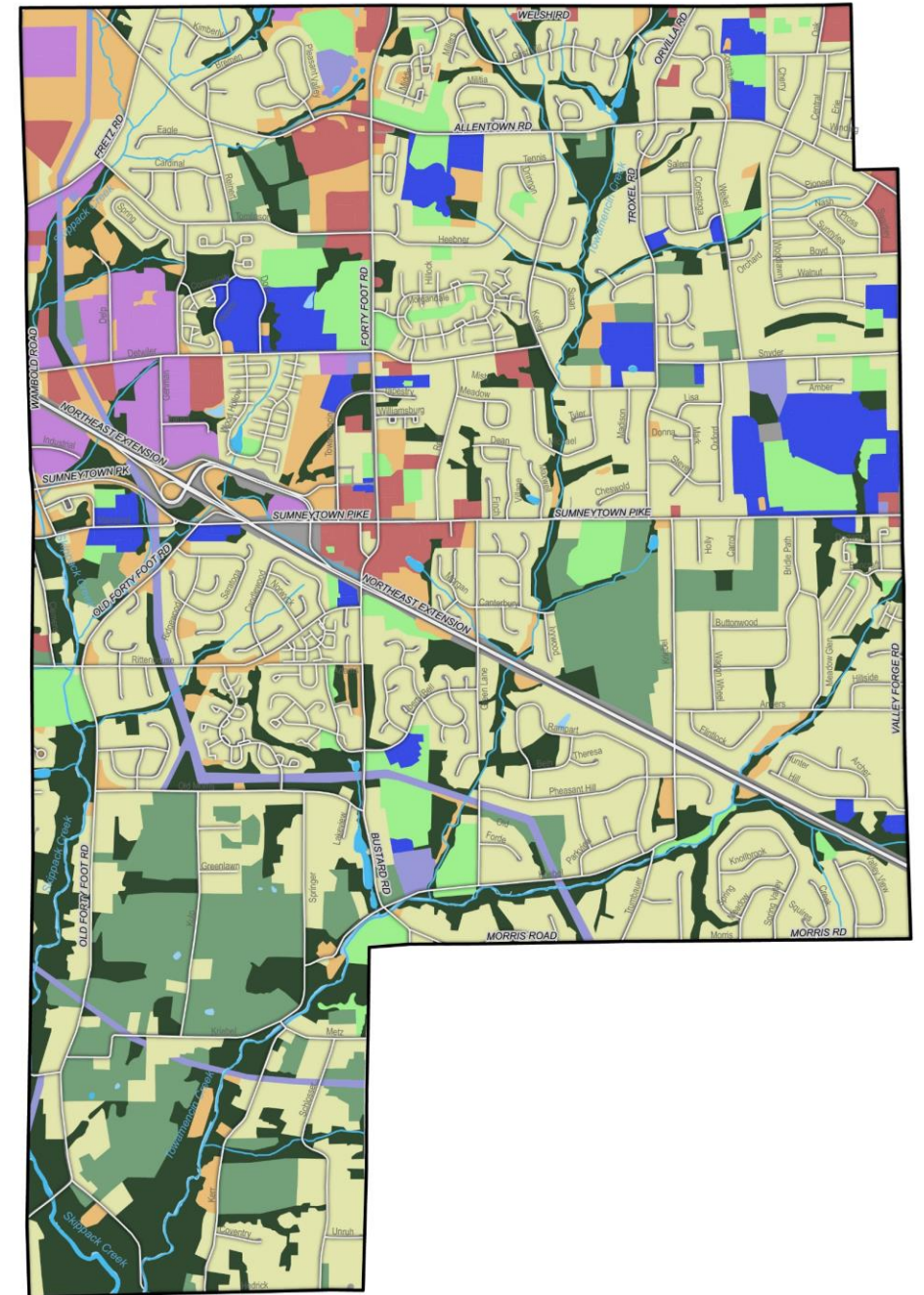
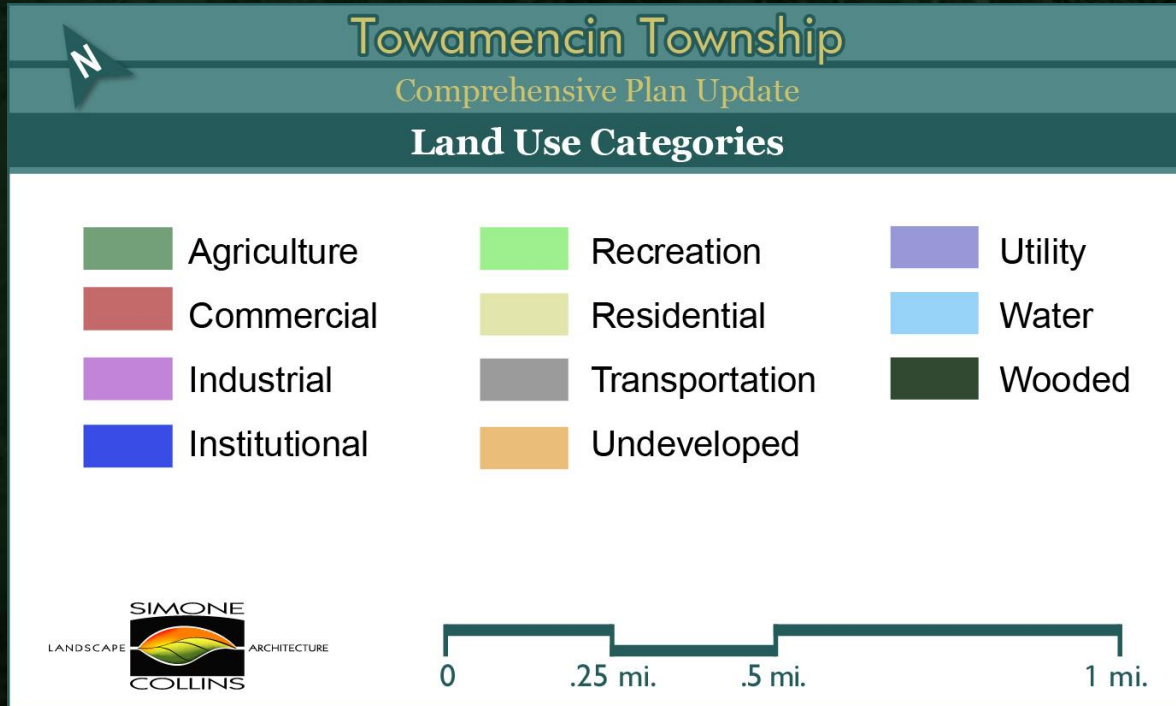
- *Schools / Educational Institutions*
- *Recreational Groups / Community Resources*
- *Senior Groups / Senior Living / Fraternal Groups*
- *Businesses / Developers*

