

# 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**

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610-239-7601

**Jared Lowman**

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

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### **McMahon Associates**

Transportation Planning

**Sandy Koza**

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### **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)

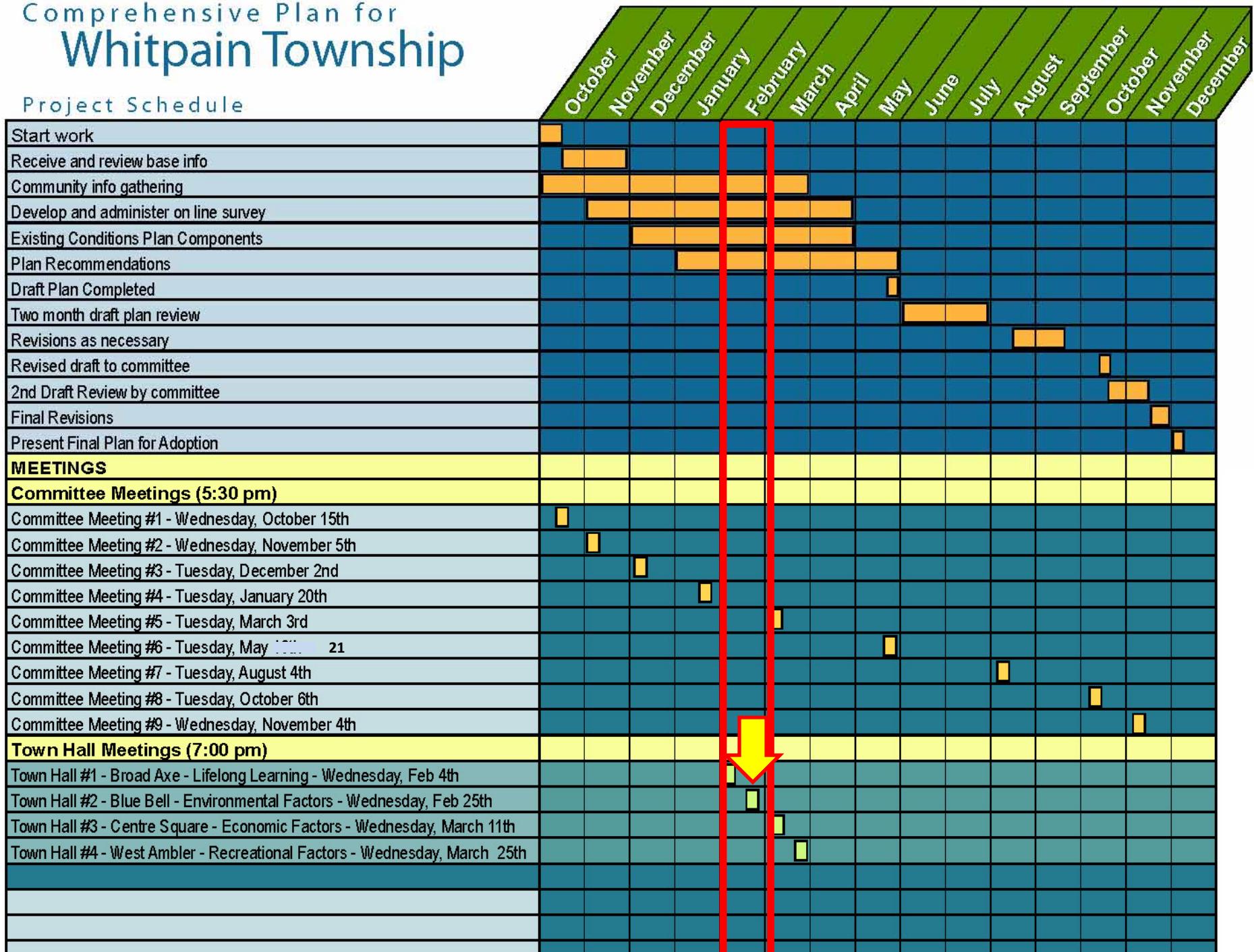
610-277-2400

## Project Committee Members

Jim Blanch	Township Engineer
Fred Conner	Chairman, Board of Supervisors
Ken Corti	Chairman, Planning Commission
Jaime Garrido	Associate Vice President of Facilities & Construction, Montgomery County Community College
Dillon Horwitz	Wissahickon High School Student
Greg Klucharich	Assistant Engineer / Sustainability Coordinator
Joan Knies	Vice-Chair, Shade Tree Commission
Ed Lane	Chairman, Zoning Hearing Board
Bill Lutz, Jr.	Chairman, Board of Appeals
Cathy McGowan	Business Community Perspective
David Mrochko	Assistant Township Manager
Susan Mudambi	Chairperson, Park & Open Space Board
Melissa Murphy Weber	Board of Supervisors
Roman Pronczak	Township Manager
Robert Whittock	Historical Perspective

