

Comprehensive Plan for

# Whitpain Township

## Township Vision

*Whitpain Township is a community that embraces the future while cherishing our heritage. We will continue to be recognized for our diversity, fiscal responsibility, and leadership in resource conservation. We shall never waver in our collective commitment to ensuring public safety and enhancing the quality of life of all our fellow citizens.*

Town Hall Meeting #2  
Environmental Factors  
Wednesday, Feb. 25, 2015, 7:00 pm

# **Agenda**

- 1. Welcome – Fred Conner, Supervisor, Whitpain Township**
- 2. Keynote Speaker – Dr. Jeff Featherstone, Professor of Community & Regional Planning, Temple University – Ambler Campus**
- 3. What is a Comprehensive Plan?**
- 4. Whitpain Township – Environmental Factors (Cultural & Natural Factors)**
- 5. Blue Bell Village – Existing conditions, Characteristics, Challenges**
- 6. Your Comments, Opinions, Ideas, and Suggestions**

## **Project Consultants**

### **Simone Collins Landscape Architecture**

Planners and Landscape Architects

**Peter Simone**

[psimone@simonecollins.com](mailto:psimone@simonecollins.com)

610-239-7601

**Jared Lowman**

[jlowman@simonecollins.com](mailto:jlowman@simonecollins.com)

610-239-7601

### **McMahon Associates**

Transportation Planning

**Sandy Koza**

[skoza@mcMahonassociates.com](mailto:skoza@mcMahonassociates.com)

215-283-9444

### **Urban Partners**

Economic Market Research and Analysis

**Chris Lankenau**

[clankenau@urbanpartners.us](mailto:clankenau@urbanpartners.us)

## **Township Contact**

**Jim Blanch, Township Engineer**

[jblanch@whitpaintownship.org](mailto:jblanch@whitpaintownship.org)

610-277-2400



## **Project Committee Members**

**Jim Blanch**

**Fred Conner**

**Ken Corti**

**Jaime Garrido**

**Dillon Horwitz**

**Greg Klucharich**

**Joan Knies**

**Ed Lane**

**Bill Lutz, Jr.**

**Cathy McGowan**

**David Mrochko**

**Susan Mudambi**

**Melissa Murphy Weber**

**Roman Pronczak**

**Robert Whittock**

**Township Engineer**

**Chairman, Board of Supervisors**

**Chairman, Planning Commission**

**Associate Vice President of Facilities & Construction,  
Montgomery County Community College**

**Wissahickon High School Student**

**Assistant Engineer / Sustainability Coordinator**

**Vice-Chair, Shade Tree Commission**

**Chairman, Zoning Hearing Board**

**Chairman, Board of Appeals**

**Business Community Perspective**

**Assistant Township Manager**

**Chairperson, Park & Open Space Board**

**Board of Supervisors**

**Township Manager**

**Historical Perspective**



# Meeting Schedule

## (9) Committee Meetings (All meetings to be held at **5:30pm**)

- Wednesday October 15<sup>th</sup>
- Wednesday, November 5<sup>th</sup>
- Tuesday, December 2<sup>nd</sup>
- Tuesday, January 20<sup>th</sup>
- Tuesday, March 3<sup>th</sup>
- Thursday, May 21<sup>st</sup>
- Tuesday, August 4<sup>th</sup>
- Tuesday, October 6<sup>th</sup>
- Wednesday, November 4<sup>th</sup>

## (5) Town Hall Meetings (All meetings to be held at **7:00pm**)

- Wednesday, Feb. 4<sup>th</sup> - Town Hall #1 – Broad Axe – Lifelong Learning
- ➔ Wednesday, Feb. 25<sup>th</sup> – Town Hall #2 – Blue Bell – Environmental Factors
- Wednesday, March 11<sup>th</sup> – Town Hall #3 – Centre Square – Economic Factors
- Wednesday, March 25<sup>th</sup> – Town Hall #4 – West Ambler – Recreational Factors
- Wednesday , Oct. 14<sup>th</sup> – Town Hall #5 – Draft Plan Presentation

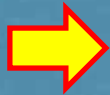


# Five (5) Town Hall Meetings

## Town Hall #1 - February 4<sup>th</sup> - Lifelong Learning

- Village Focus – Broad Axe Village
- Keynote Speaker – Tom Hylton

## Town Hall #2 – February 25<sup>th</sup> – Environmental Factors (Cultural & Natural Factors)



- Village Focus – Blue Bell Village
- Keynote Speaker - Dr. Jeff Featherstone, Professor of Community & Regional Planning, Temple University – Ambler Campus

## Town Hall #3 – March 11<sup>th</sup> – Economic Factors

- Village Focus – Centre Square Village
- Keynote Speaker – David Niles, Executive Director, Montgomery County Economic Development Corporation

## Town Hall #4 – March 25<sup>th</sup> – Recreational Factors

- Village Focus – West Ambler Village
- Keynote Speaker – Drew Gilchrist, Southeast Regional Advisor, DCNR - Bureau of Recreation and Conservation

## Town Hall #5 – Oct. 14<sup>th</sup> – Present Draft Comprehensive Plan

An aerial photograph of a city, likely Dublin, is shown with a semi-transparent blue overlay. The text 'WHAT IS A COMPREHENSIVE PLAN?' is written in bold yellow capital letters and underlined. Faint labels on the map include 'UPPER DUBLIN', 'AUGHRIM', 'EAST NORWICH', and 'UPPER DUBLIN'.

# WHAT IS A COMPREHENSIVE PLAN?



# Comprehensive Plan Characteristics

- A blueprint for land use patterns of tomorrow
- A guide for the physical development of a municipality
- An effective basis for the development of land use ordinances
- To provide a framework for change: proactive rather than *reactive* process
- An expression of community-wide values


# Common Comprehensive Plan Elements

- A statement of community development goals and objectives that chart the location, character and timing of future development;
- A plan for land use identifying the amount, intensity, character and timing of land use;
- A plan to meet housing needs of present residents and those families anticipated to live in the municipality as well as accommodating new housing in different dwelling types and at appropriate densities for households of all income levels;
- A transportation plan for both vehicular and non-vehicular modes of transportation;

# Common Comprehensive Plan Elements

- A community facilities plan: infrastructure, parks, schools, etc.;
- A statement of the interrelationships among the various plan components which estimates the environmental, energy conservation, fiscal, economic development and social consequences on the municipality;
- A discussion of short- and long-range plans implementation strategies;
- Relationship of existing and proposed land use to the proposed land use and plans in contiguous municipalities and county and regional plans; and,
- Energy conservation component



An aerial photograph of Dublin, Ireland, is shown with a semi-transparent blue overlay. The map includes labels for 'UPPER DUBLIN', 'AVONDALE', and 'EAST DUBLIN'. The text is centered on the map.

**A COMPREHENSIVE PLAN IS**  
**ADVISORY ONLY**  
**AND**  
**LACKS COMPLIANCE AUTHORITY.**

# Plan Implementation Tools

**The following Township ordinances are utilized to implement the Comprehensive Plan:**

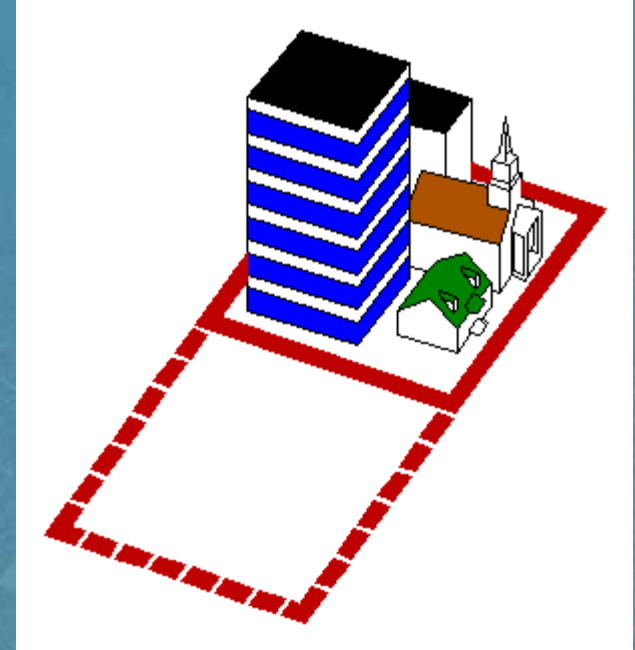
**1. Zoning Ordinance**

**2. Subdivision and Land Development Ordinance**

**3. Official Map**

# Zoning ordinance

- Uses of land
- Size, height & bulk of structures
- Intensity of uses
- Protection of natural resources





# Subdivision and Land Development Ordinance

- Procedures for development process
- Design standards



# Official Map

- Public streets & pedestrian access
- Public parks & open space
- Public transit rights-of-way
- Flood control areas




An aerial photograph of a city area, likely Dublin, Ireland, is shown with a semi-transparent blue overlay. The text 'ENVIRONMENTAL FEATURES' is centered in a bold, yellow, sans-serif font and is underlined. Faint labels for 'UPPER DUBLIN', 'AVONDALE', and 'EAST DUBLIN' are visible on the right side of the map. The map shows a dense network of roads and buildings, with some green spaces interspersed.