Land Use

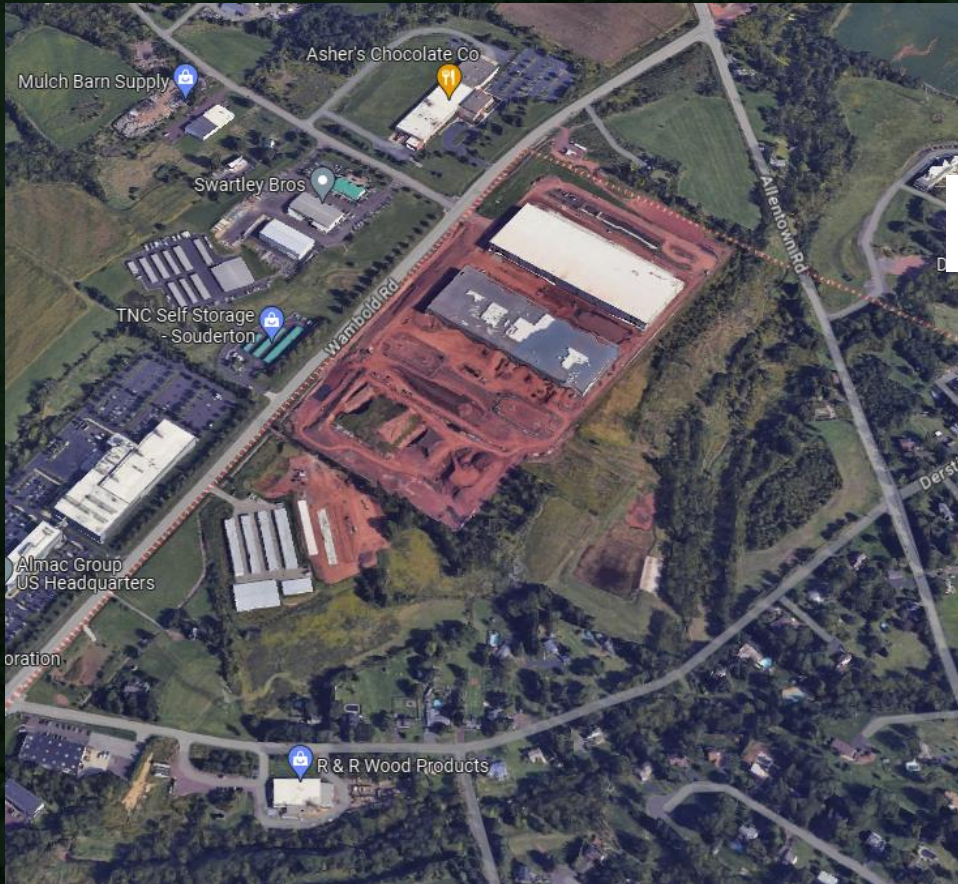
Towamencin Comprehensive Plan Update

MORGAN LOG HOUSE
— 1695 —
LISTED IN THE NATIONAL REGISTER
OF HISTORICAL PLACES

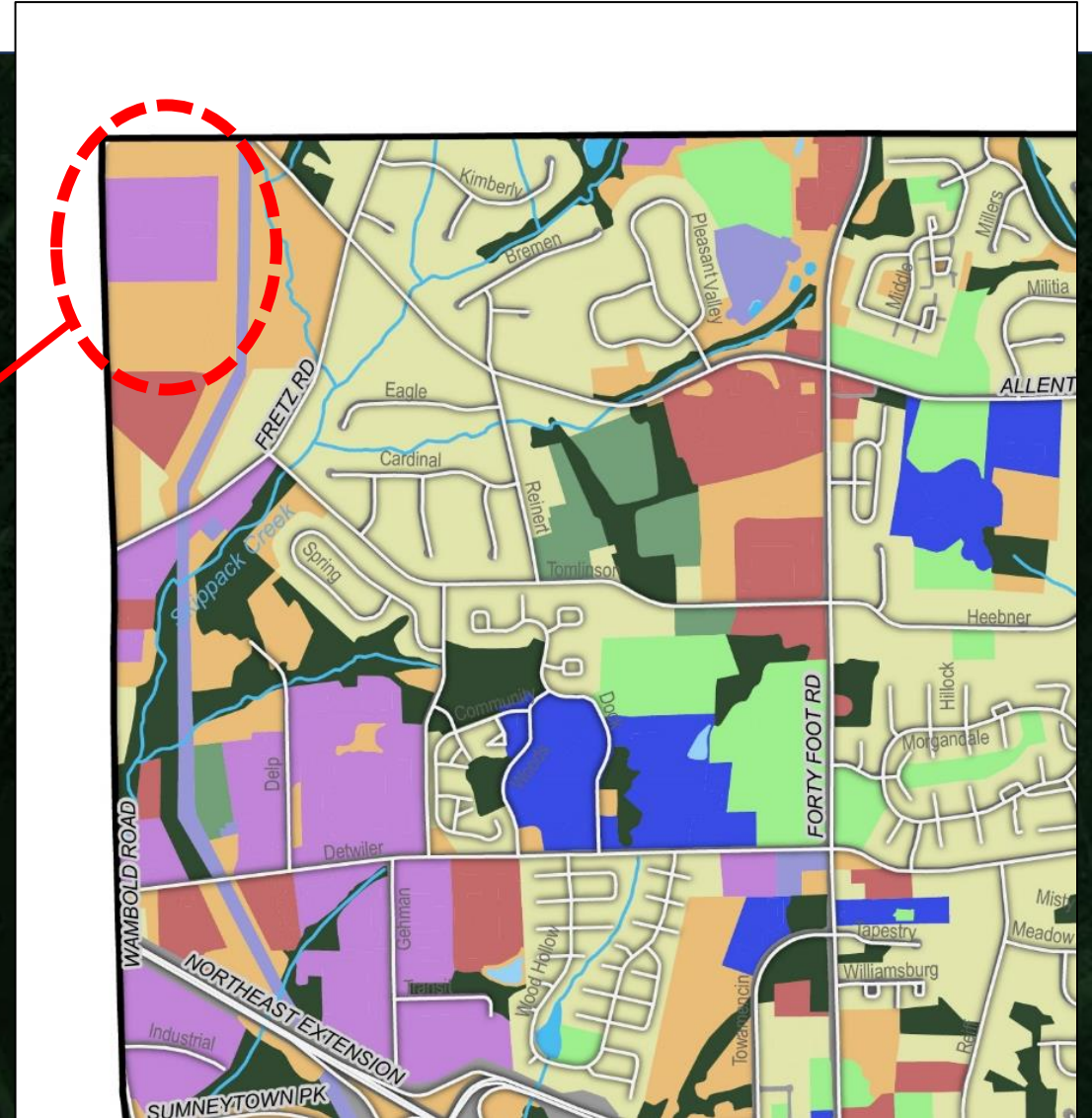
Township Land Use



Future Land Uses



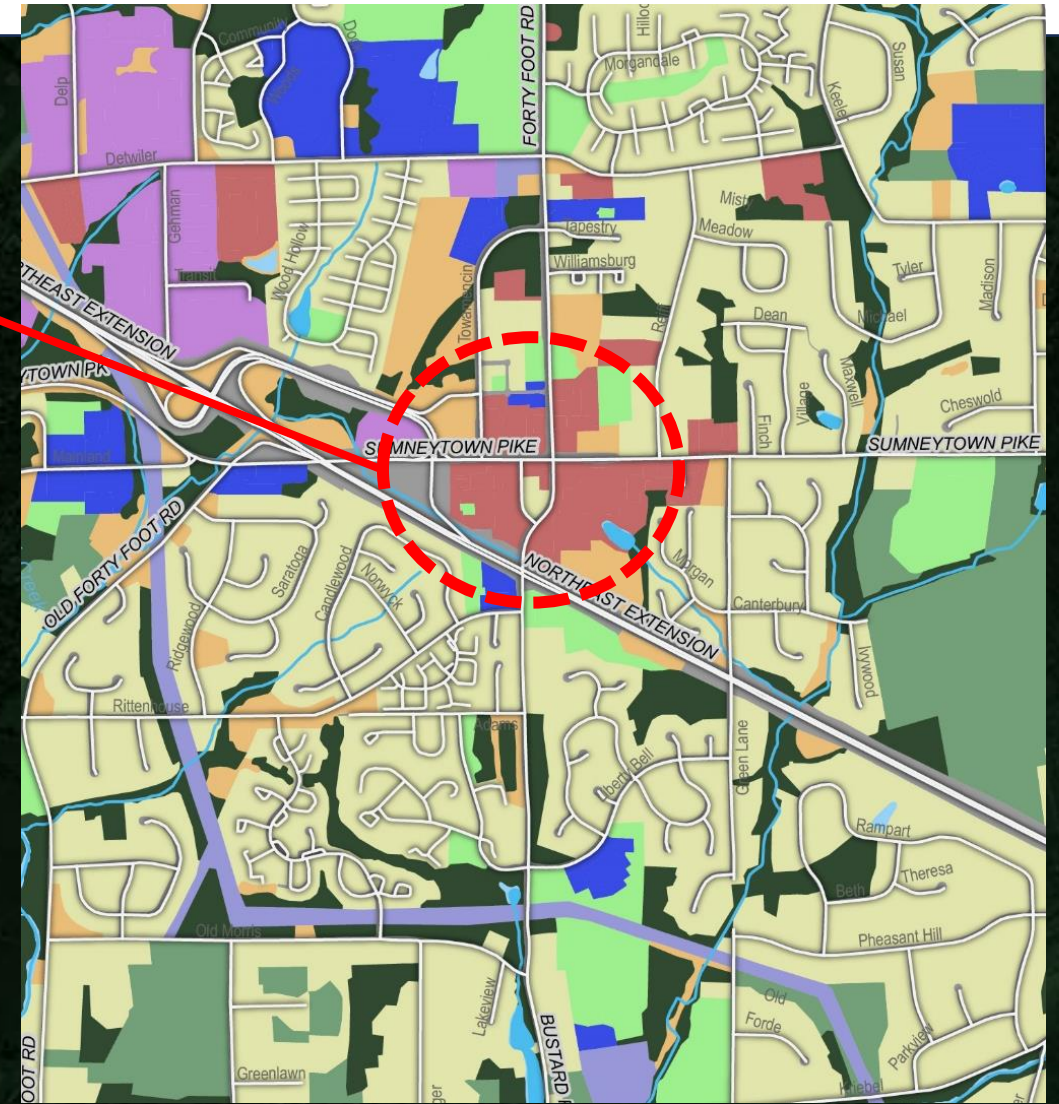
Industrial



Future Land Uses

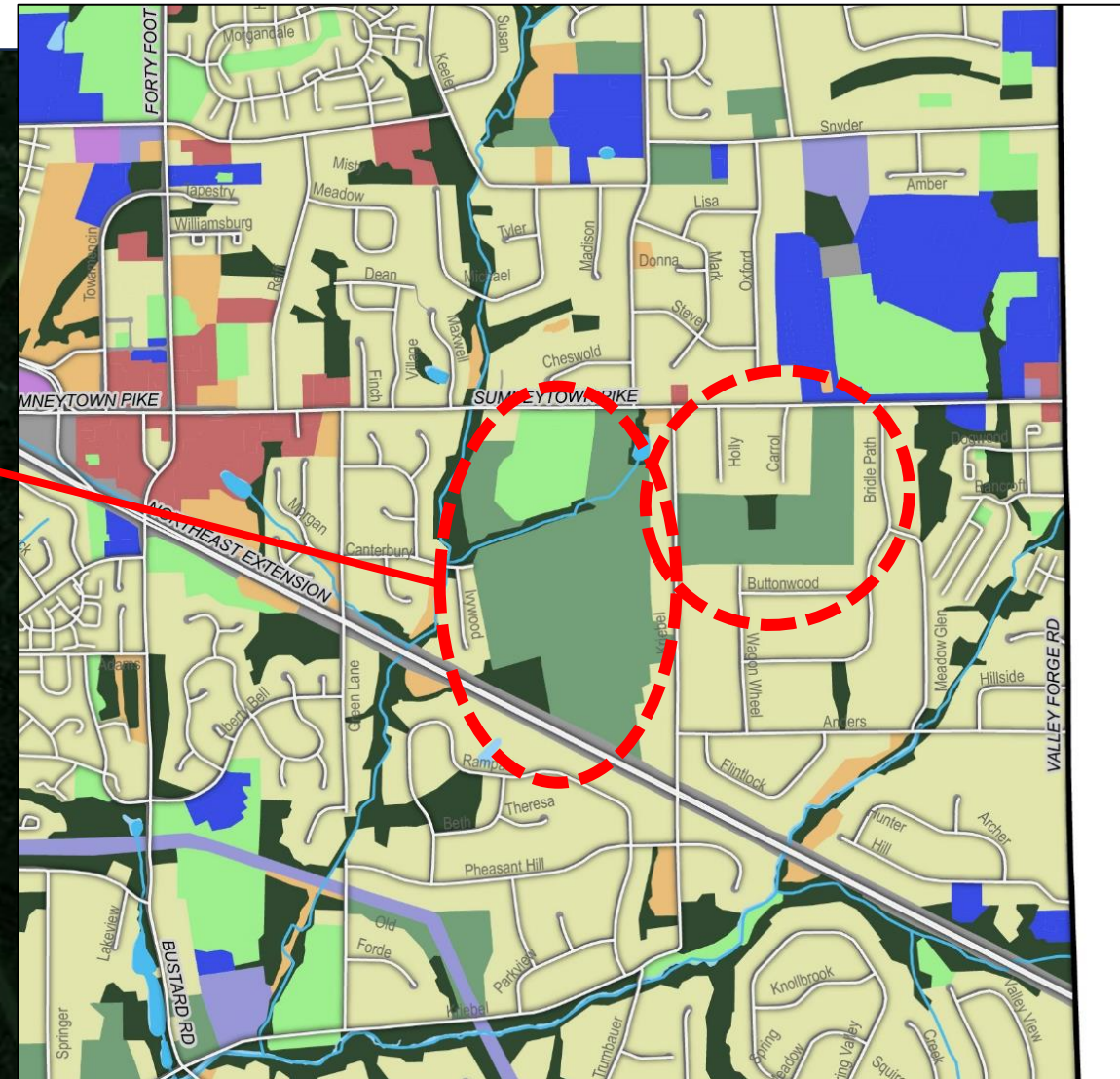


Mixed-Use

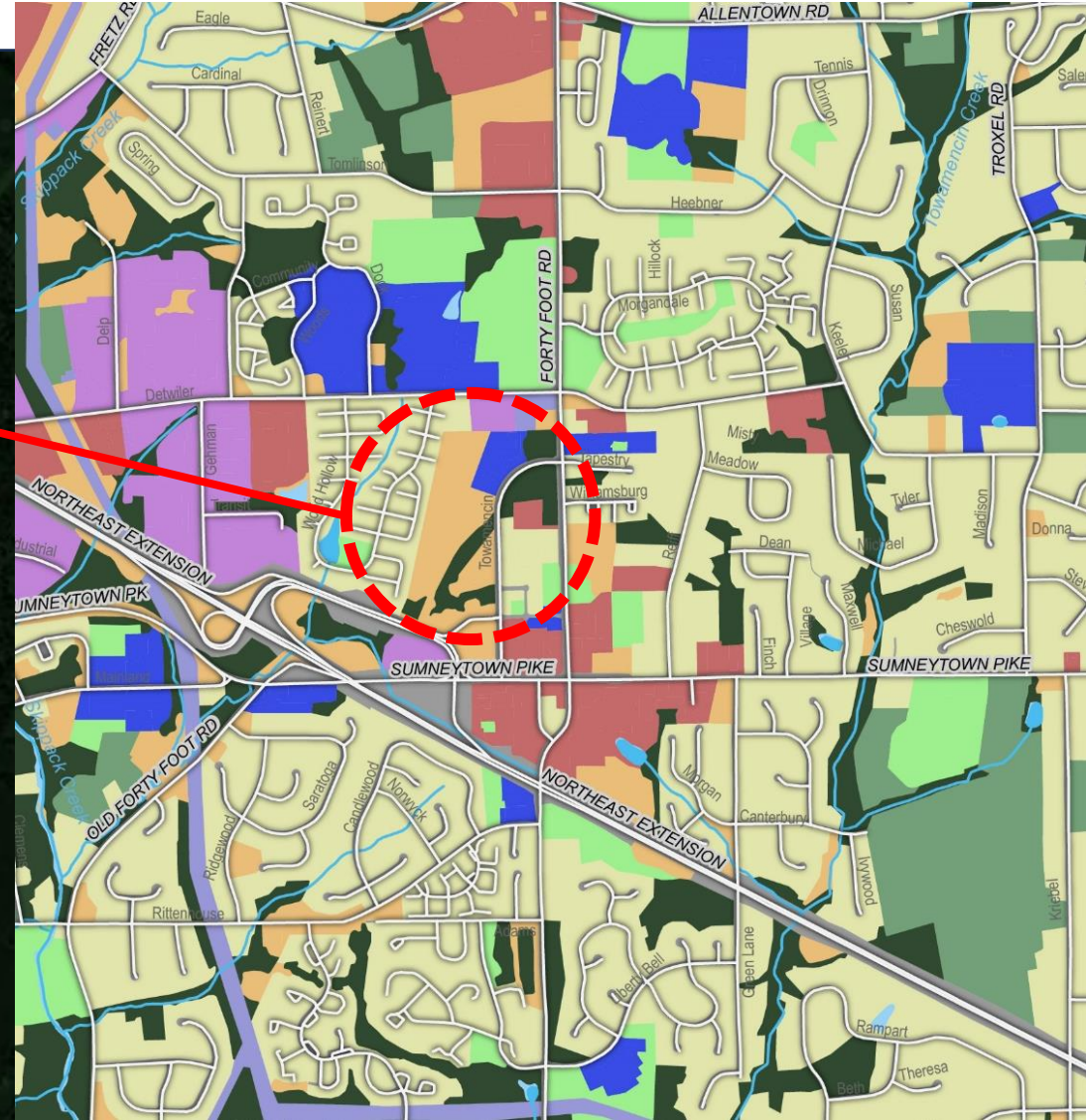


Future Land Uses

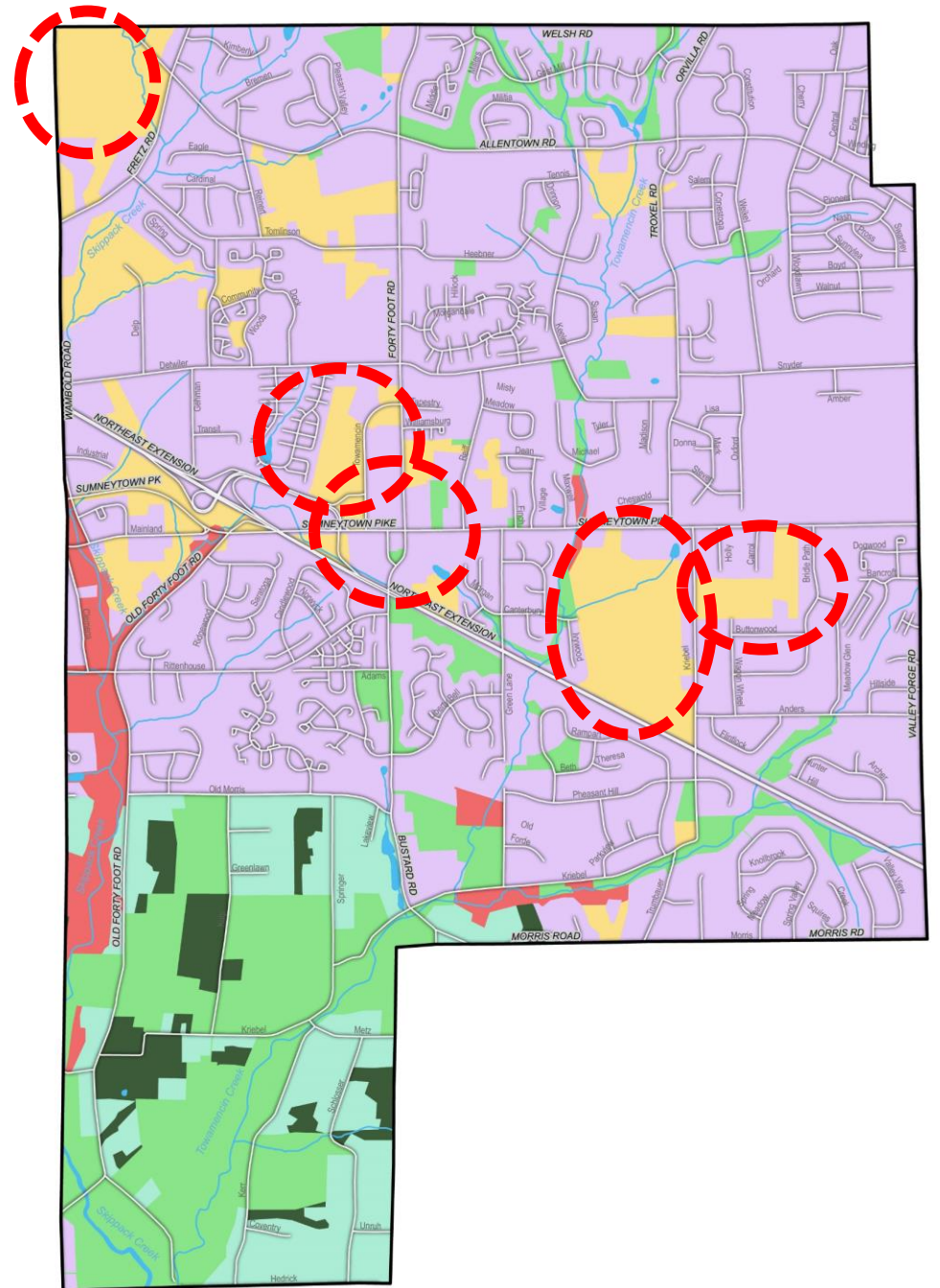
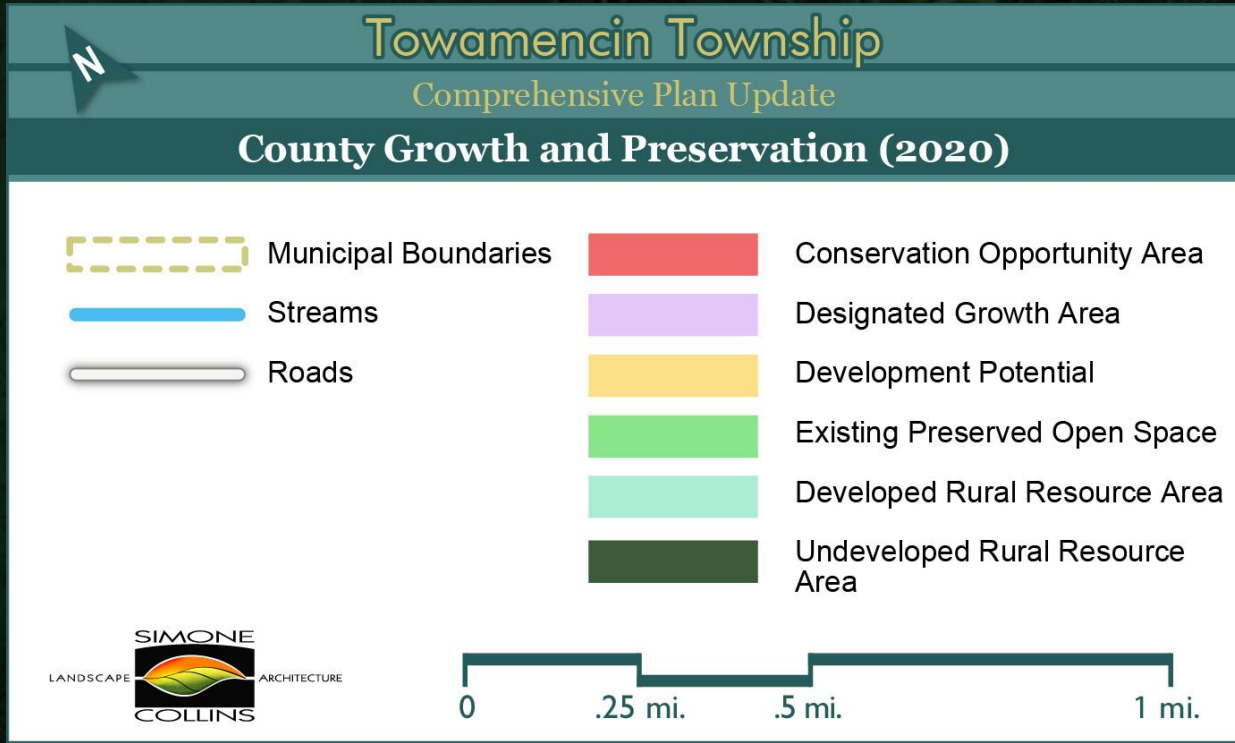
*Residential on Portions of the Sites
Can we preserve some open space or ag lands?*



Future Land Uses



Growth and Preservation Map



= Future Land Uses

Land Use: Draft Recommendations

- **Identify growth areas within the Township**
 - Town Center
 - Shopping Center at Forty Foot and Allentown
 - Freddy Hill Farms and Adjacent Parcels
 - Site along Towamencin Avenue
- **Future Land Uses**
 - Industrial along Wambold Road
 - Mixed-Use at the Town Center
 - Residential on portions of Freddy Hill Farms and the Adjoining Sites
 - Residential at the Site along Towamencin Avenue

Transportation

Towamencin Comprehensive Plan Update

MORGAN LOG HOUSE
— 1695 —
LISTED IN THE NATIONAL REGISTER
OF HISTORICAL PLACES

Crashes (2018-2023)

Towamencin Township
 Comprehensive Plan Update
 TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

Crash Data (Jan. 2018 - Dec. 2023)