# Comprehensive Plan for **Whitpain Township**

## Project Schedule



## 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>rd</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

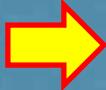


## Five (5) Town Hall Meetings

### 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

## 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



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

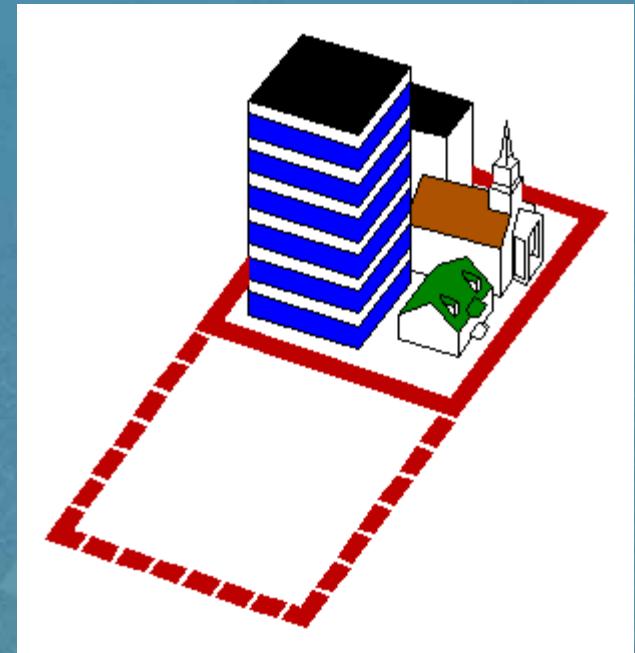
## Plan Implementation Tools

**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



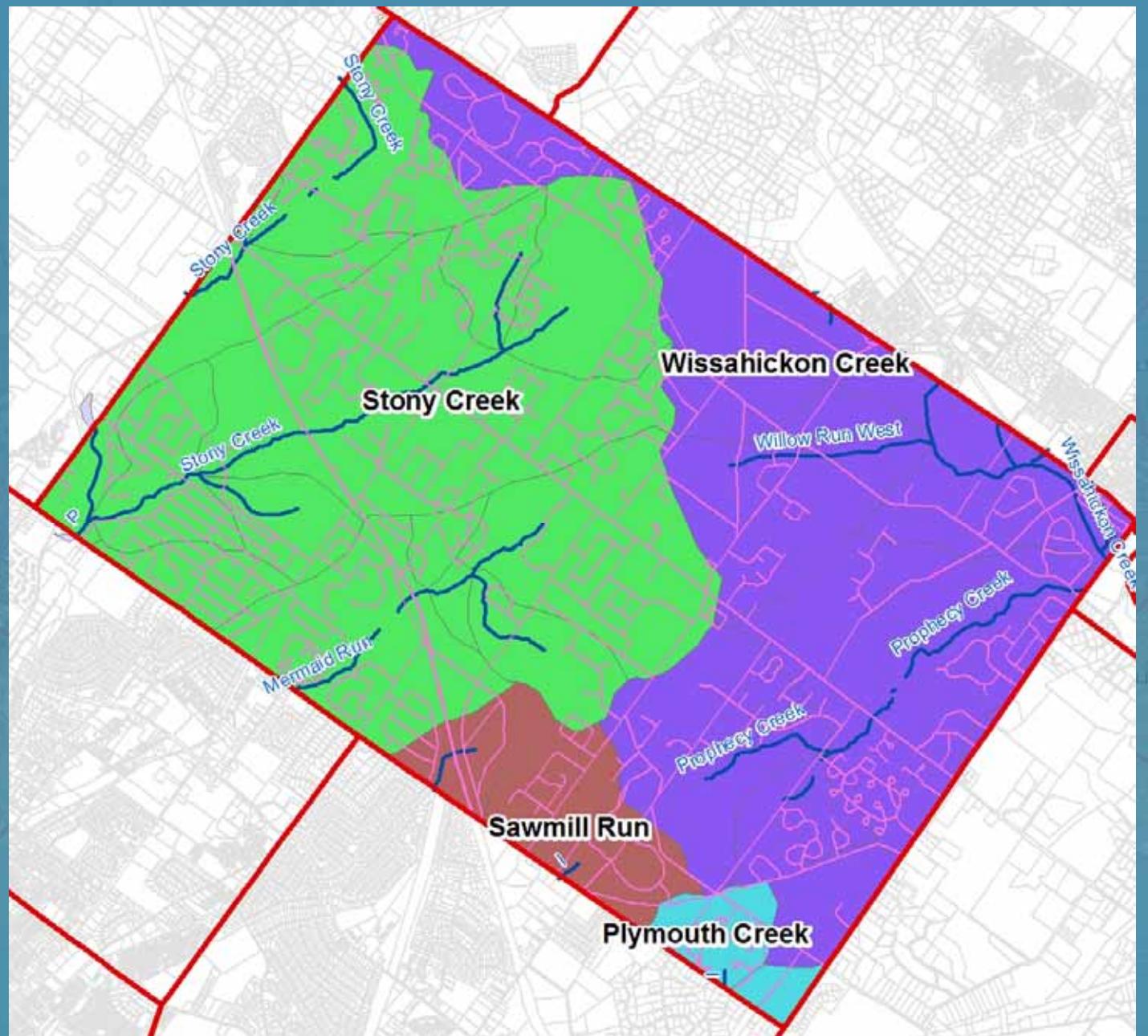
# Official Map

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



## ENVIRONMENTAL FEATURES

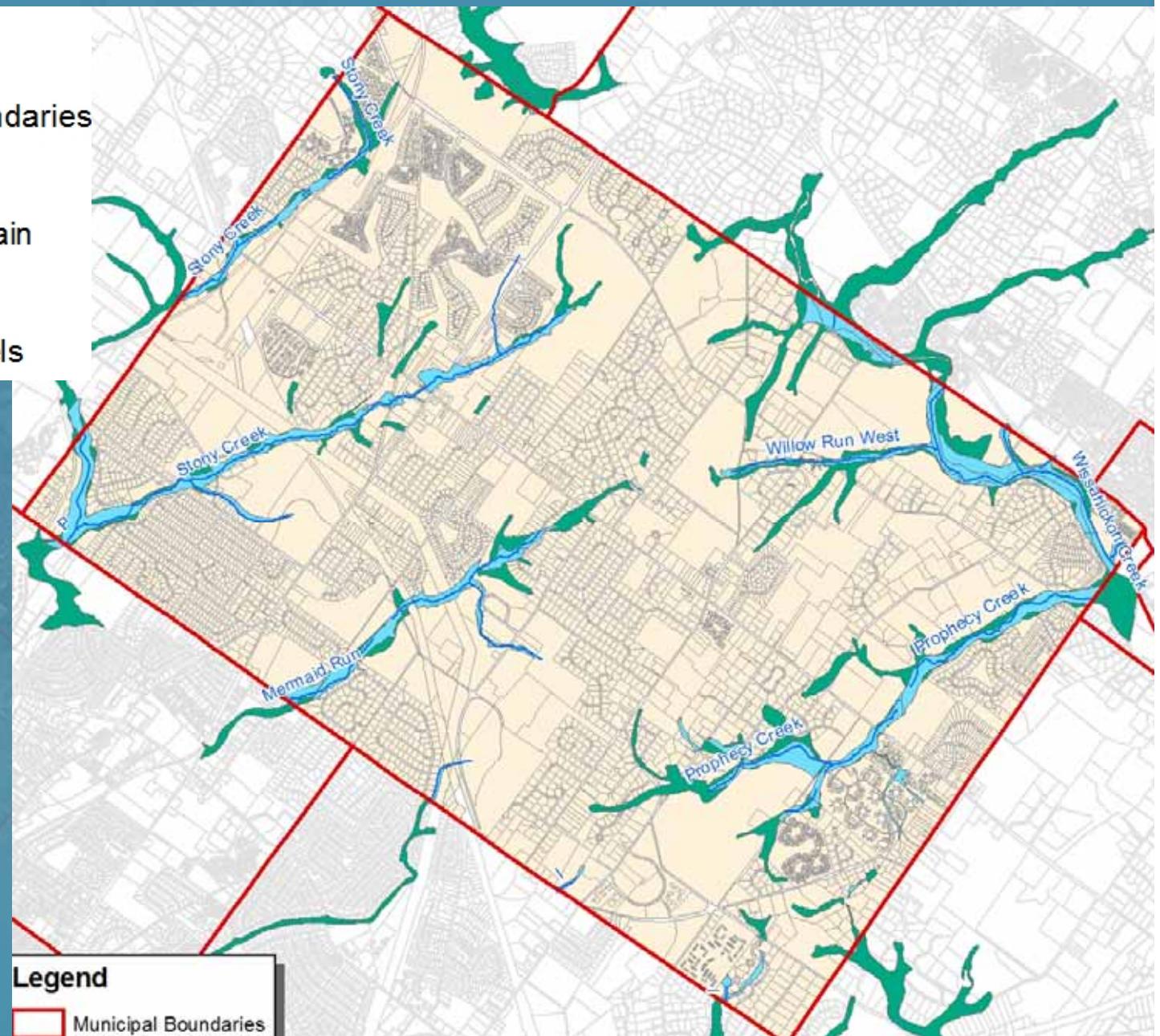
# Streams & Watersheds in Whitpain Township