# ENVIRONMENTAL FEATURES



# Streams & Watersheds in Whitpain Township

## Legend


 Municipal Boundaries

 Road Centerlines

 Streams

## Watersheds

### MAIN\_BASIN

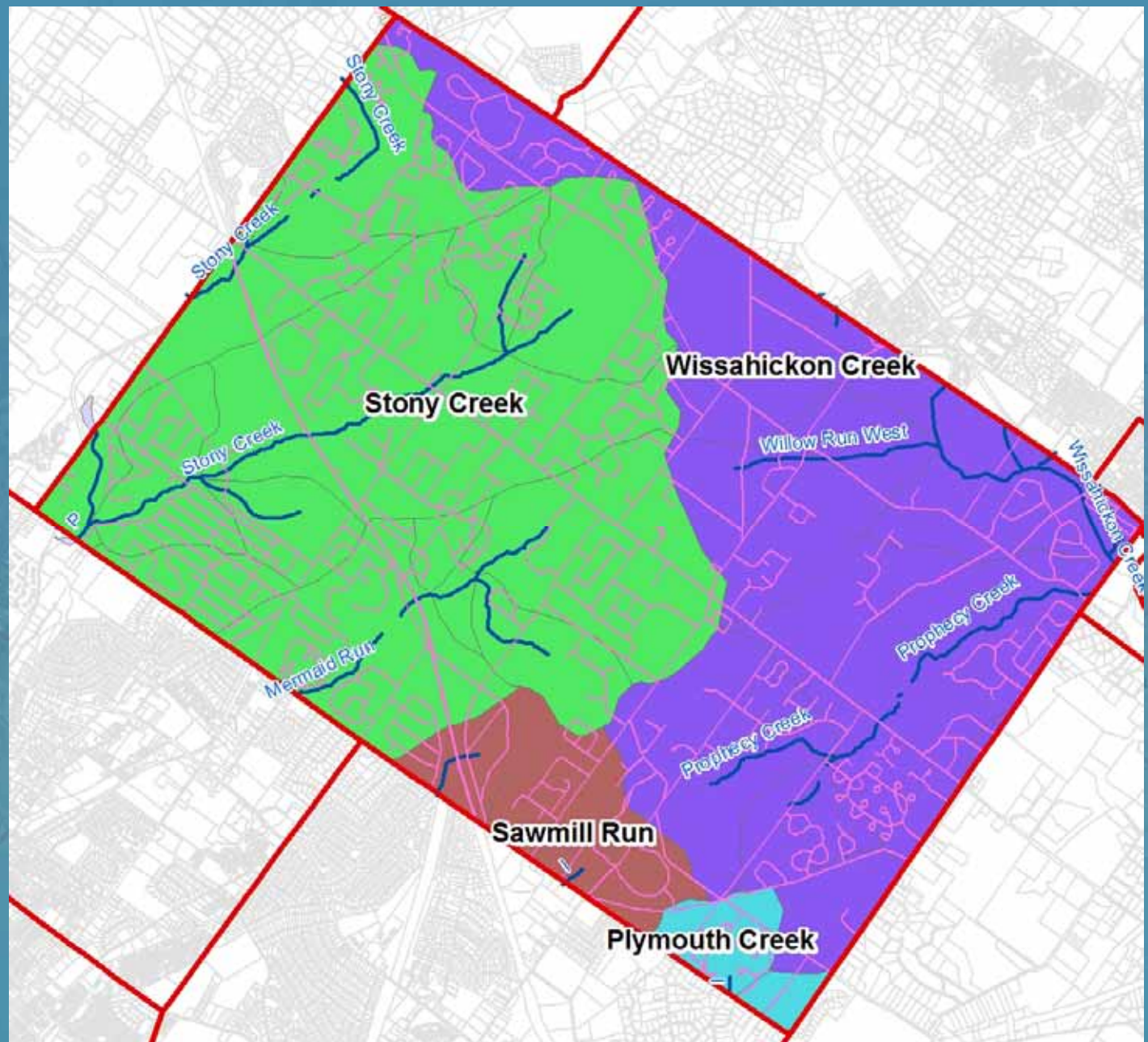
 Plymouth Creek

 Sawmill Run

 Stony Creek

 Wissahickon Creek


 WaterBodies

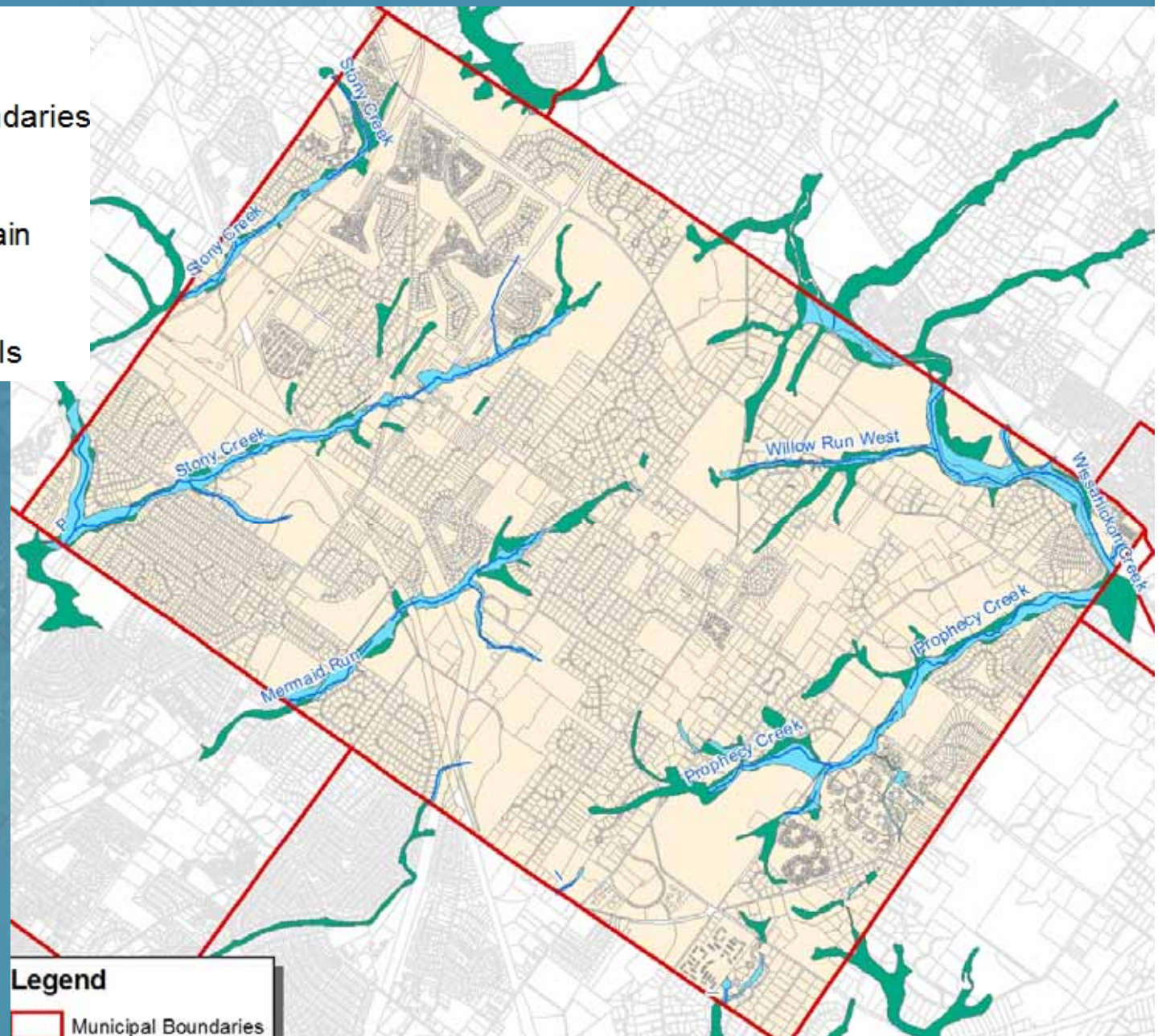




# Floodplains & Hydric Soils

## Legend

-  Municipal Boundaries
-  Streams
-  100 Yr Floodplain
-  Hydric Soils
-  Whitpain Parcels