Existing Conditions

- Municipal Boundaries
- Streams

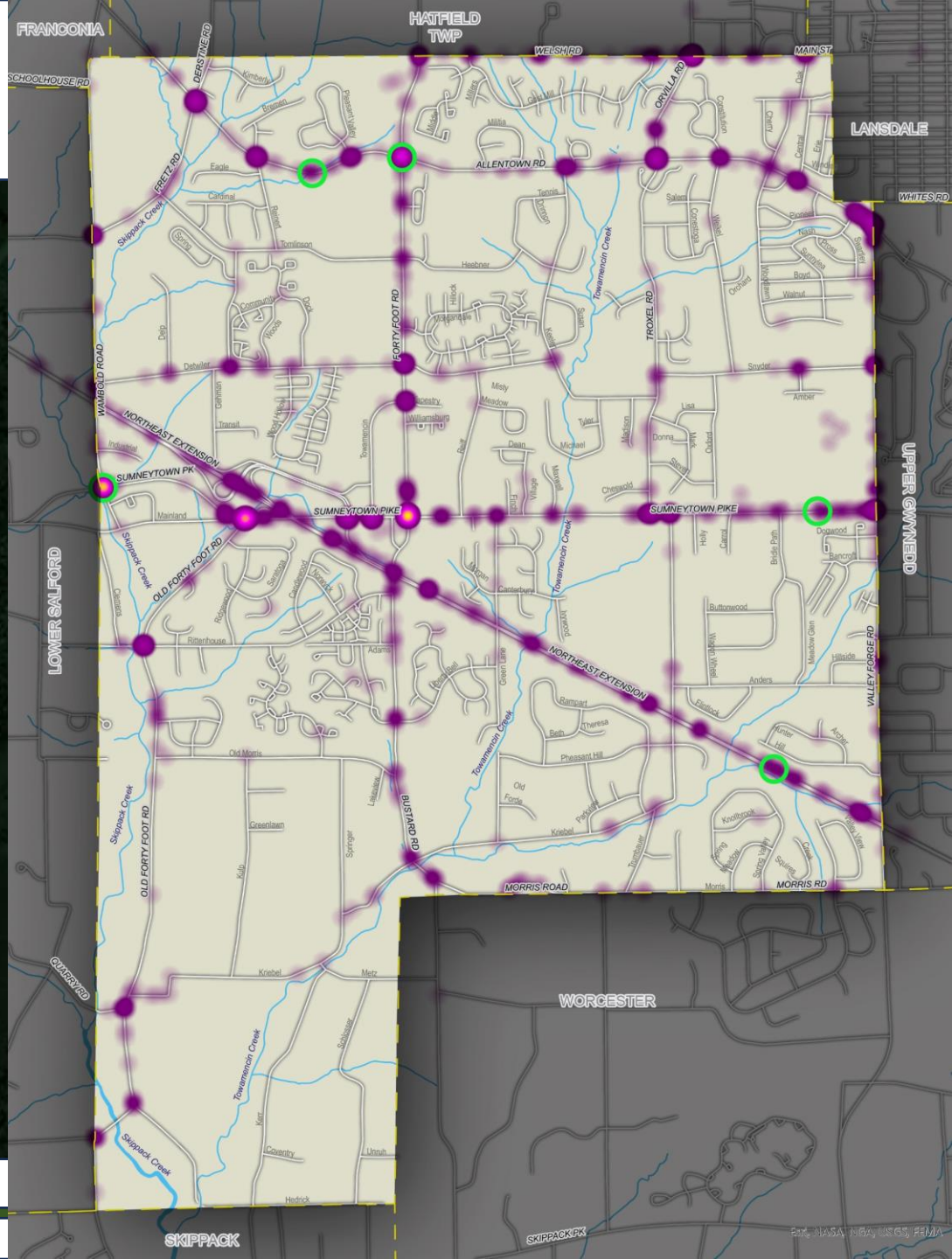
Crash Frequency

Sparse
 Dense

Fatal Crash

0 .25 mi. .5 mi. 1 mi.

SIMONE LANDSCAPE ARCHITECTURE
COLLINS



Traffic Volume









Towamencin Township

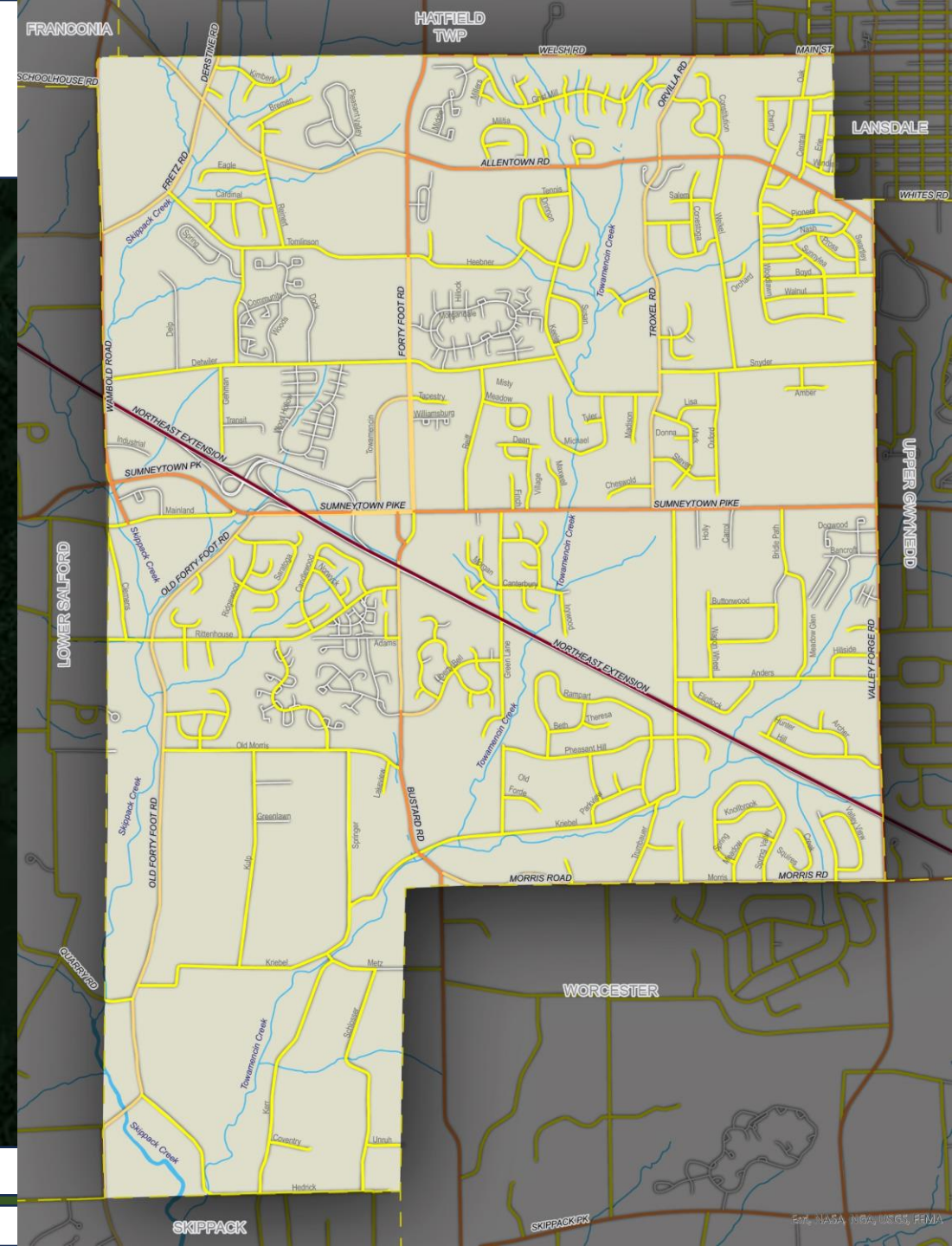
Comprehensive Plan Update

TOWAMENCIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

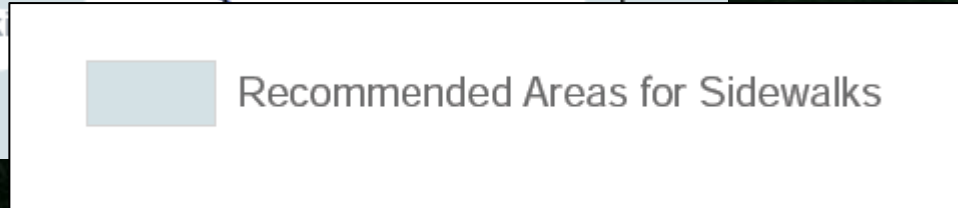
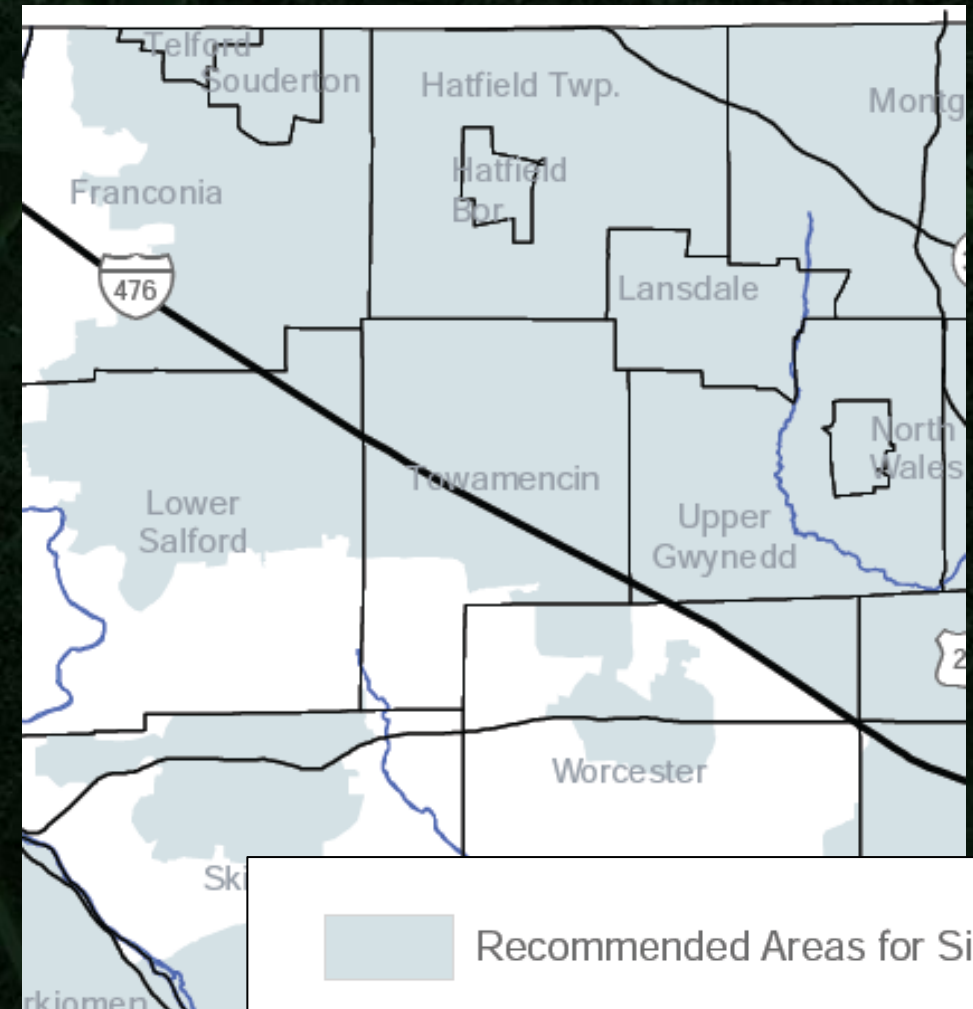
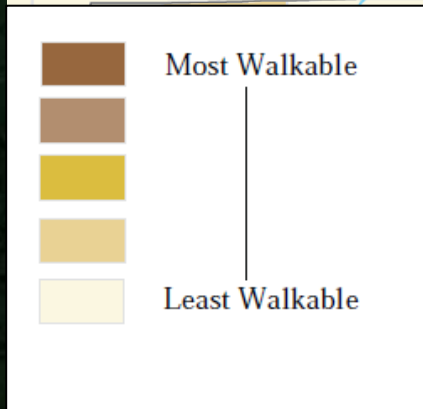
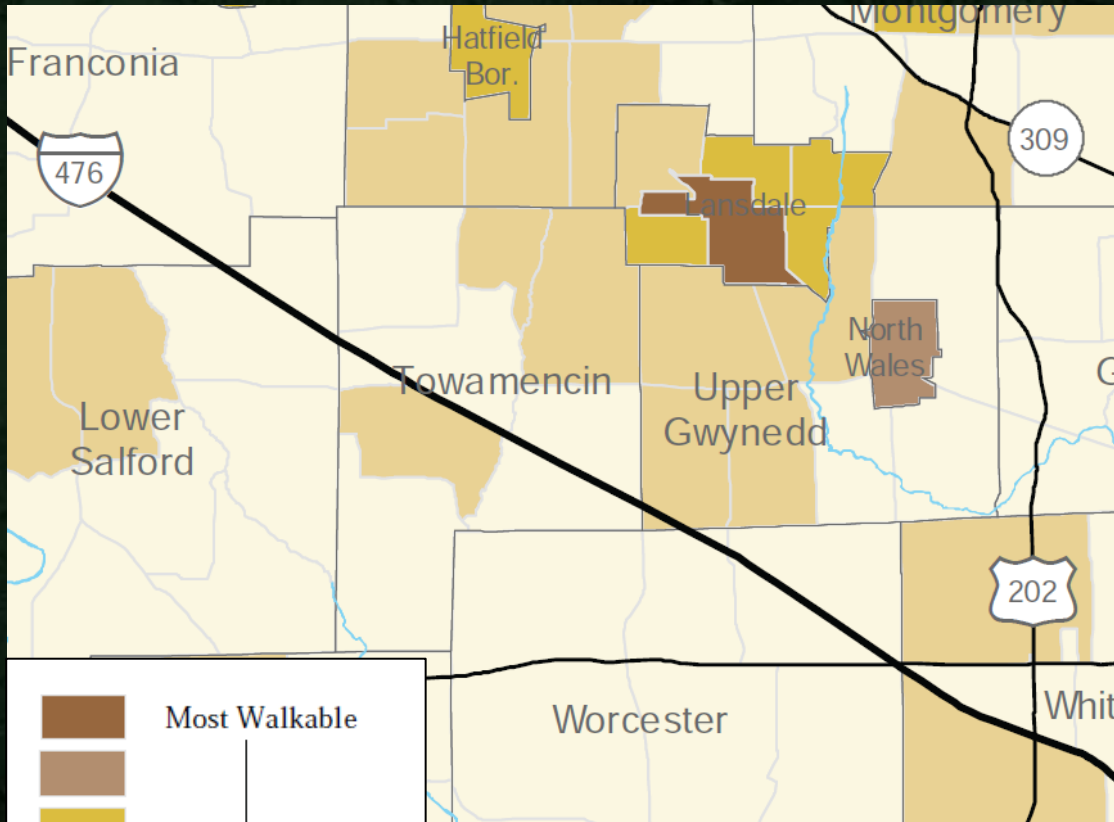
Average Annual Daily Trips