# Floodplains & Hydric Soils

## Legend

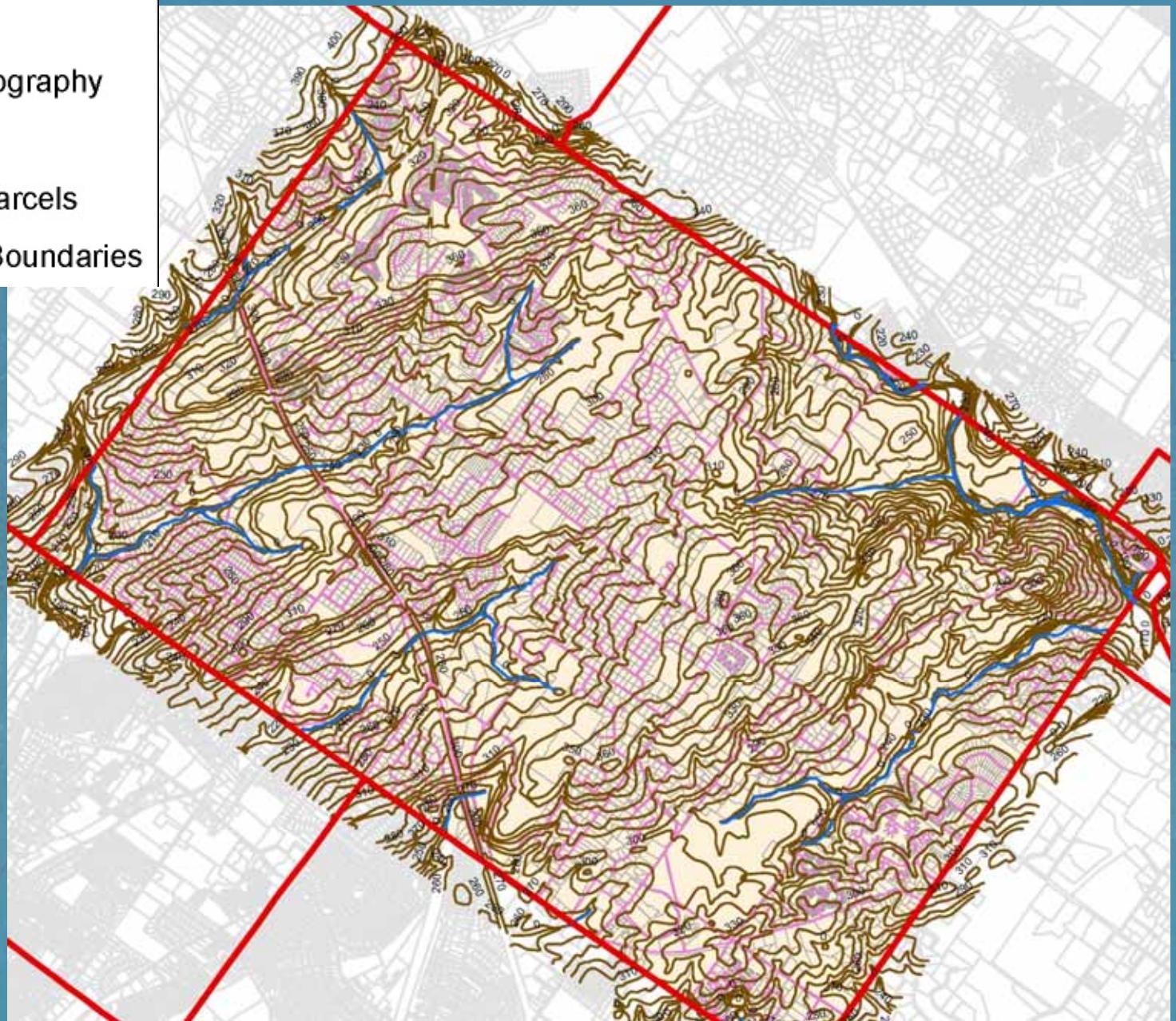
- Municipal Boundaries
- Streams
- 100 Yr Floodplain
- Hydric Soils
- Whitpain Parcels