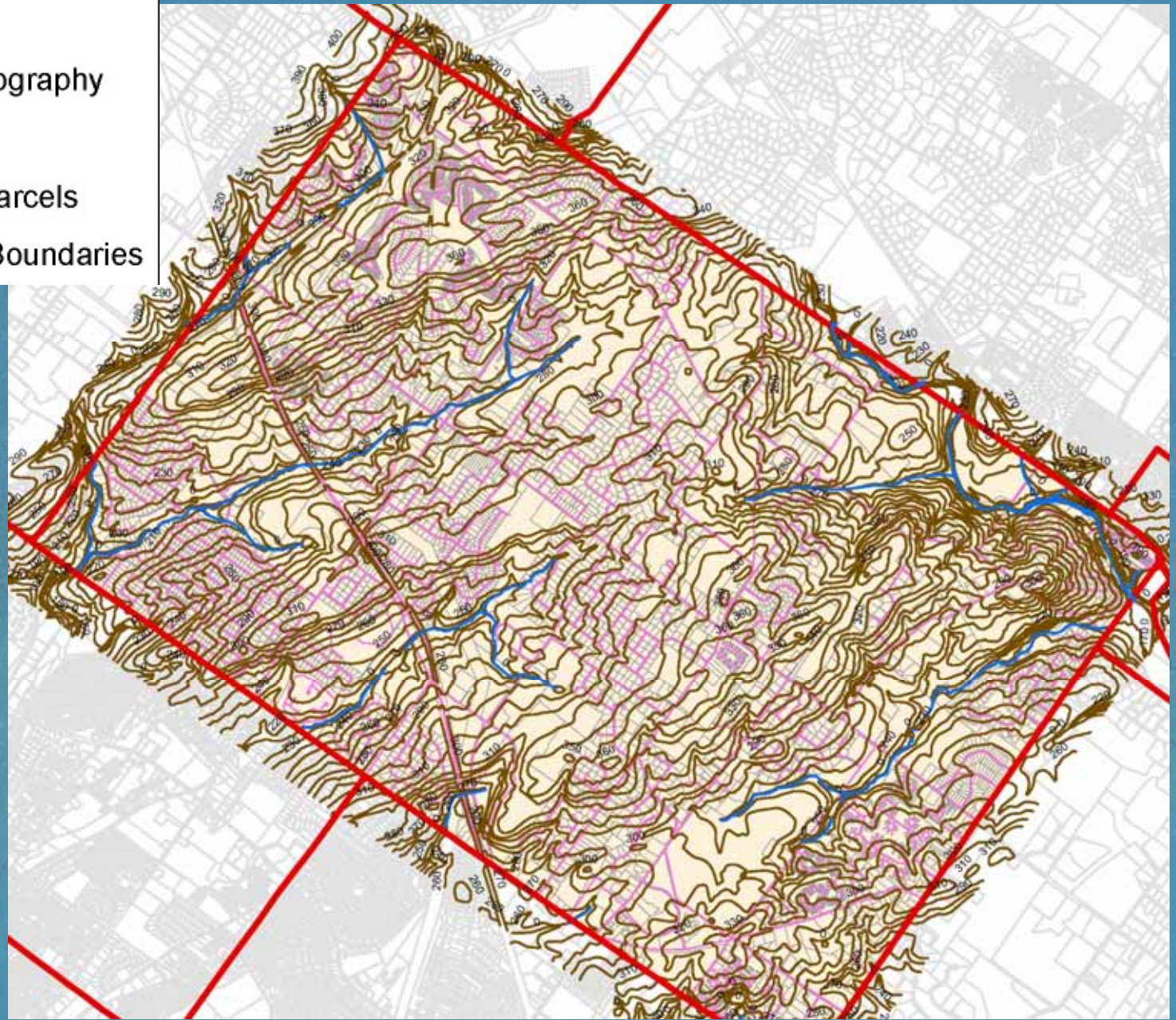




# Topography

## Legend

- USGS Topography
- Streams
- Whitpain Parcels
- ▭ Municipal Boundaries





# Topography & Steep Slopes

## Legend

- Low Elevation
- High Elevation
- USGS Topography
- Streams
- Whitpain Parcels
- Municipal Boundaries

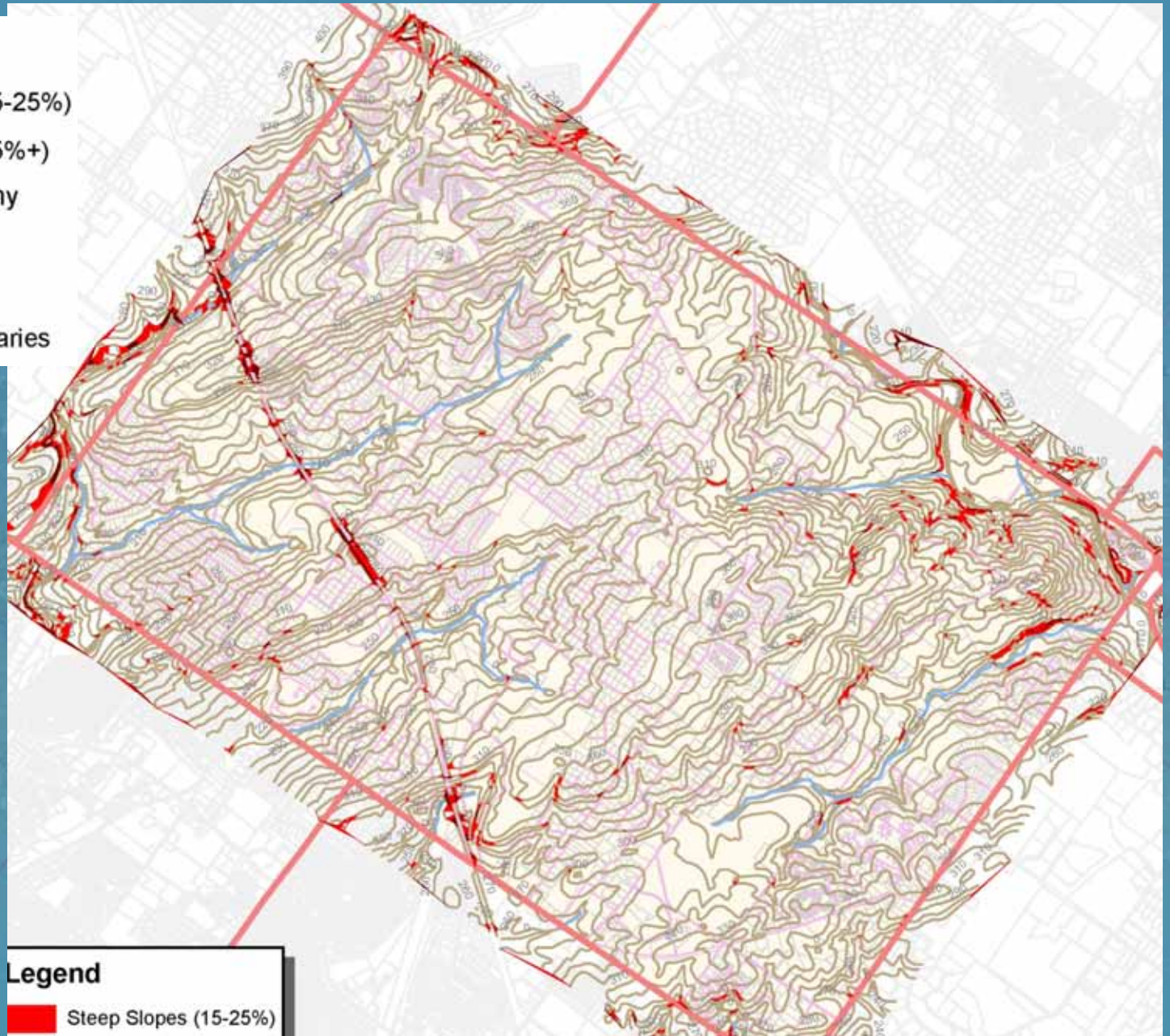




# Topography & Steep Slopes

## Legend

- Steep Slopes (15-25%)
- Steep Slopes (25%+)
- USGS Topography
- Streams
- Whitpain Parcels
- Municipal Boundaries



## Legend





- Steep Slopes (15-25%)