Existing Conditions

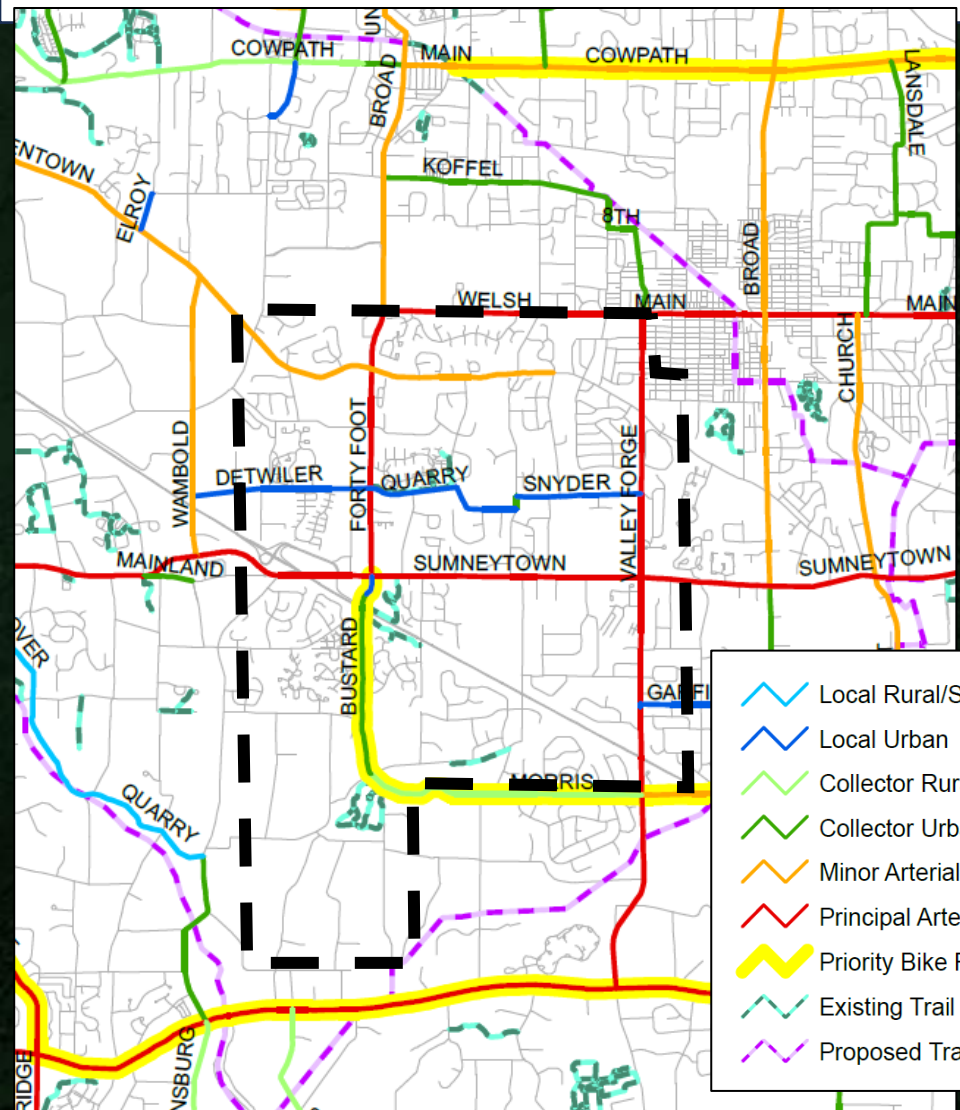
-  Municipal Boundaries
-  Streams
-  No AADT Data
-  1 to 1000 AADT
-  1001 to 10000 AADT
-  10001 to 20000 AADT
-  20001 to 50000 AADT
-  50001 to 100000 AADT



Walk MontCo (2016)

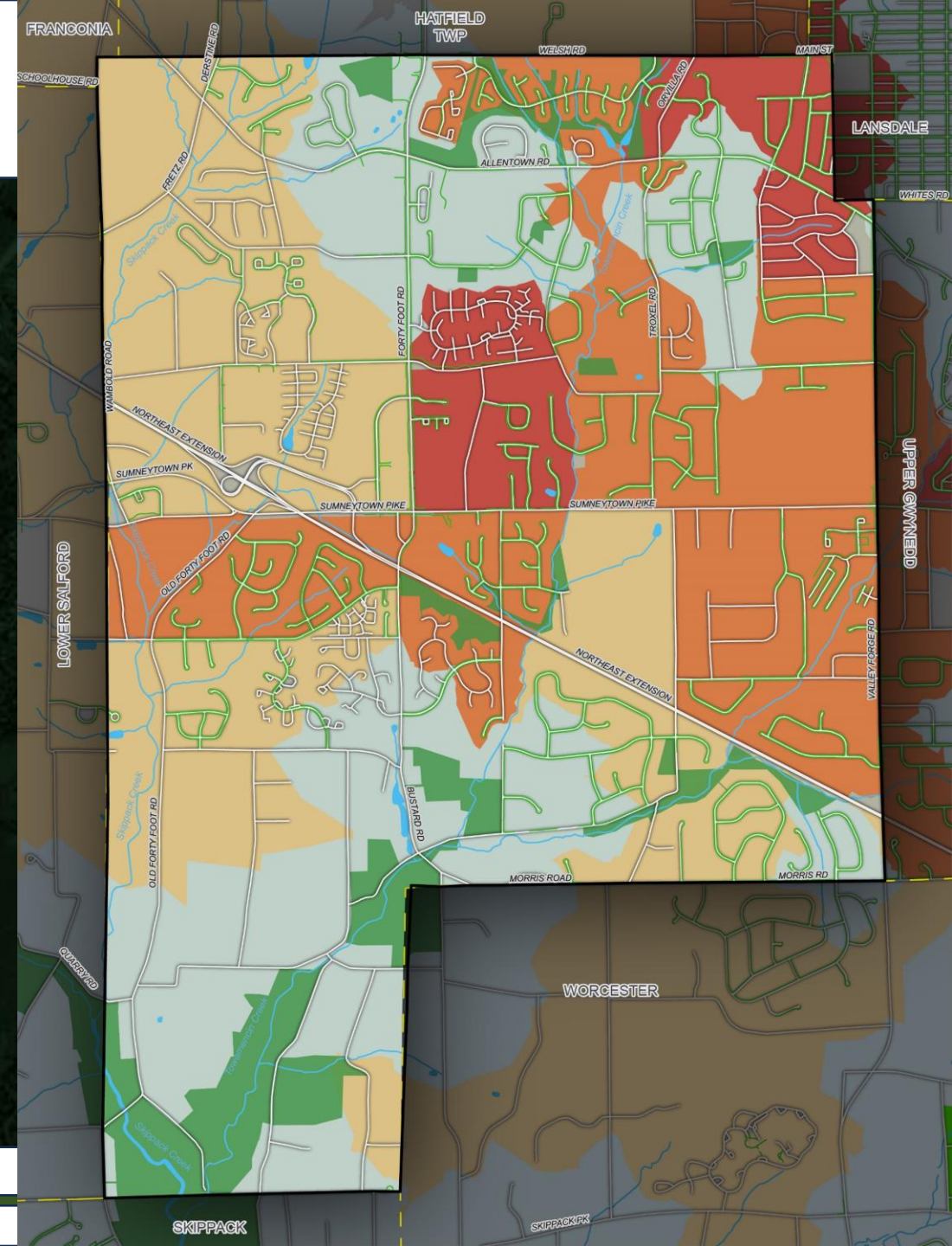
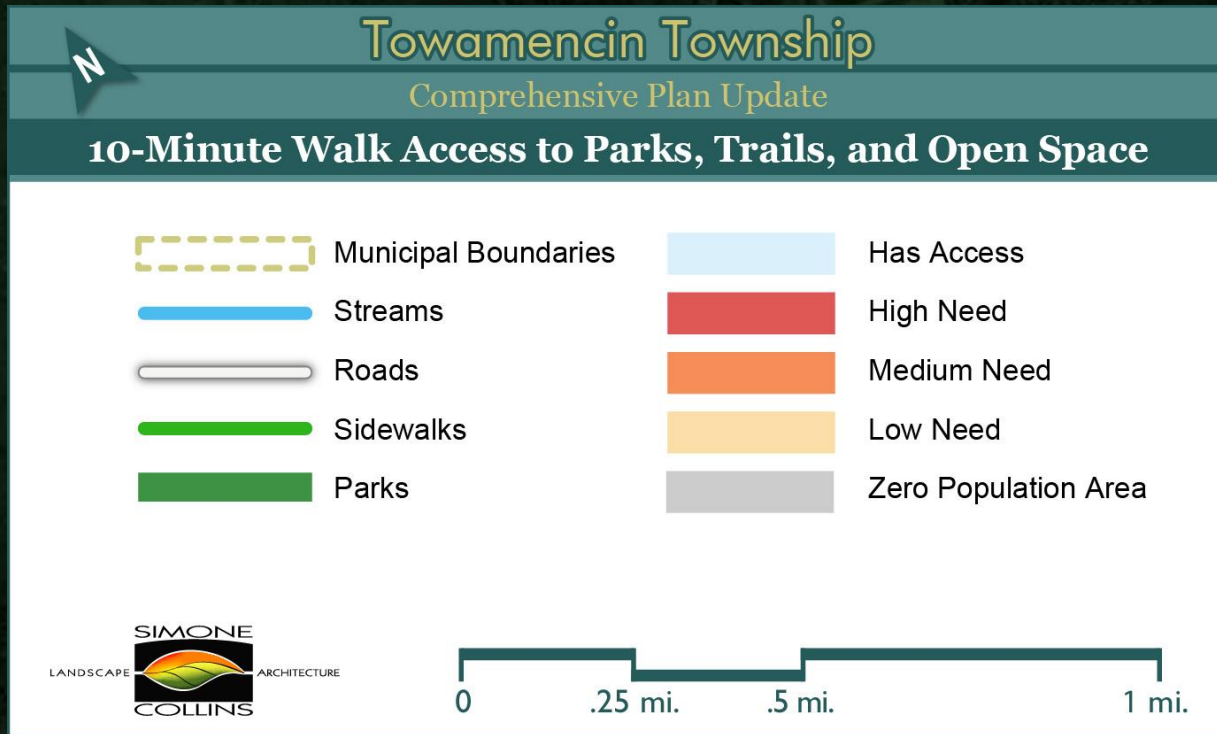


Bike MontCo (2018)



Average Daily Trips (ADT)	SPEED LIMIT		
	25 MPH	35 MPH	40-55 MPH
Least	Local Rural/Scenic Marked shared lane Shared lane (no provisions)	Paved shoulder Marked shared lane Shared lane (no provisions)	
	Local Urban Bicycle lane Bicycle boulevard Marked shared lane	Buffered bicycle lane Bicycle lane Marked shared lane	
	Collector Rural/Scenic Buffered bicycle lane Bicycle lane Paved shoulder Wide outside lane	Buffered bicycle lane Bicycle lane Paved shoulder Wide outside lane	
	Collector Urban Protected bicycle lane Buffered bicycle lane Bicycle lane Paved shoulder Wide outside lane	Protected bicycle lane Buffered bicycle lane Bicycle lane Paved shoulder Wide outside lane	
	Minor Arterial Protected bicycle lane Buffered bicycle lane Bicycle lane Paved shoulder* Wide outside lane	Protected bicycle lane Buffered bicycle lane Bicycle lane Paved shoulder* Wide outside lane	Protected bicycle lane Buffered bicycle lane Paved shoulder*
Most	Principal Arterial	Protected bicycle lane Buffered bicycle lane Paved shoulder*	Protected bicycle lane Buffered bicycle lane Paved shoulder*
Shared-use Paths are suitable for all roadway types and speeds but need to be considered carefully as they can create other potential conflicts when located adjacent to streets.			

DCNR Walk Access Map



Connectivity Study

Existing

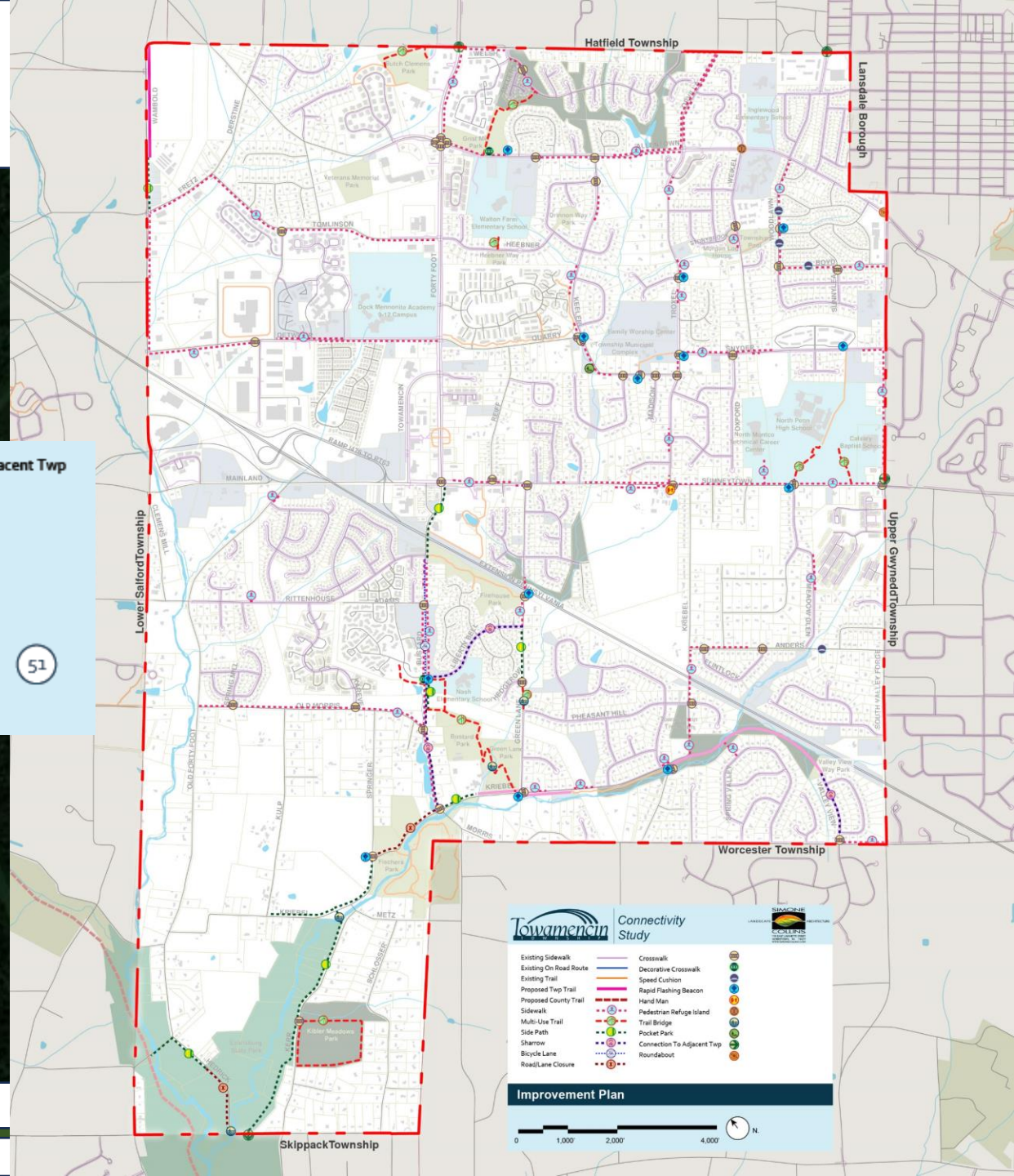
- State Park
- Township Park
- Open Space
- Institutional
- School
- Existing Sidewalk
- Existing On Road Route
- Existing Trail

Proposed

- Township Trail
- County Trail
- Sidewalk
- Multi-Use Trail
- Side Path
- Sharrow
- Bicycle Lane
- Road/Lane Closure

- Crosswalk
- Decorative Crosswalk
- Speed Cushion
- Rapid Flashing Beacon
- Hand Man
- Pedestrian Refuge Island
- Trail Bridge
- Pocket Park
- Connection to Adjacent Twp
- Roundabout

51



Towamencin Connectivity Study

SAATCHI & SAATCHI

Existing Sidewalk	—	Crosswalk	⊘
Existing On Road Route	—	Decorative Crosswalk	⊘
Existing Trail	—	Speed Cushion	⊘
Proposed Twp Trail	—	Rapid Flashing Beacon	⊘
Proposed County Trail	—	Hand Man	⊘
Sidewalk	—	Pedestrian Refuge Island	⊘
Multi-Use Trail	—	Trail Bridge	⊘
Side Path	—	Pocket Park	⊘
Sharrow	—	Connection To Adjacent Twp	⊘
Bicycle Lane	—	Roundabout	⊘
Road/Lane Closure	—		

Improvement Plan

0 1,000 2,000 4,000

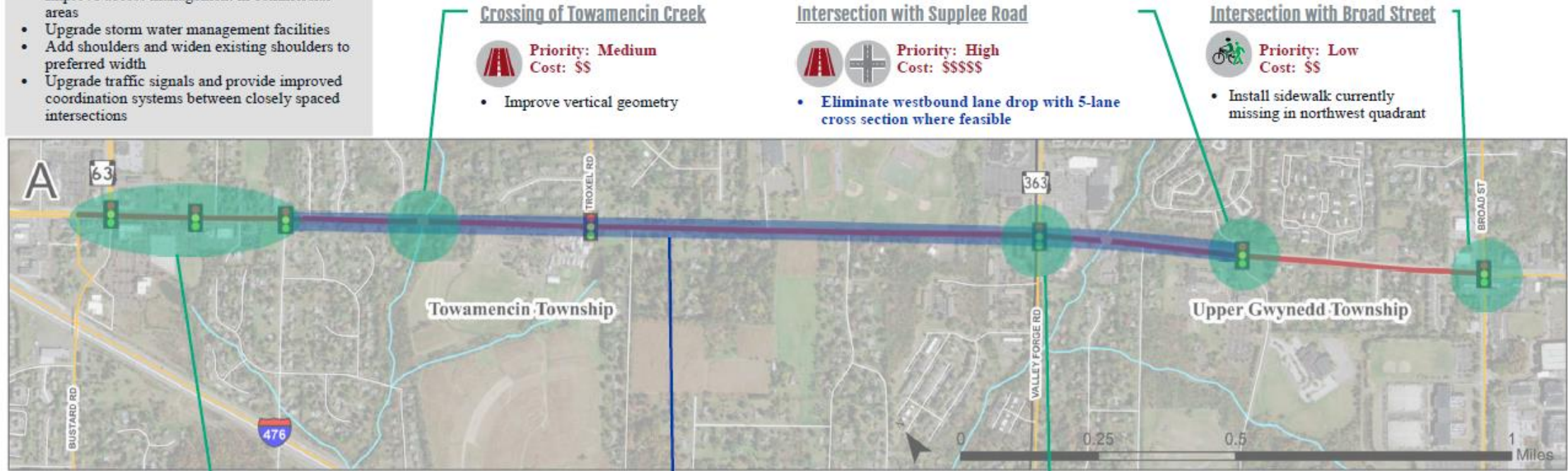
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Sumneytown Pike | Corridor Improvements