# Topography

## Legend

- USGS Topography
- Streams
- Whitpain Parcels
- Municipal Boundaries



## Topography & Steep Slopes

### Legend

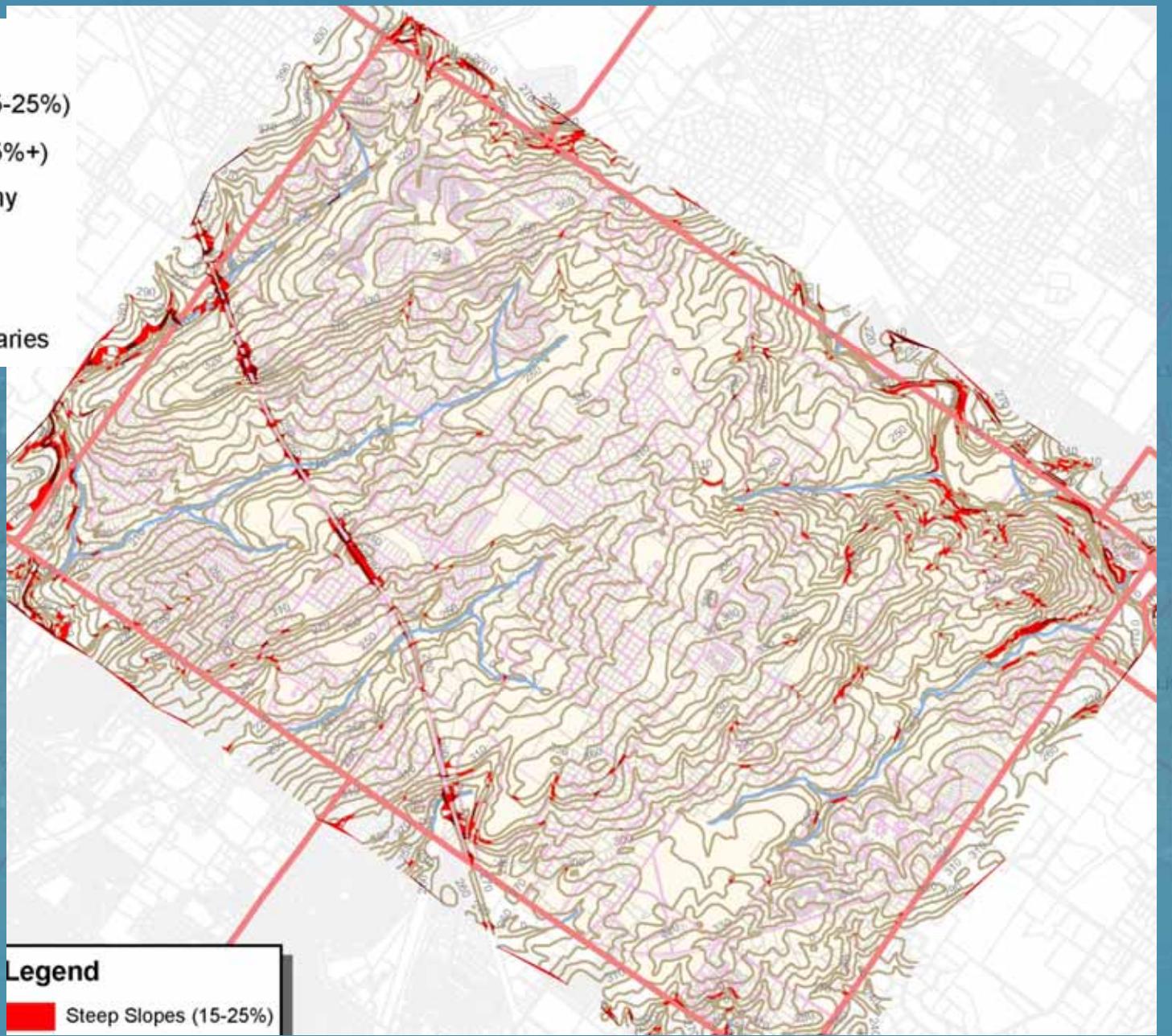
- Low Elevation
- High Elevation
- USGS Topography
- Streams
- Whitpain Parcels
- Municipal Boundaries