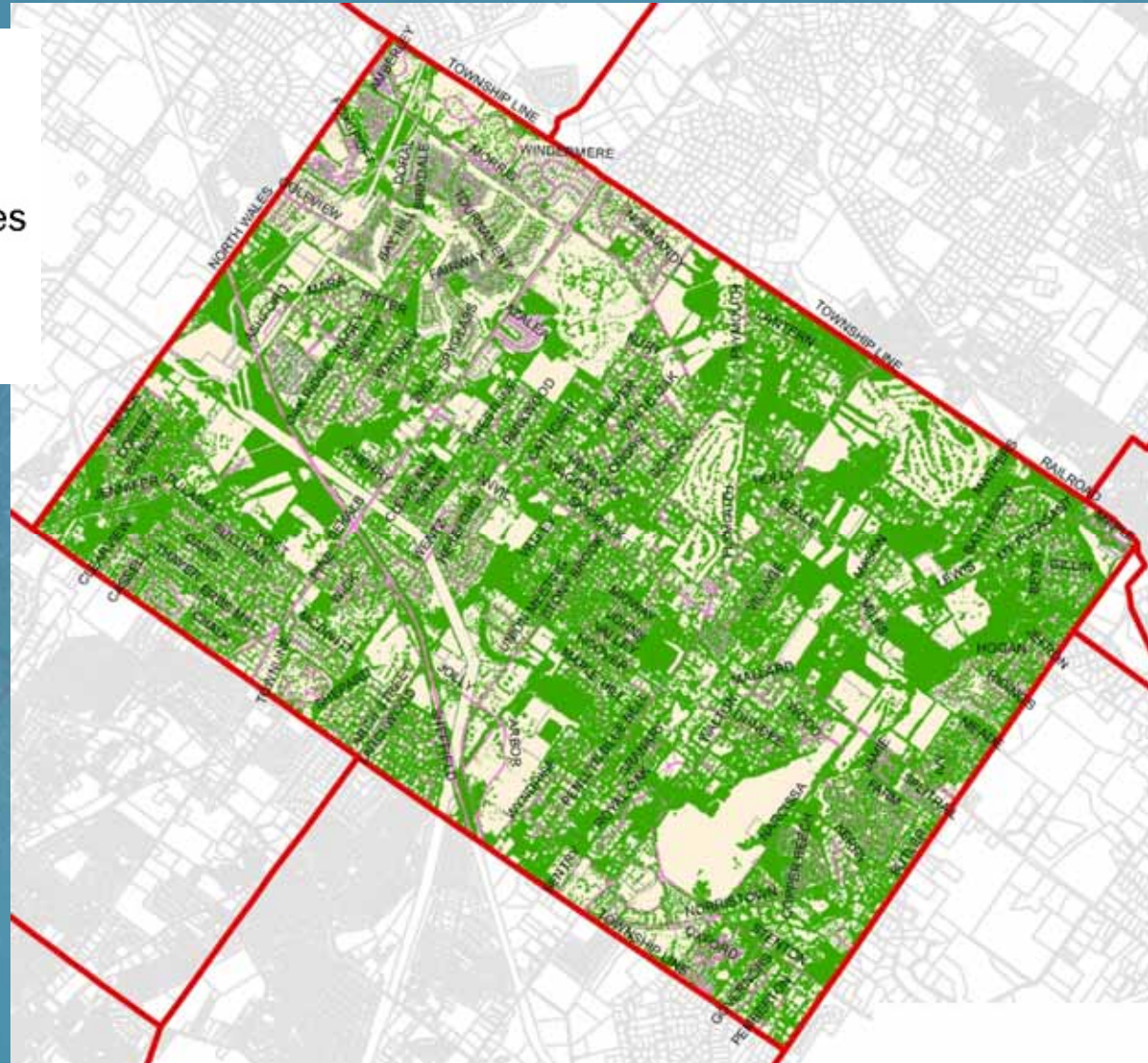


# Tree Cover

- 3,547 Acres (43%)