Corridor-Wide Improvement Strategies

- Improve intersection alignments and geometry
- Add bicycle and pedestrian facilities and fill in the gaps between existing facilities
- Improve access management in commercial areas
- Upgrade storm water management facilities
- Add shoulders and widen existing shoulders to preferred width
- Upgrade traffic signals and provide improved coordination systems between closely spaced intersections



Forty Foot Road to Green Lane Road

Priority: High
Cost: \$\$\$

- Traffic signal upgrades

Between Forty Foot Road & Valley Forge Road

Priority: High
Cost: \$\$\$\$\$

- Create consistent 5-lane cross section where feasible
- Upgrade pedestrian facilities

Intersection with Valley Forge Road

Priority: Medium
Cost: \$

- Install sidewalk currently missing in northwest quadrant
- Improve drainage facilities to reduce roadway flooding

Relative Project Costs

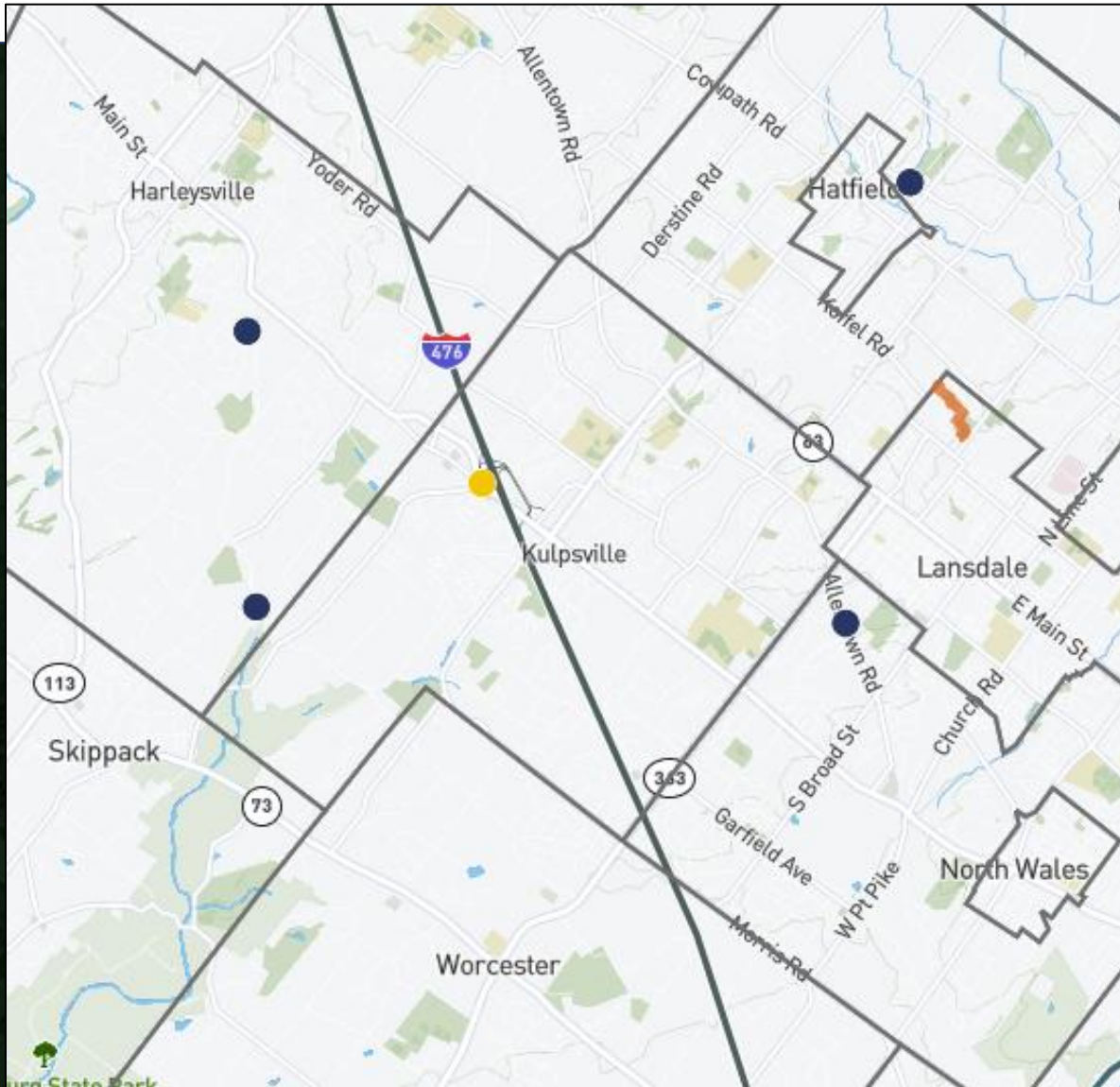
\$ \$0—\$1,000,000 \$\$ \$1,000,000—\$2,000,000 \$\$\$ \$2,000,000—\$5,000,000 \$\$\$\$\$ \$5,000,000—\$10,000,000 \$\$\$\$\$ \$10,000,000+

— Sumneytown Pike
● Bridges
— PennDOT Roads
 Municipal Boundaries

Improvement Type

- + Intersection
- ▲ Roadway
- 🚲 Pedestrian/Bicycle
- 🚗 Transit
- 🅇 Parking
- ⚠️ Maintenance

309 Connector Project



118033 | PA 309 Connector HT4 (Towamencin Township, Montgomery County)

Improvements will take place at PA 63 Sumneytown Pike/Mainland Rd./Old Forty Foot Rd. to improve traffic flow through the eastern edge of the previously completed Section HAT (16438). The scope includes reconfiguring access from Mainland Rd. onto PA 63 and increasing left turn lane capacity along PA 63 onto the PA Turnpike Northeast Extension (I-476) southbound slip ramp at Forty Foot Road.

Limits: PA 63 Sumneytown Pike/Mainland Rd/Old Forty Foot Rd

Air Quality Code: R3

FY2025 TIP for PA Program Years (in Thousands)

Phase	Fund	FY25	FY26	FY27	FY28	FY29-36
FD	581	\$87	\$0	\$0	\$0	\$0
FD	STP	\$350	\$0	\$0	\$0	\$0
ROW	581	\$0	\$68	\$0	\$0	\$0
ROW	STP	\$0	\$270	\$0	\$0	\$0
UTL	581	\$0	\$0	\$23	\$0	\$0
UTL	STP	\$0	\$0	\$93	\$0	\$0
CON	581	\$0	\$0	\$0	\$215	\$645
CON	STP	\$0	\$0	\$0	\$860	\$2580

Transportation: Draft Recommendations

- Work with School District and other major property owners to improve access, circulation, safety and connectivity to school facilities.
- Implement the *Connectivity Study's* multimodal improvements
 - *Begin with improved connections to the schools as there is a willing partner in the School District*
 - *Be proactive in pursuing grant funding and leverage municipal funds*
- Prioritize pedestrian safety at key destinations
- Pursue recommendations for Sumneytown Pike as stated in *Montco Pikes* report?
 - *Create consistent 5-lane cross section where feasible between Forty Foot Rd. and Valley Forge Rd.*
 - *ROW acquisition costs will be high*
 - *Presently not a top priority of the County*
 - *Recommend implementing bicycle/pedestrian improvements in an interim before road is improved, if ever*
- Ensure continued quality of road maintenance

Transportation: Draft Recommendations

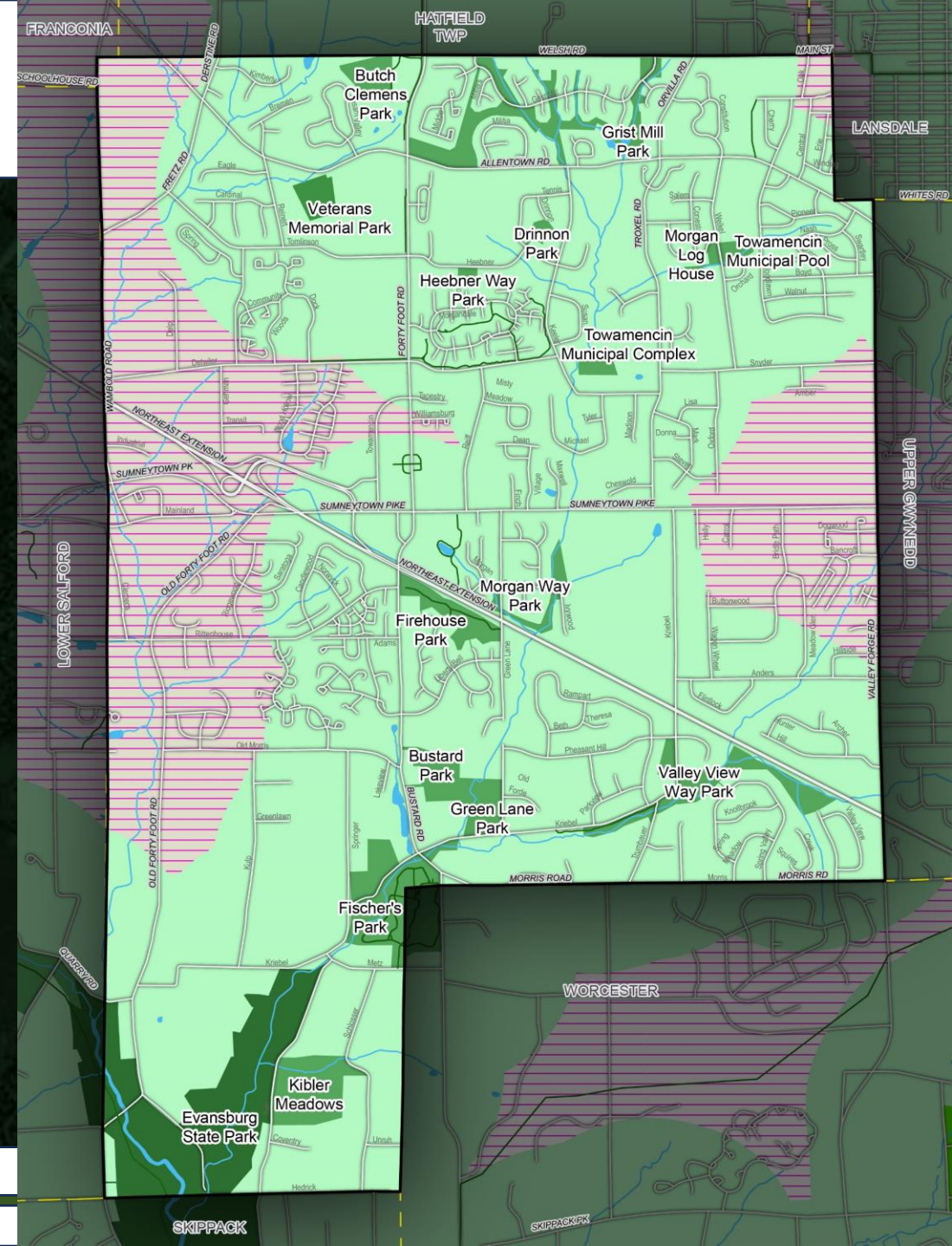
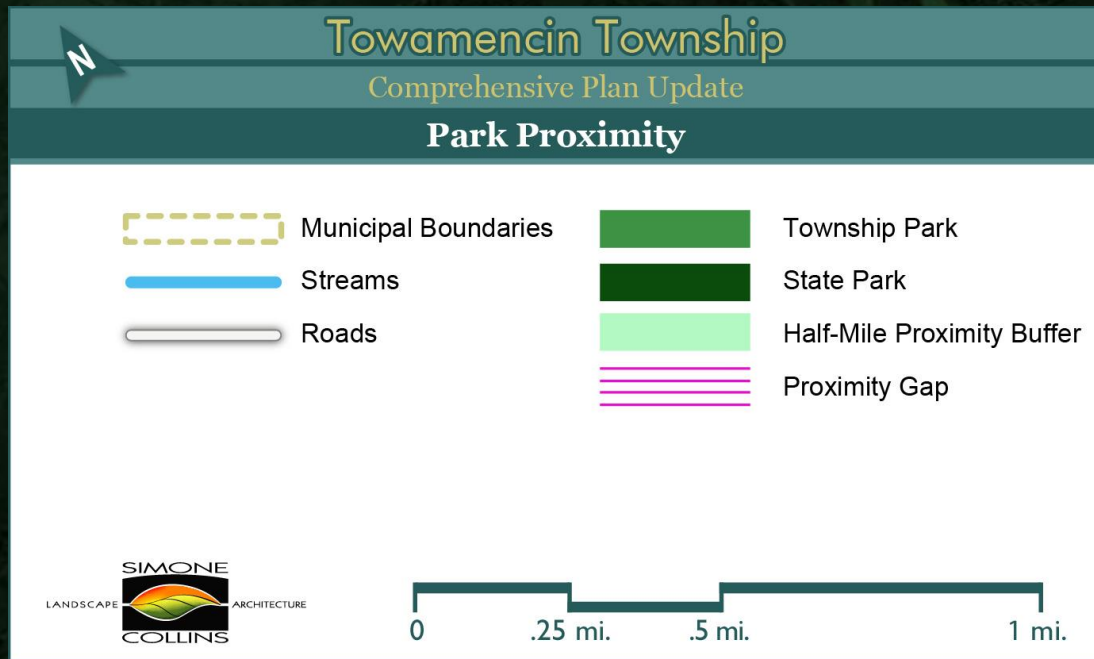
- **Install traffic calming measures where appropriate**
- **Update and install new curbs and sidewalks where appropriate**
- **Implement recommendations of the *Walk Montco* and *Bike Montco* studies**
- **Consider adopting an Official Map with existing and proposed trails, roads, parks, etc.**
- **Educate residents on any bus changes due to SEPTA's Bus Revolution program and encourage uses of buses and public transit (NOTE: This program is currently "on hold")**
 - ***Route 132 along Welsh Rd. will be discontinued, riders can utilize On Demand service***
 - ***Riders can also use Routes 94 and 96 which will connect to Lansdale and the Montgomery Mall***
- **Educate residents on upcoming road projects, such as the 309 Connector and lane improvements at Orvilla and Welsh Rds.**

Open Space and Recreation

Towamencin Comprehensive Plan Update

MORGAN LOG HOUSE
— 1695 —
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OF HISTORICAL PLACES

Park Proximity Gap Map



Open Space and Recreation: Draft Recommendations

- Analyze sites that could be added as potential parks and open space
- **Formalize parks and recreation operations with a full-time position of a Parks & Recreation director**
- Pursue priority recommendations from the *Parks and Trails Evaluation*
 - *In 2025, the Township will implement major improvements to Grist Mill Park*
- **Encourage DCNR to better develop trails and connections in Evansburg State Park (will need a new master plan)**
- Encourage agricultural preservation
 - *Encourage landowners to pursue preservation status through the County Farmland Preservation Program*
 - *Work with owners of Freddy Hill Farms so they receive benefits from land while preserving as much farmland / open space as possible*
- **Build Veterans Park**
 - *PSDC cooperation for park access and parking*
- Work with the School District and adjoining municipalities (such as Upper Gwynedd) to enhance program offerings