## Legend




-  Tree Canopy
-  Municipal Boundaries
-  Whitpain Parcels
-  Road Centerlines

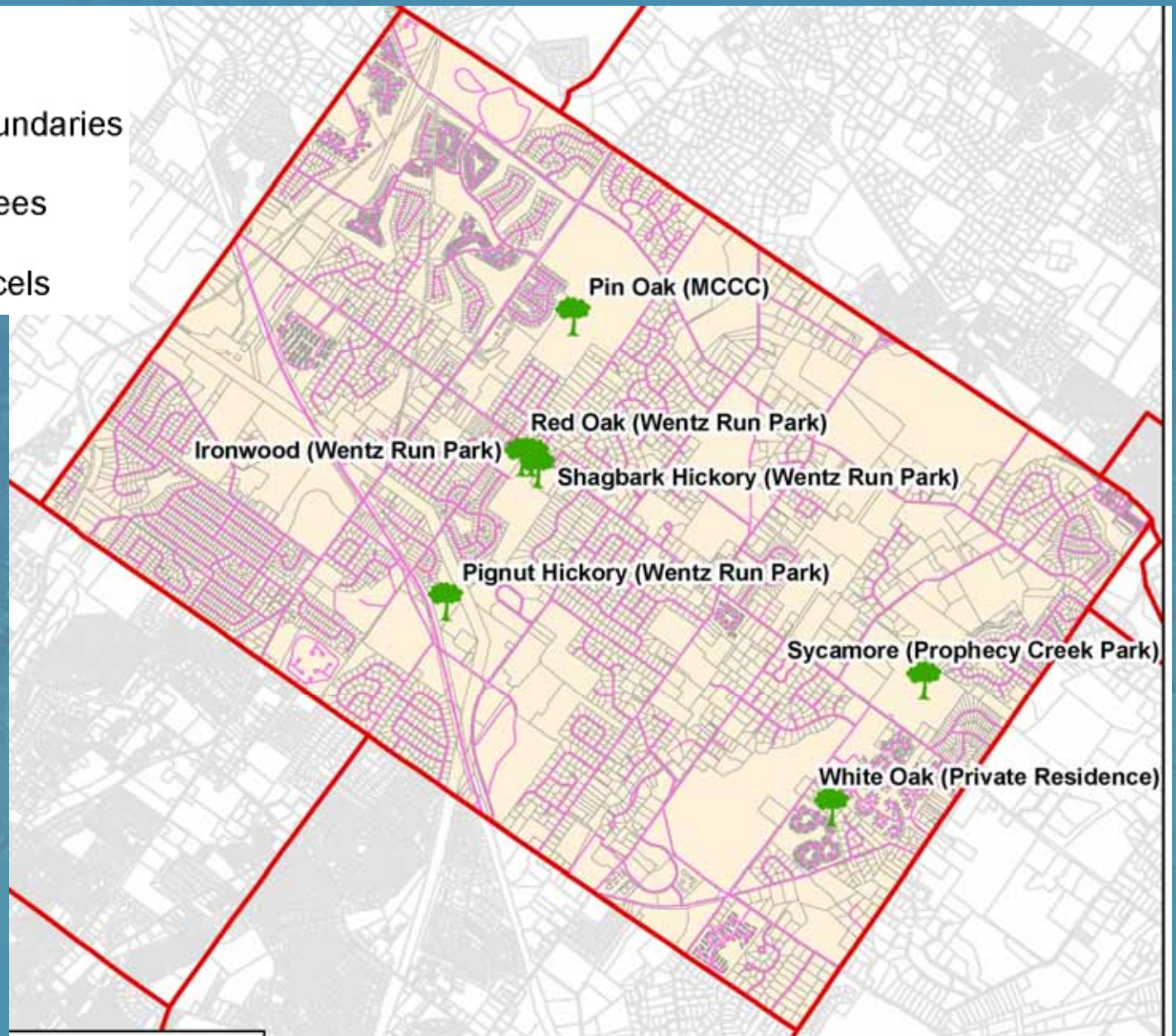




# 7 Trees of Significance in the Township

## Legend

-  Municipal Boundaries
-  Significant Trees
-  Whitpain Parcels





# Historic Sites Listed on the National Register

## Legend



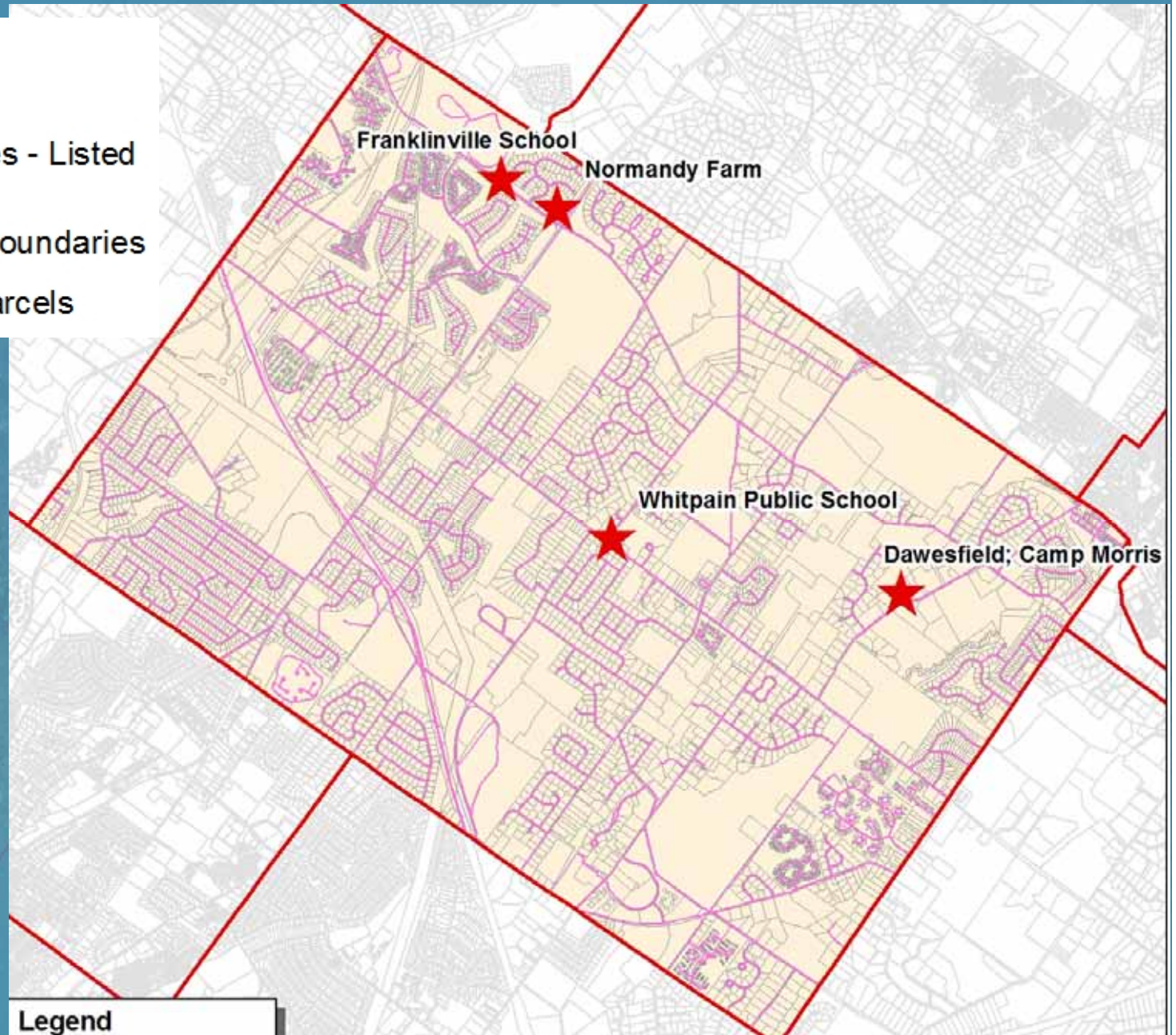
Historic Sites - Listed



Municipal Boundaries



Whitpain Parcels

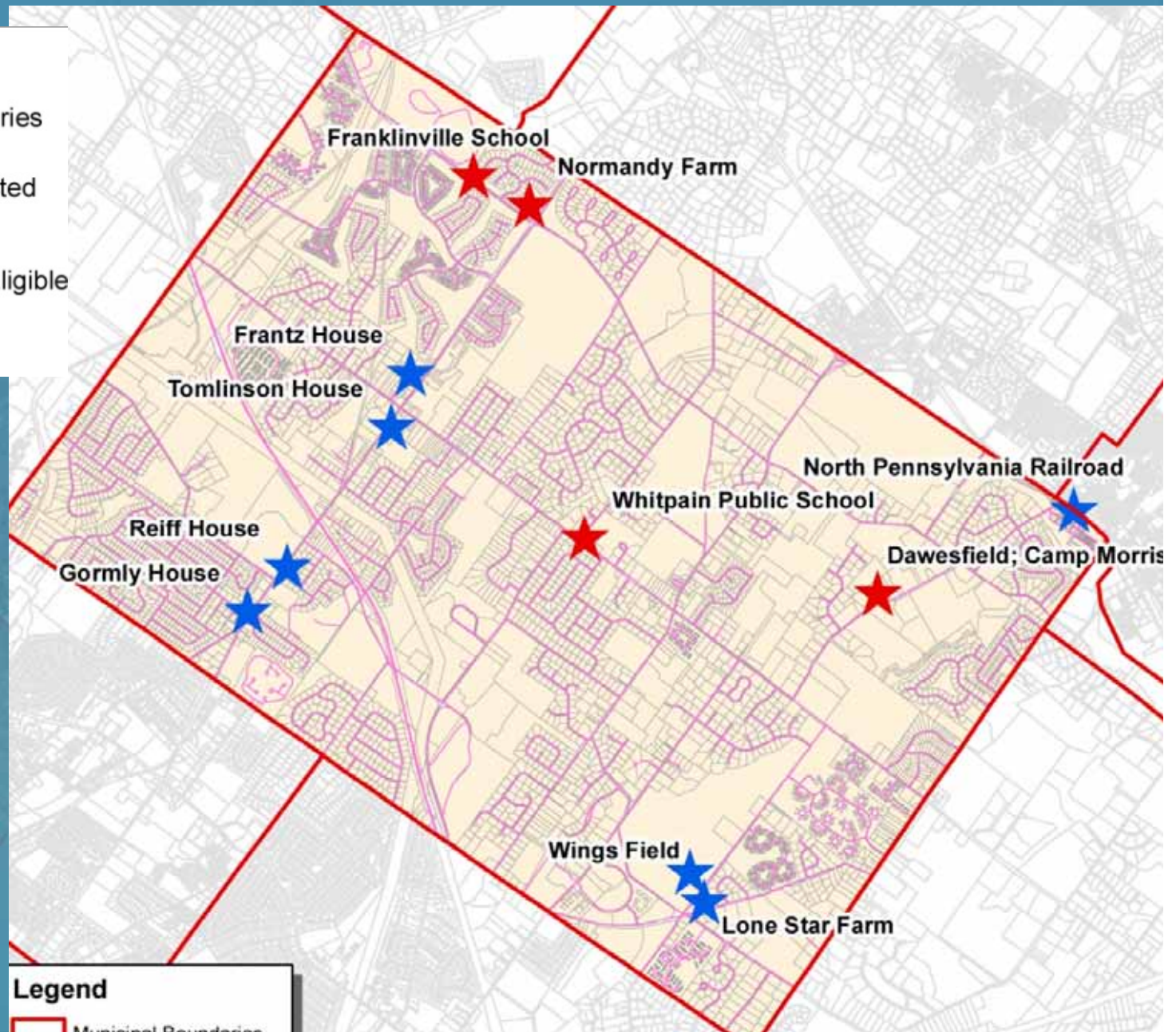




# Historic Sites Eligible for the National Register

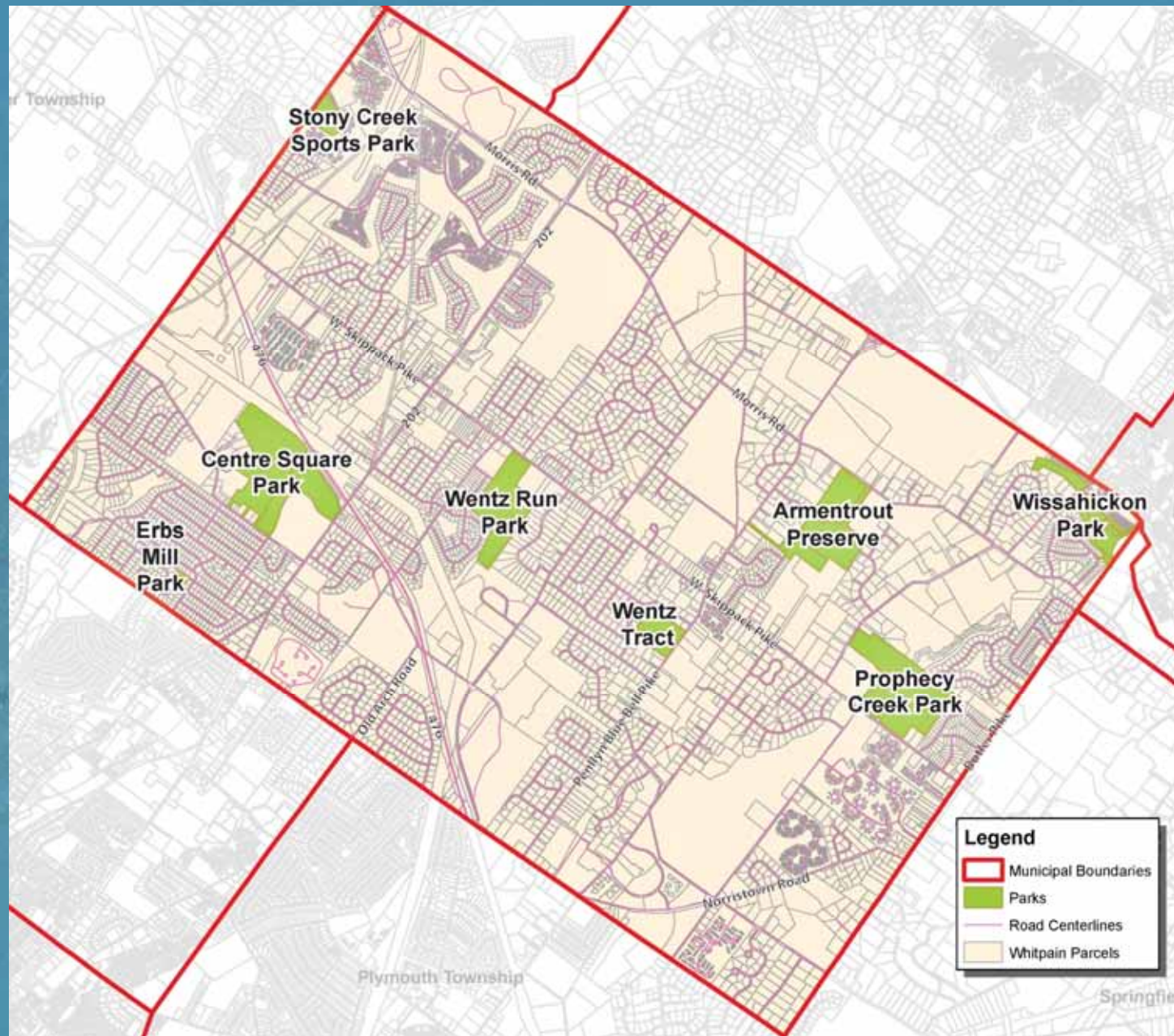
## Legend

-  Municipal Boundaries
-  Historic Sites - Listed
-  Historic places - Eligible
-  Whitpain Parcels