Community Facilities

Towamencin Comprehensive Plan Update

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OF HISTORICAL PLACES

Proximity to Community Facilities

Towamencin Township

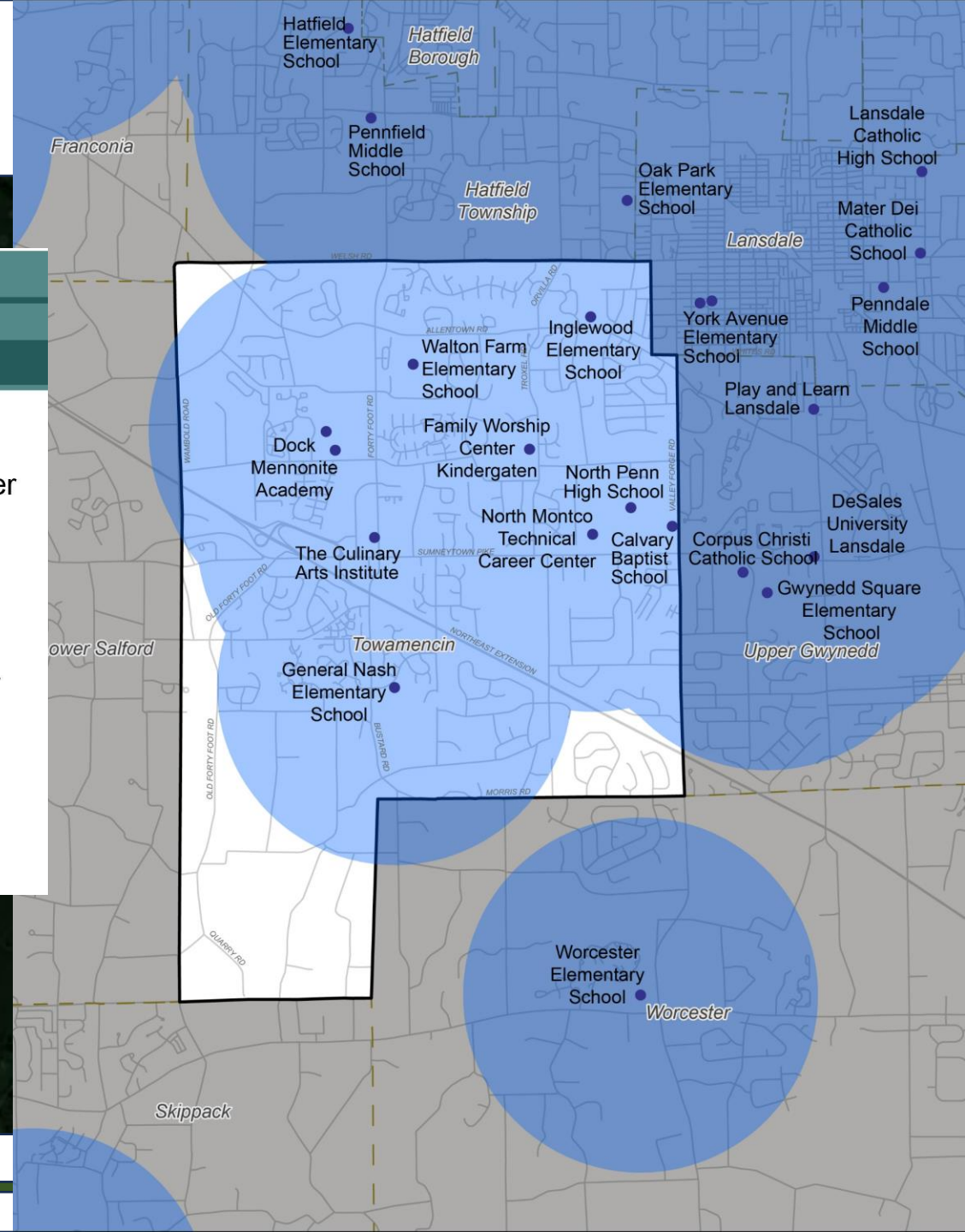
Comprehensive Plan Update

Community Facilities

- | | | | |
|---|---------------------------|---|------------------------------|
|  | Municipal Boundaries |  | Police Stations |
|  | Streets |  | 1-mile Police Station Buffer |
|  | Schools |  | Fire Stations |
|  | 1-mile School Buffer |  | 1-mile Fire Station Buffer |
|  | Supermarkets |  | EMS Stations |
|  | 2-mile Supermarket Buffer |  | 1-mile EMS Station Buffer |



Schools



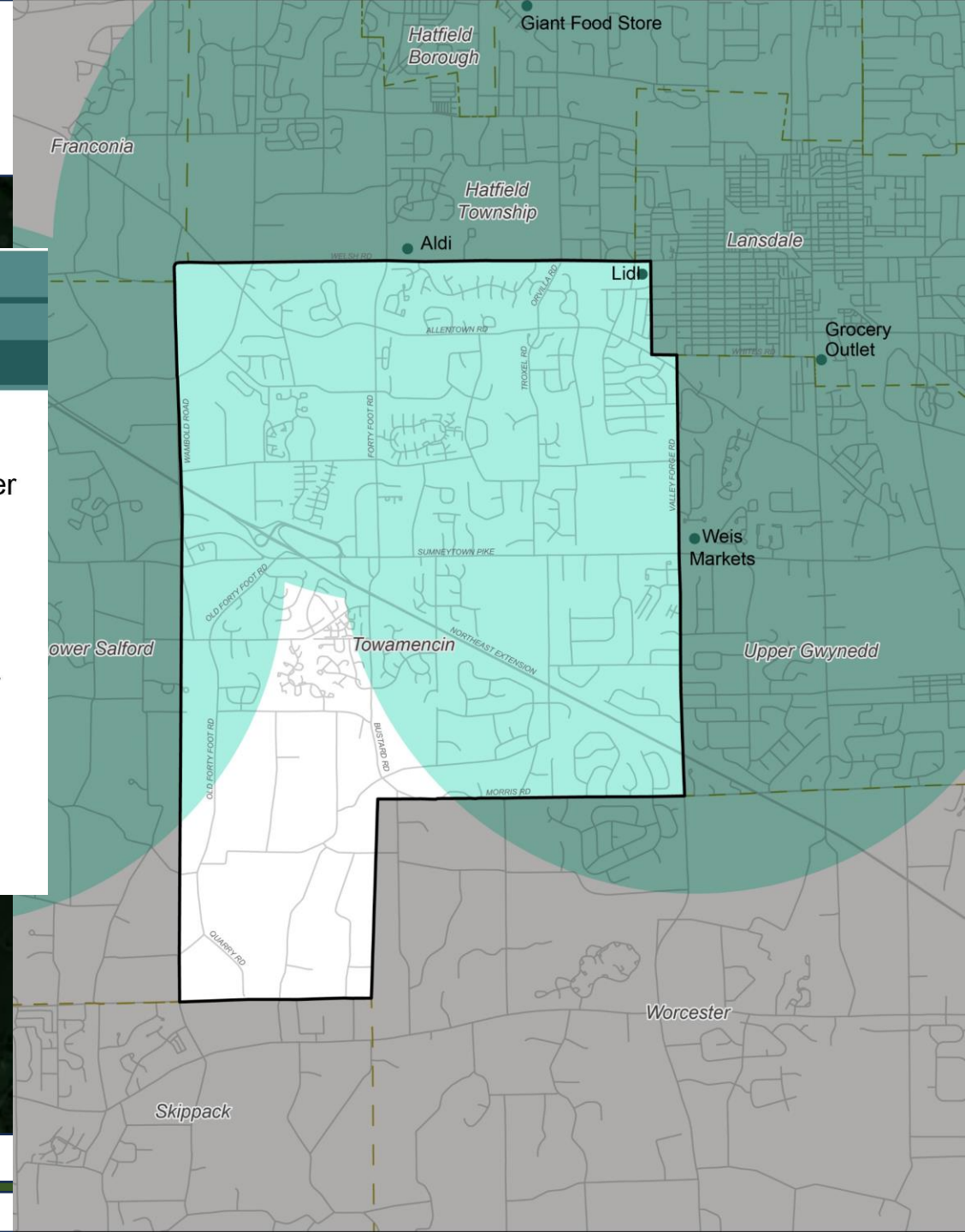
Proximity to Community Facilities

Towamencin Township

Comprehensive Plan Update

Community Facilities

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Supermarkets

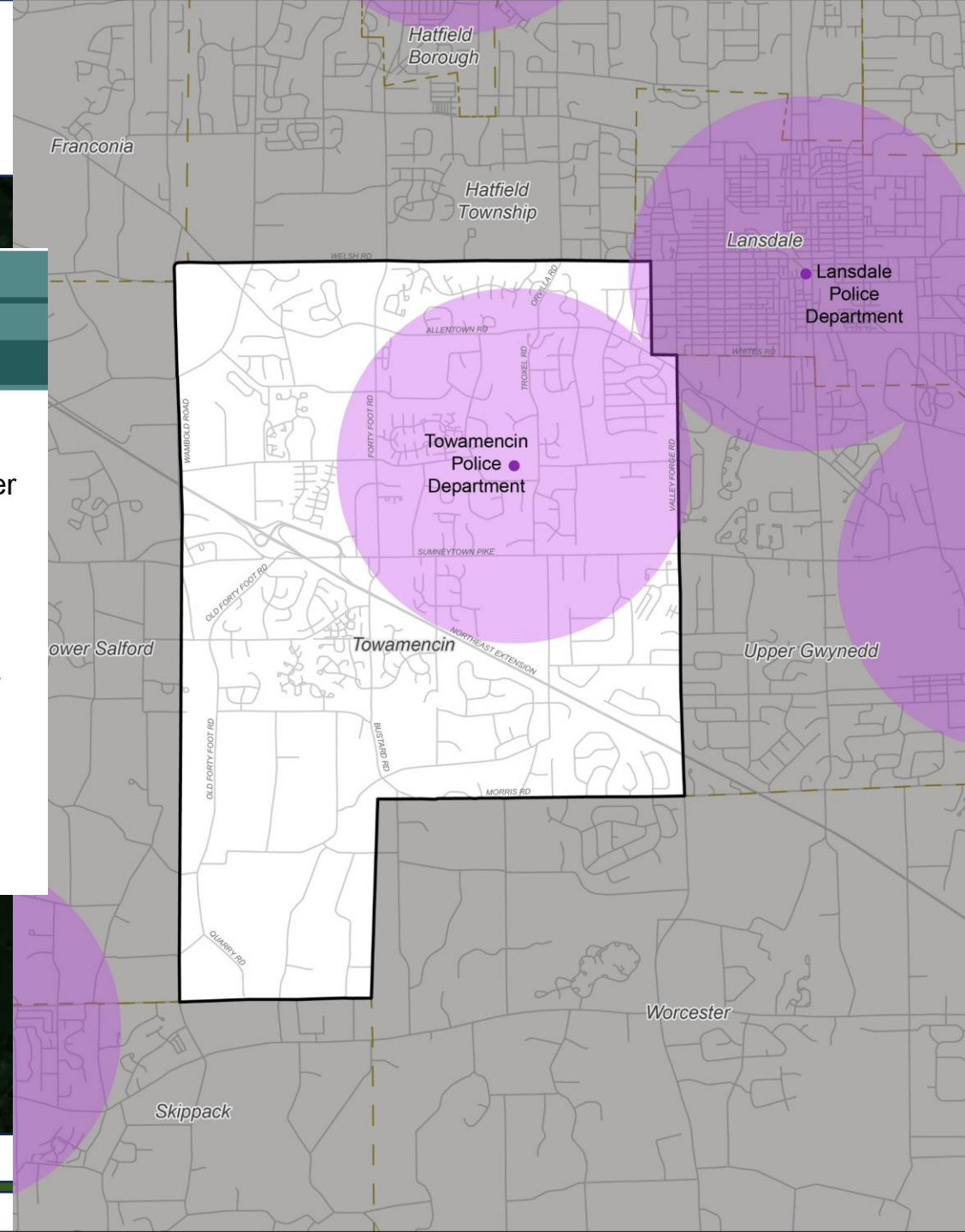
Proximity to Community Facilities

Towamencin Township

Comprehensive Plan Update

Community Facilities

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Police Stations

Proximity to Community Facilities

Towamencin Township

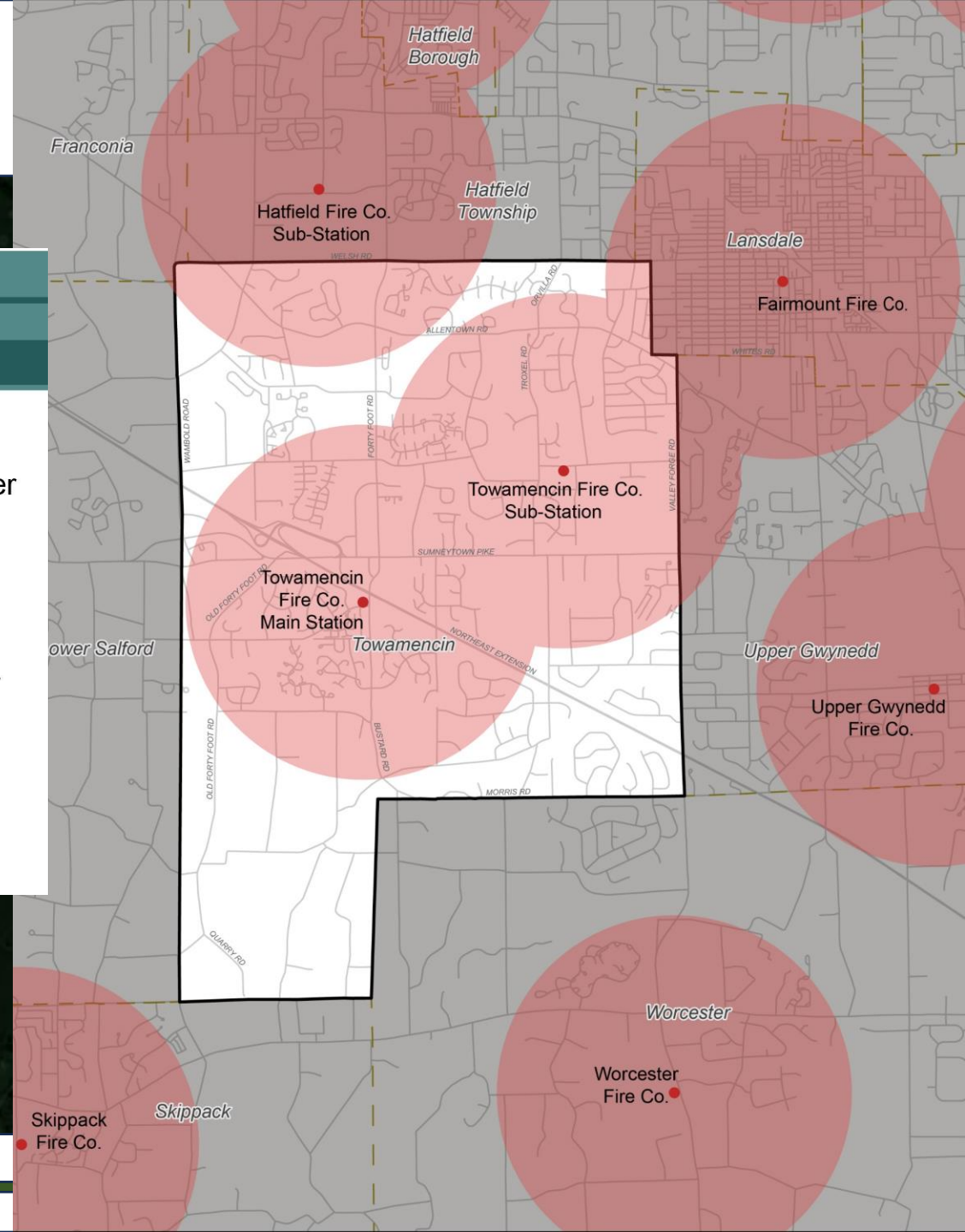
Comprehensive Plan Update

Community Facilities

- | | | | |
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|  | 2-mile Supermarket Buffer |  | 1-mile EMS Station Buffer |



Fire Stations



Proximity to Community Facilities

Towamencin Township

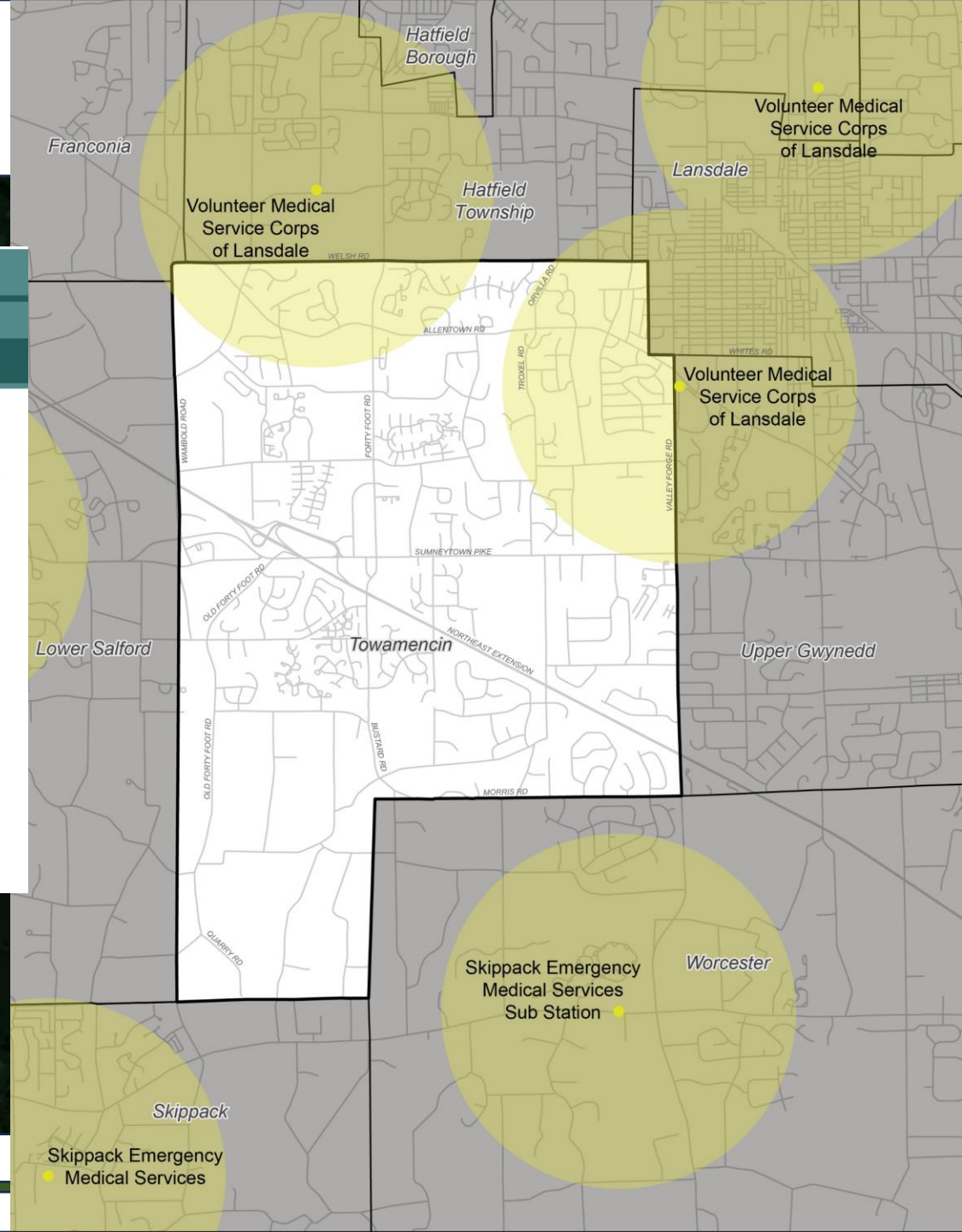
Comprehensive Plan Update

Community Facilities

-  Municipal Boundaries
-  Streets
-  Schools
-  1-mile School Buffer
-  Supermarkets
-  2-mile Supermarket Buffer
-  Police Stations
-  1-mile Police Station Buffer
-  Fire Stations
-  1-mile Fire Station Buffer
-  EMS Stations
-  1-mile EMS Station Buffer



EMS Stations



Community Facilities: Draft Recommendations

- Work with Police, Fire and EMS to update facilities and with VSMC on a new facility within the Township (possibly Village Center)
 - *Public Works salt shed expansion is needed*
- **Work with Volunteer Fire Company in aggressively pursuing recruitment efforts for new volunteers**
- Attract health care facilities to service Township residents (survey need stated)
- **Ensure residents continue to receive timely communication on services**
- Work with School District on any expansion plans or coordination on sidewalks and connections
- **Work with adjoining municipalities on the development of a regional library**
- Coordinate with North Montco Technical on additional educational space
 - *Difficult as it serves 5 school districts*

Natural Resources & Energy Conservation

Towamencin Comprehensive Plan Update

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OF HISTORICAL PLACES

Natural Resources: Draft Recommendations

- **Natural Resources**

- Enhance regulations for sustainable practices, i.e. tree protection and replacement, riparian corridors, steep slopes, floodplains, etc.
 - *Remain engaged with Skippack Creek Watershed Alliance and work toward implementation of Pollution Reduction Plan goals*
- **Plan for the planting of additional trees along major corridors**
 - *Seek public funding*
- **Establish formal program to increase tree canopy cover**
 - *Can be combined with reinvigorating Township Tree Farm*
 - *Establishing Towamencin as a shaded community should be a long-term vision*
- **Prioritize stormwater management improvements within existing parks and open spaces**
 - *BMPs, such as rain gardens, vegetated swales and infiltration basins can help with stormwater control while adding beauty and benefits to the Township's open spaces*
 - *Provide incentives to residents to apply stormwater management on their properties*
 - *Examine and possibly reduce parking requirements as a means to address stormwater runoff*

Energy Conservation: Draft Recommendations

- **Energy Conservation**
 - Encourage use of renewable energy such as solar and wind
 - **Enhance ordinances for solar and wind systems; Recommend ordinances for geothermal systems**
 - *Work with Environmental Advisory Council to develop programs and initiatives, including education outreach*
 - **Promote EV charging stations in the Township**
 - *Encourage commercial land development applications to include these in their facilities through financial incentives such as rebates or tax credits*
 - *Township could secure grant funding to install public EV charging stations*






Historic Preservation



Towamencin Comprehensive Plan Update


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National Register of Historic Places

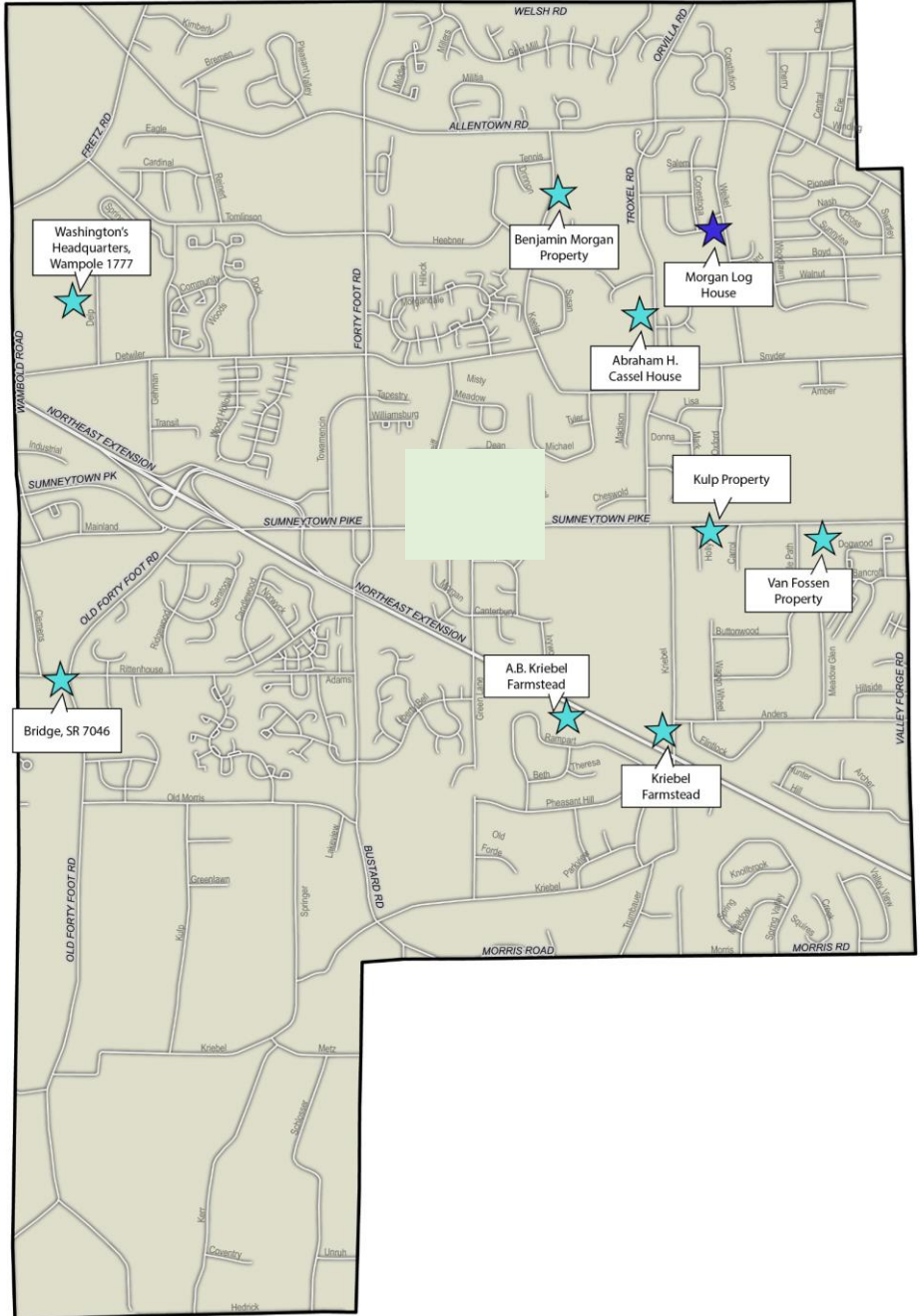
Towamencin Township
 Comprehensive Plan Update
National Register of Historic Places

 Municipal Boundaries
 Streams
 Roads

 Listed
 Eligible to be Listed







Historic Preservation: Draft Recommendations

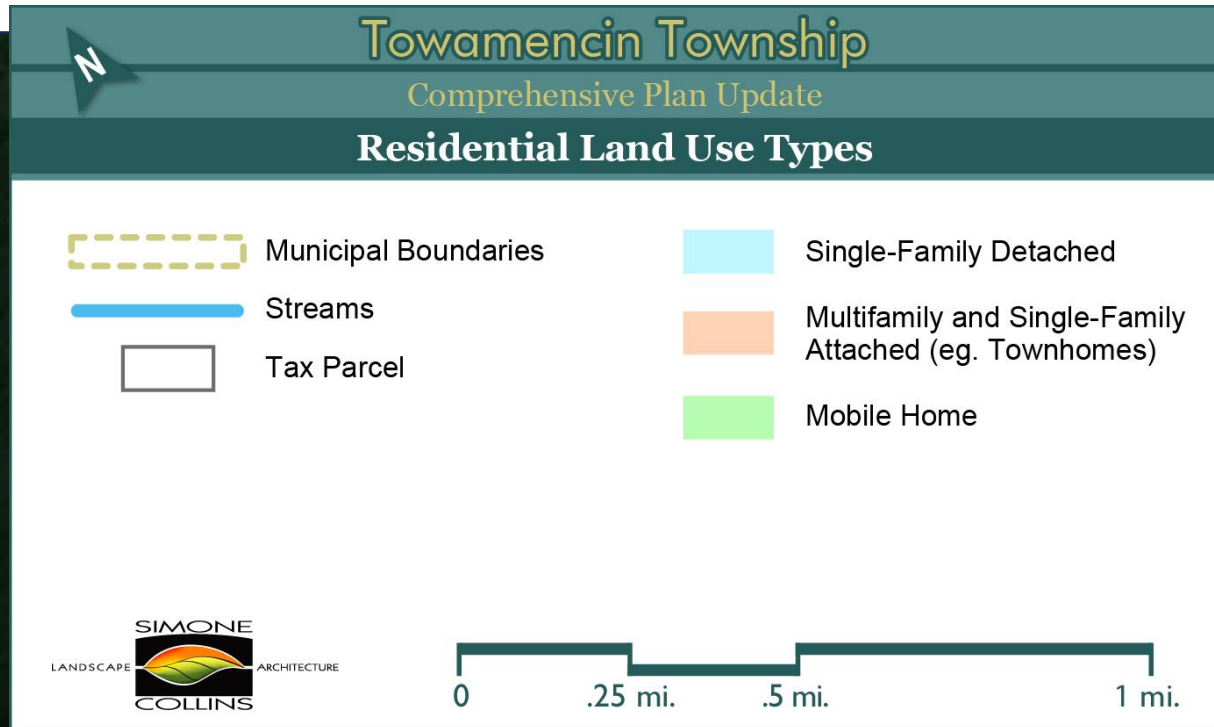
- **Identify additional resources for preservation**
 - *Property owners should be encouraged to pursue inclusion in the National Register of Historic Places*
- **Provide education resources and classes on preservation awareness and benefits**
 - *Partner with local enthusiasts or groups such as Historical Society of Montgomery County*
- **Ensure zoning that encourages preservation and adaptive reuse**
 - *Flexible use regulations that allow for select mixed-use or commercial uses*
 - *Streamlined permitting process that expedites preservation and adaptive reuse projects*
- **Promote and celebrate existing resources**

Housing

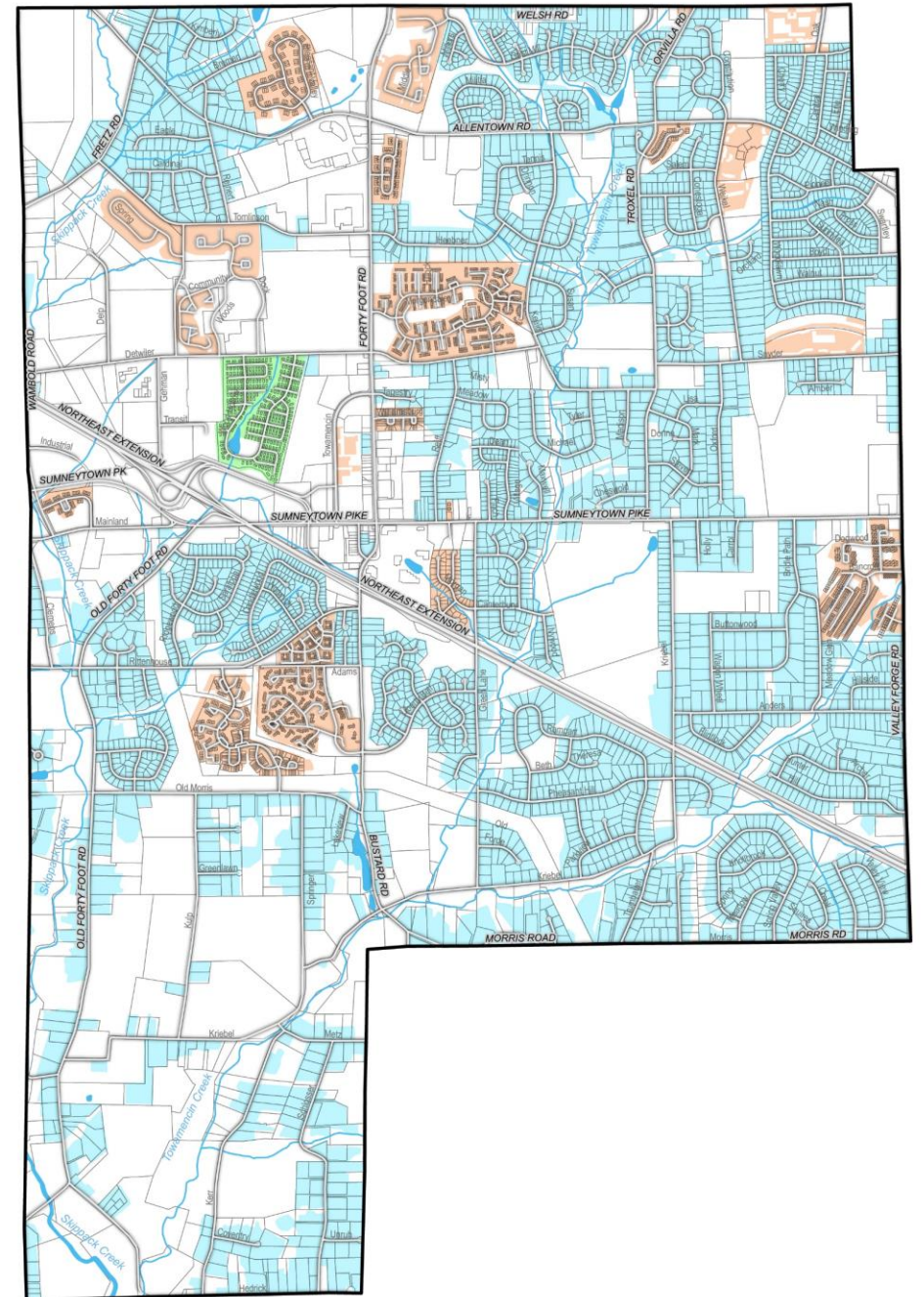
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Housing Types