# Parks





## Armentrout Preserve



## Prophecy Creek Park

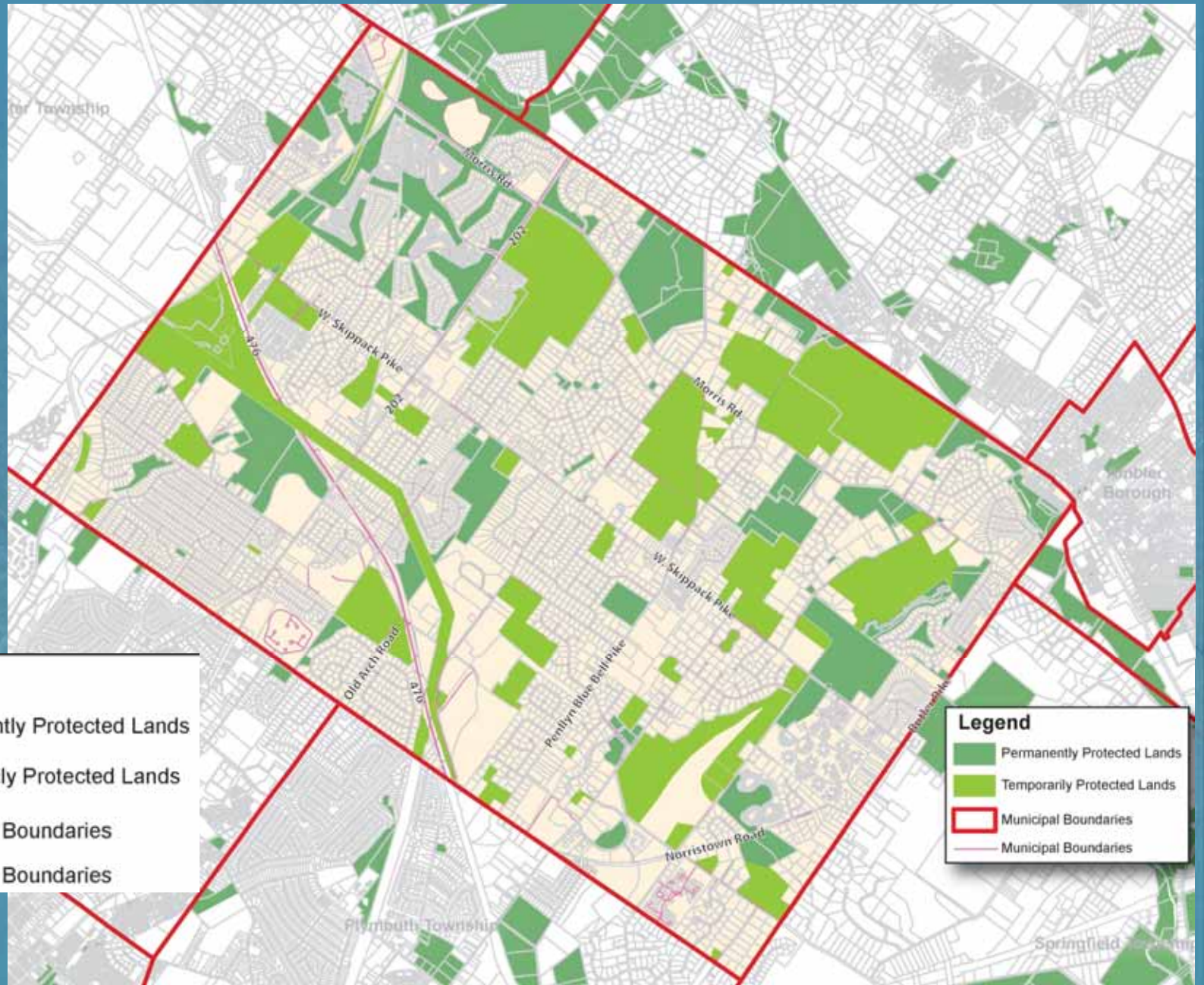


## Wentz Run Park





# Temporary & Permanently Preserved Lands

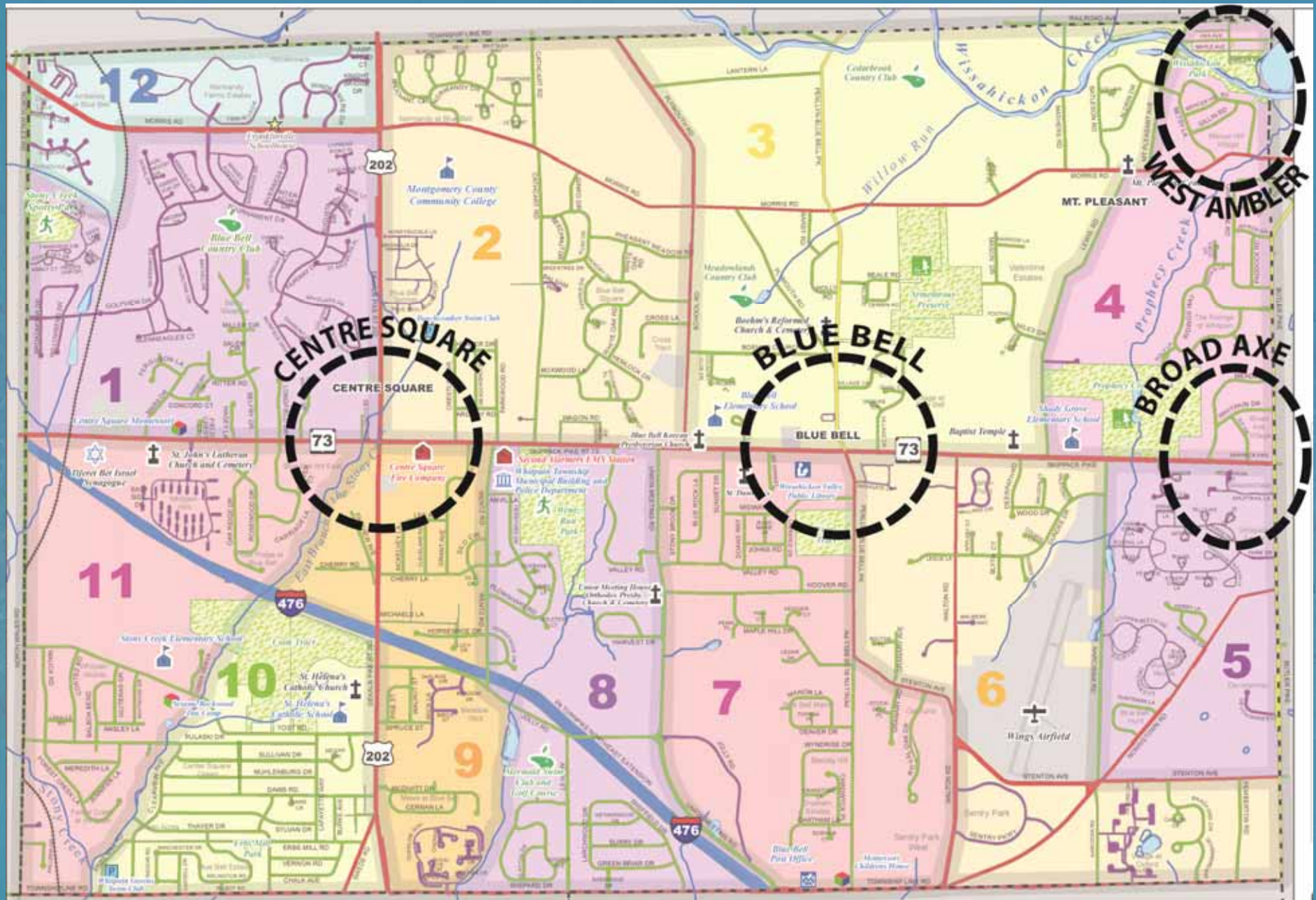


An aerial photograph of a township, likely in Ireland, showing a grid of roads and fields. The image is overlaid with a semi-transparent blue rectangle. In the center of this rectangle, the text "TOWNSHIP VILLAGE AREAS" is written in a bold, yellow, sans-serif font. The text is underlined. Faint labels for "EAST NORWICH" and "UPPER DUBLIN" are visible on the map.

# TOWNSHIP VILLAGE AREAS

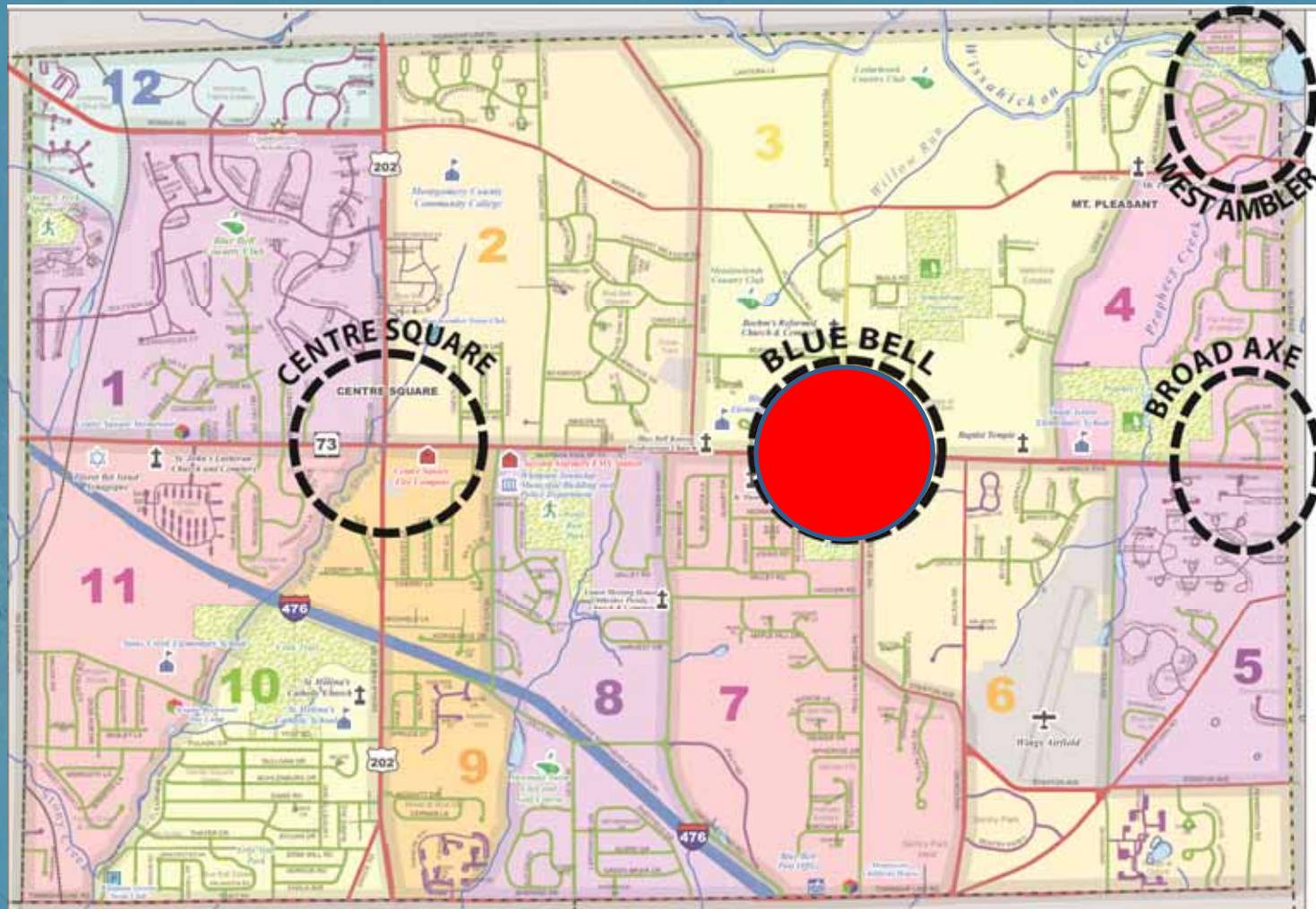


# Whitpain Township's 4 Villages



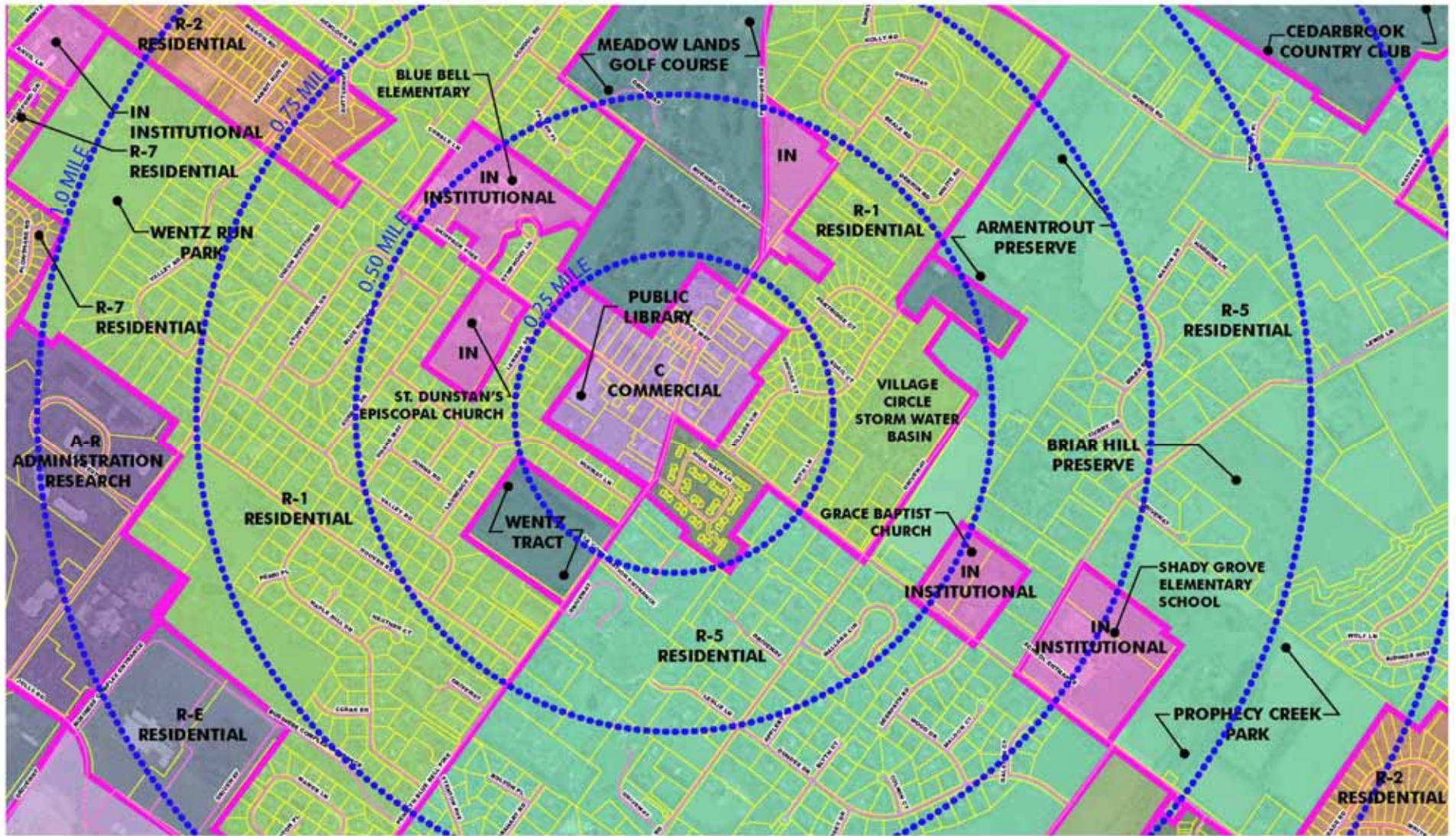


# VILLAGE FOCUS: BLUE BELL VILLAGE



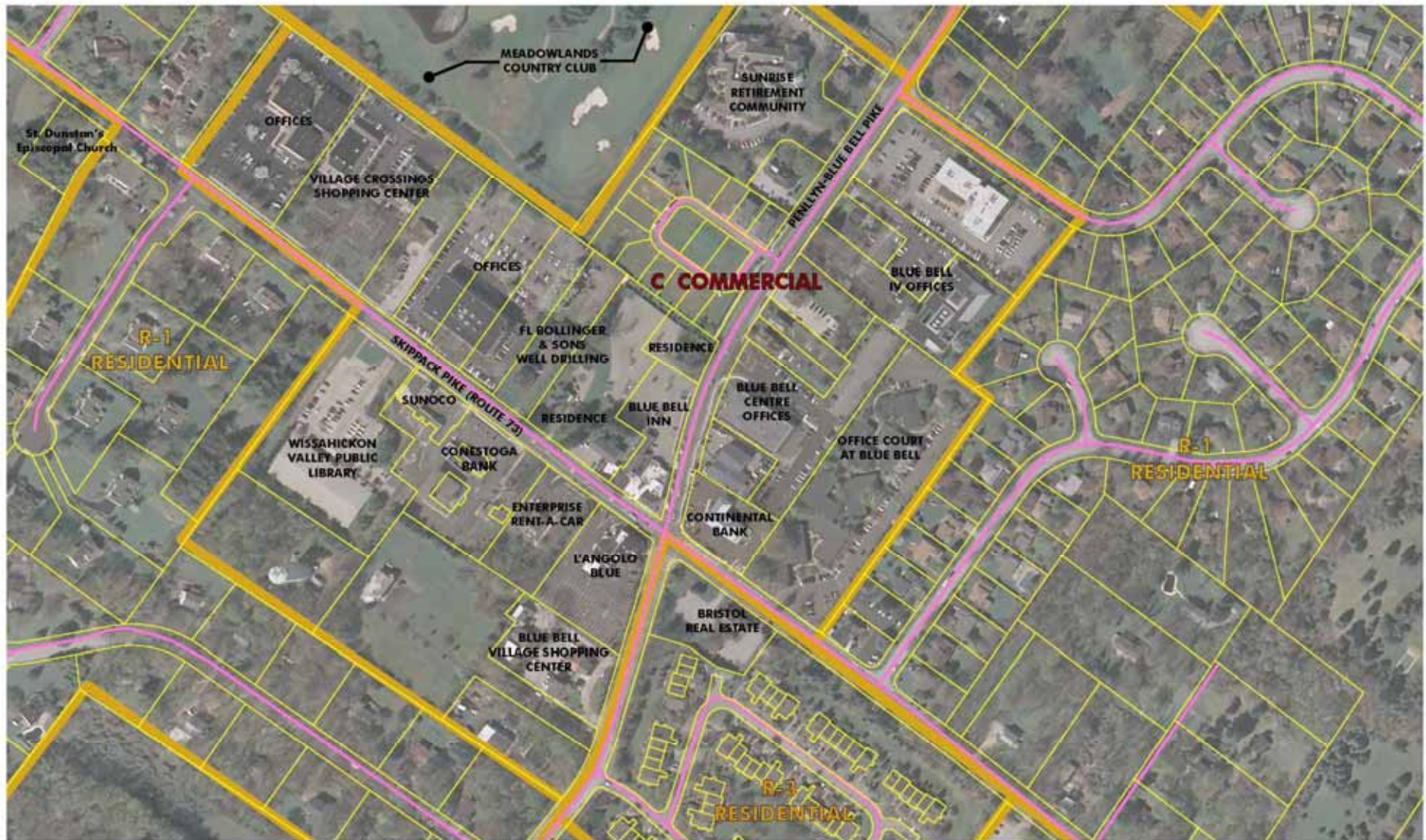


# Blue Bell Village - Distances to Village Center





# Broad Axe Village - Zoning & Land Use



Property Lines  
Zoning Boundary (Typ.)

**BLUE BELL VILLAGE**  
**Existing Conditions Map**

Whitpain Township, Pennsylvania

2/25/15

SCR 14083.10



# Blue Bell Village



**Weichert Realtors**



**Bristol Real Estate**



**Blue Bell Inn Restaurant**



**Continental Bank**



## Blue Bell Village



L'Angolo Blue Restaurant



Moppert Brothers Auto Repair



Blue Bell Centre Offices



Conestoga Bank



## Blue Bell Village



Blue Bell Village Shopping Center



Wissahickon Valley Public Library



Office Building



Village Crossings Shopping Center



## Blue Bell Village



Office Building



Office Building

EAST NORWICH

UPPER DUBLIN



## **Blue Bell Village Opportunities and Challenges**

- **Walkability, safe pedestrian routes, and trail connections**
- **Connections to Blue Bell Elementary, Meadowlands, Armentrout Preserve, Prophecy Creek Park, nearby residences**
- **Continuation of trail along Skippack Pike to Wentz Run Park and Centre Square Village**
- **Eliminate short vehicular trips to village**
- **Appearance of future development**
- **“Marketing” of Blue Bell Village**
- **Streetscape improvements**
- **Traffic calming measures**
- **Preservation of historical significance**