Housing Type	# of Units	Percent
Single-Family	5,425	71%
Multifamily	2,287	29%
TOTAL	7,712	

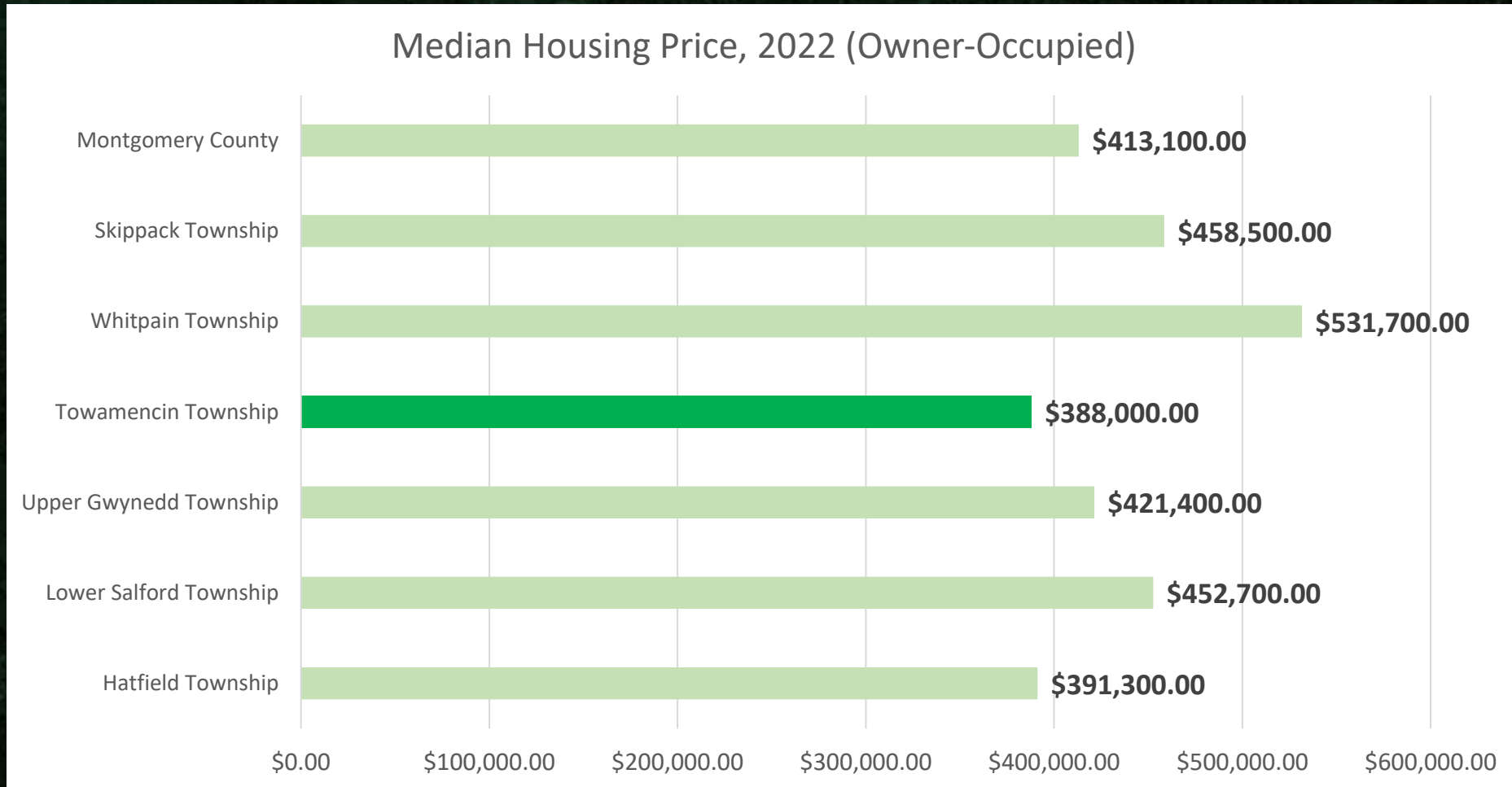


Aging in Place

- Households with people age 60+ have increased since 2012 and demographic data indicates continued growth
- Many people in this age bracket do not want to leave Towamencin Township, how can they be accommodated?

	2012	2022
Households with 1 or more people age +60	41.5%	46.9%
Households with 1 or more people age 65+	Data Not Available	39.5%
Householders age 65+ living alone	15.9%	20.7%

Regional Housing Price Comparison



Forecasted Housing Need by 2050

- 112 housing units are currently planned or proposed
- Current average household size is 2.37
 - ~768 units would need to be built by 2050
 - Historic margin of error for average household size is between .1 and .2
- Where can the remaining ~656 units go?
- Market Study states that the Township can capture up to 214 additional units by 2028

Towamencin Township	
2050 Forecasted Population <i>Source: DVRPC</i>	19,772
2050 Forecasted Group Quarters Population (2022 value = .45%) <i>Source: U.S. Census Bureau</i>	89
2050 Forecasted Household Population (Forecasted population minus forecasted group quarters population)	19,683
Average Household Size <i>Estimated</i>	2.37
2050 Forecasted Number of Households (Forecasted household population divided by average household size)	8,305
Estimated Total Number of Housing Units Needed by 2050 (Forecasted number of households plus the number of forecasted vacant units) (2022 value = 2.1%)	8,480
2022 Total Number of Housing Units <i>Source: U.S. Census Bureau</i>	7,712
Estimated Number of Housing Units Remaining to be Built by 2050 (Total estimated number of housing units minus housing units built as of 2022)	8,480 - 7,712 = 768

Housing: Draft Recommendations

- Pursue new regulations for ADUs/In-law suites that support aging-in-place, adult children living at home and older adults being able to retain home ownership
 - *This is a way to provide more housing without altering character of existing neighborhoods*
 - *Tailor ordinances by requiring rentals be limited to family members*
 - *Alternatively, ordinances could require owner-occupancy or primary-residency*
- **Ensure any new development or infill is compatible with surrounding neighborhood character**
- Allow for higher densities in the Village Center
- **Work towards maintaining housing affordability**
 - *Incorporate workforce (attainable) housing requirements into new ordinances*



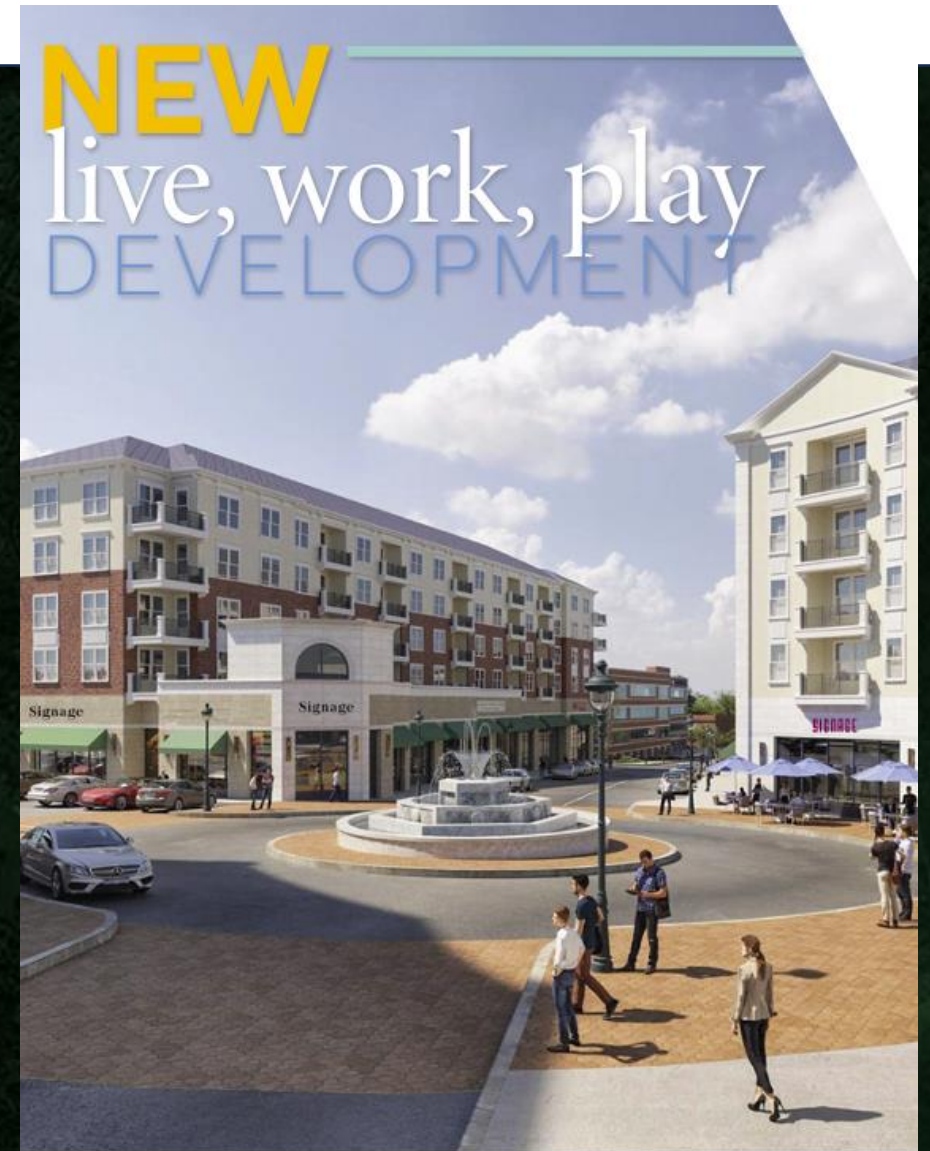
Economic Development

Towamencin Comprehensive Plan Update

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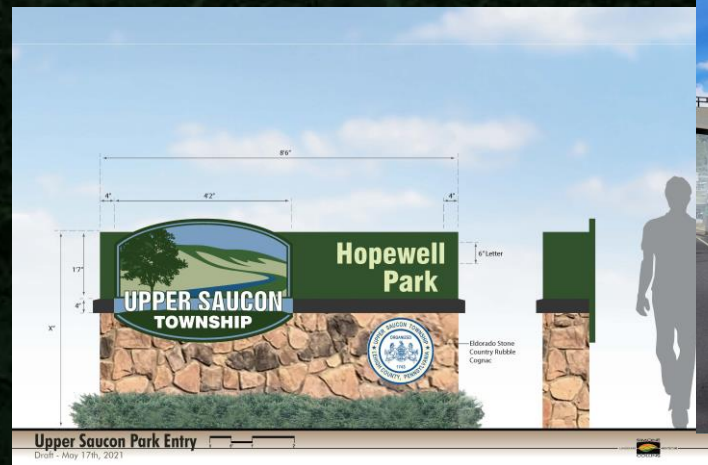
Village Center

- Mix of different uses that are in close proximity to one another
- **A walkable, attractive landscape where small-scale shops and buildings face the street or parking areas**
- A central gathering place or open space that acts as a focal point for the village
- **An interconnected network of sidewalks and streets that promote walkability**



Gateway / Branding?

- Signage
- Plazas/Public Spaces
- Landscaping
- Lighting
- Streetscape
- Design Guidelines



Economic Development: Draft Recommendations

- Continue to encourage and focus mixed-use development within the Village Center
 - *Supplement with streetscape improvements*
 - *Continue to utilize the Towamencin Village Land Use and Design Manual*
 - *Activate the Forty Foot Pedestrian Bridge into a gathering and event space*
- **Identify underutilized sites suitable for adaptive reuse**
- Consider strategies that encourage locally-owned businesses
- **Remain committed to pursuing the goals of the Strategic Plan**
- Work with the County, vocational schools and other partners to raise awareness about workforce development programs
- **As the Village Center develops, seize the opportunity to enhance Township branding and identity**

Official Map

Towamencin Comprehensive Plan Update

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Official Map: Draft Recommendations

- The Township should consider adopting an Official Map and identify proposed trails, roads, parks, and open spaces, including those identified in the Connectivity Study.
- **This will ensure that the Township will be included in any future development plans and ensuing negotiation discussions concerning those parcels.**
- The Official Map can help ensure that all future development includes provisions for open space protection and enhancement and trail and sidewalk connectivity.

What is an Official Map?

- As permitted by the PA Municipal Planning Code, the Official Map is a combined map and ordinance designed to implement the goals and community vision set forth in the Comprehensive Plan.
- The Official Map shows the locations of planned future public lands and facilities such as *transportation, recreational parks and trails, and open space.*
- The Official Map expresses a municipality's interest in acquiring these lands for public purposes at some future time.

— PENNSYLVANIA. BUILT TO ADVANCE. —

Pennsylvania Municipalities Planning Code

Act of 1968, P.L.805, No.247 as reenacted and amended



PA pennsylvania
GOVERNOR'S CENTER FOR
LOCAL GOVERNMENT SERVICES

Official Map - Elements

- The map may include but need not be limited to:
 - Existing and proposed public streets, watercourses and public grounds, including widenings, narrowings, extensions, reductions, openings or closing of same.
 - Existing and proposed *public parks, playgrounds and open space reservations*
 - Existing and proposed *pedestrian ways (trails) and easements*
 - Flood control areas, *floodways and floodplains, stormwater management areas* and drainage easements.



Official Map - Benefits

- Helps to focus limited financial resources on projects that meet and advance community goals.
- **Helps to make improvements such as the street network improvements, intersection improvements, protecting natural areas, providing more green space, recreation facilities, trails, and sidewalks.**
- Saves time and money by *informing property owners and developers of municipal goals and intentions* in advance of land development plans.
- **Effective negotiation tool for municipalities, helping to ensure development is compatible with and supportive of public goals.**
- Gives municipalities advantage in *securing grants*.



Thank you!

	Meeting Title	Meeting Date	Meeting Time
2023	Board of Supervisors Meeting #1 - Plan Goals and Issues	Wednesday, October 25	7PM-9PM
	Planning Commission Meeting #1	Monday, November 6	7PM-9PM
2024	Public Meeting #1 - Open House (2 Sessions)	Thursday, January 18	4PM-6PM, 7PM-9PM
	Planning Commission Meeting #2	Monday, February 5	7PM-9PM
	Open Space and Parks Advisory Committee Meeting	Monday, February 12	7PM-9PM
	Environmental Advisory Committee Meeting	Tuesday, February 13	7PM-9PM
	Public Works Advisory Committee Meeting	Thursday, February 15	7:30AM-9:30AM
	Finance Committee Meeting	Wednesday, February 21	7:30AM-9:30AM
	Board of Supervisors Meeting #2 - Plan Progress	Wednesday, May 22	7PM-9PM
	Planning Commission Meeting #3	Monday, June 3	7PM-9PM
	Focus Group #1 - Recreation and Community Facilities	Summer 2024	1PM-230PM
	Focus Group #2 - Youth/Students	Summer 2024	1PM-230PM
Focus Group #3 - Local Businesses	Summer 2024	1PM-230PM	
Focus Group #4 - Seniors, Others	Summer 2024	1PM-230PM	
Planning Commission Meeting #4	Monday, August 5	7PM-9PM	
Board of Supervisors Meeting #3 - Prelim Recommendations Rev.	Wednesday, Nov 13	7:00 PM	
Public Meeting #2 - Draft Plan	Thursday, November 21	7PM-9PM	
Planning Commission Meeting #5	Monday, December 2	7PM-9PM	
Board of Supervisors Meeting #4 - Draft Plan Comments	Wednesday, February 12	7PM-9PM	
2025	Planning Commission Meeting #6	Monday, March 3	7PM-9PM
	Public Meeting #3 - Final Plan	Thursday, April 3	7PM-9PM
	Board of Supervisors Meeting #5 - Final Plan Adoption	Wednesday, April 23 or May 14	7PM-9PM
	Township Staff Meetings	As needed	
	Key Person Interviews (6)	TBD	TBD
	Web Based Survey - write and administer	January 2024 - September 2024	Online

Next Steps:

- Finalize and submit Draft Plan for Township review and feedback