## **Community Survey**

Obtaining feedback from the community is vital to the planning process. We would appreciate you taking the time to complete the following 26 question survey. It should take about 10-15 minutes.

**To take the online survey, please use the link below:**

**<http://www.surveymonkey.com/s/WhitpainCompPlan>**

or go to **<http://www.whitpaintownship.net/>**



# Now, your ideas, comments, and suggestions.

## Brainstorming – Card Technique

### GOALS

**Goals and priorities for the project** — initially broad, then specific: “Enhance Village Areas” or “Improve Traffic Safety”

Existing **land use**, **roadway conditions**, **natural resources**, **Township destinations**, **development projects**, **trails**, all the various interest groups / **Partners** involved in the project

### FACTS

### CONCEPTS

**Ideas for attaining project goals** — “Create Safe Pedestrian Sidewalks”, “Enhance Marketing of Villages”, or “Enhance Stormwater Management”

# **Next Town Hall Meeting: Wed. March 11<sup>th</sup>, 7:00 pm**

**Arborcrest Corporate Campus – Hillcrest II Building – 721 Arbor Way**

**Topic: Economic Factors**

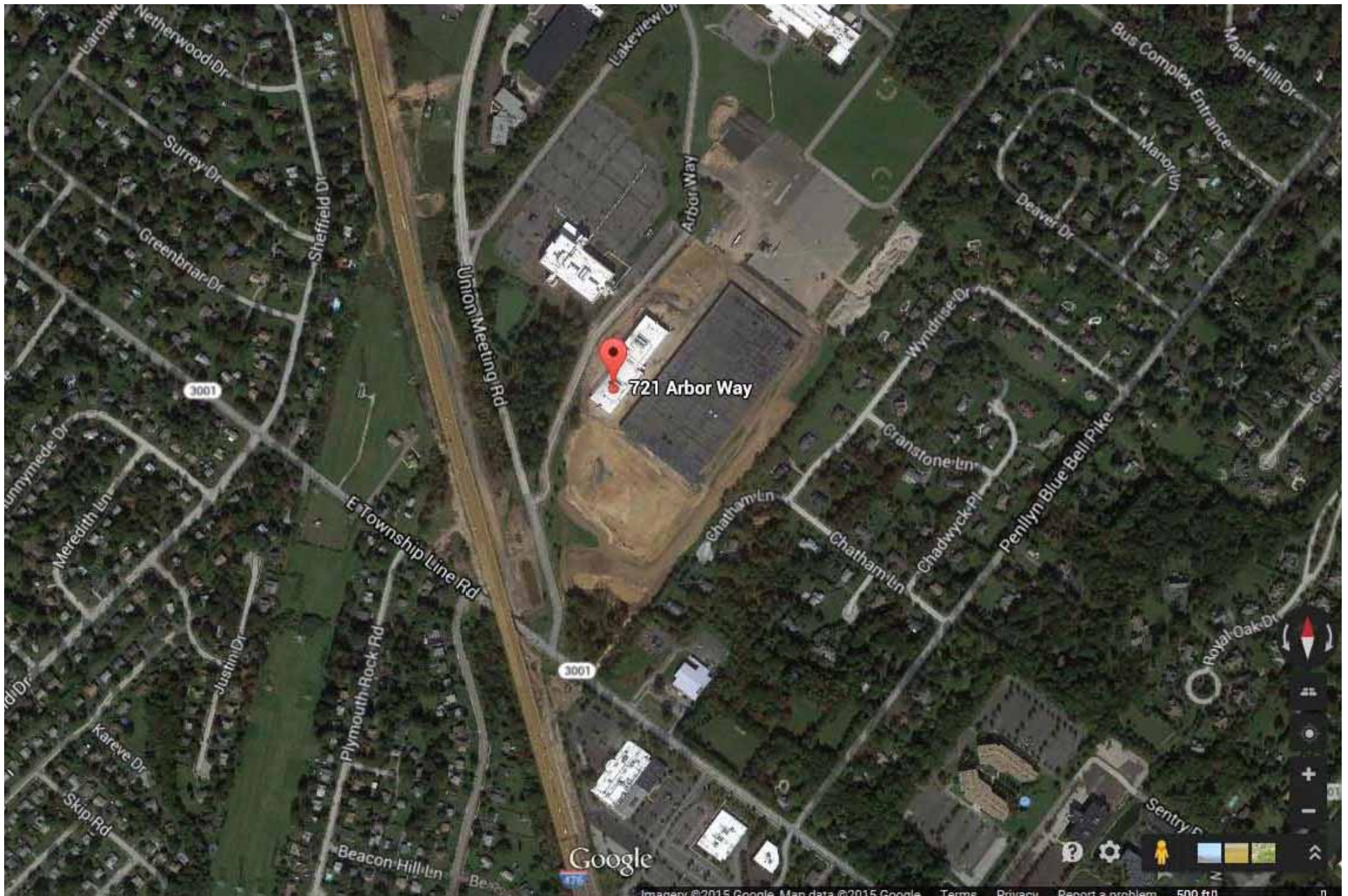
**Village Focus: Centre Square Village**

**Location: Arborcrest Corporate Campus**

## **Keynote Panel:**

- **John Zaharchuk, Summit Realty Advisors**
- **Christopher Canavan, Senior Vice President, WB Homes**
- **Victor Meitner, Jr., P.C.**





**Next Town Hall Meeting: Wed. March 11<sup>th</sup>, 7:00 pm**  
**Arborcrest Corporate Campus – Hillcrest II Building – 721 Arbor Way**



## Arborcrest Corporate Campus – Hillcrest II Building

## Project Schedule