## Topography & Steep Slopes

### Legend

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

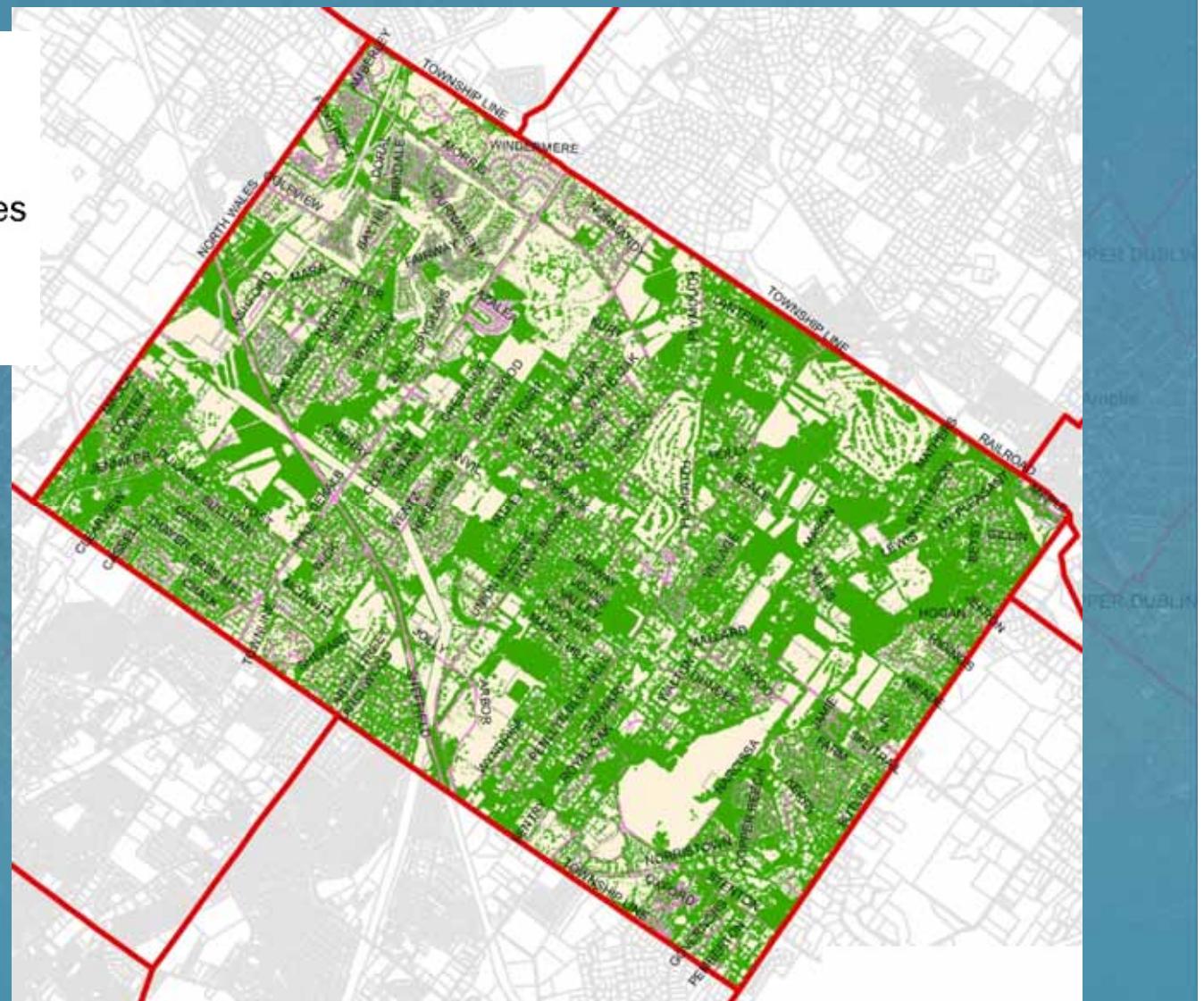


## Tree Cover

- 3,547 Acres (43%)

### Legend

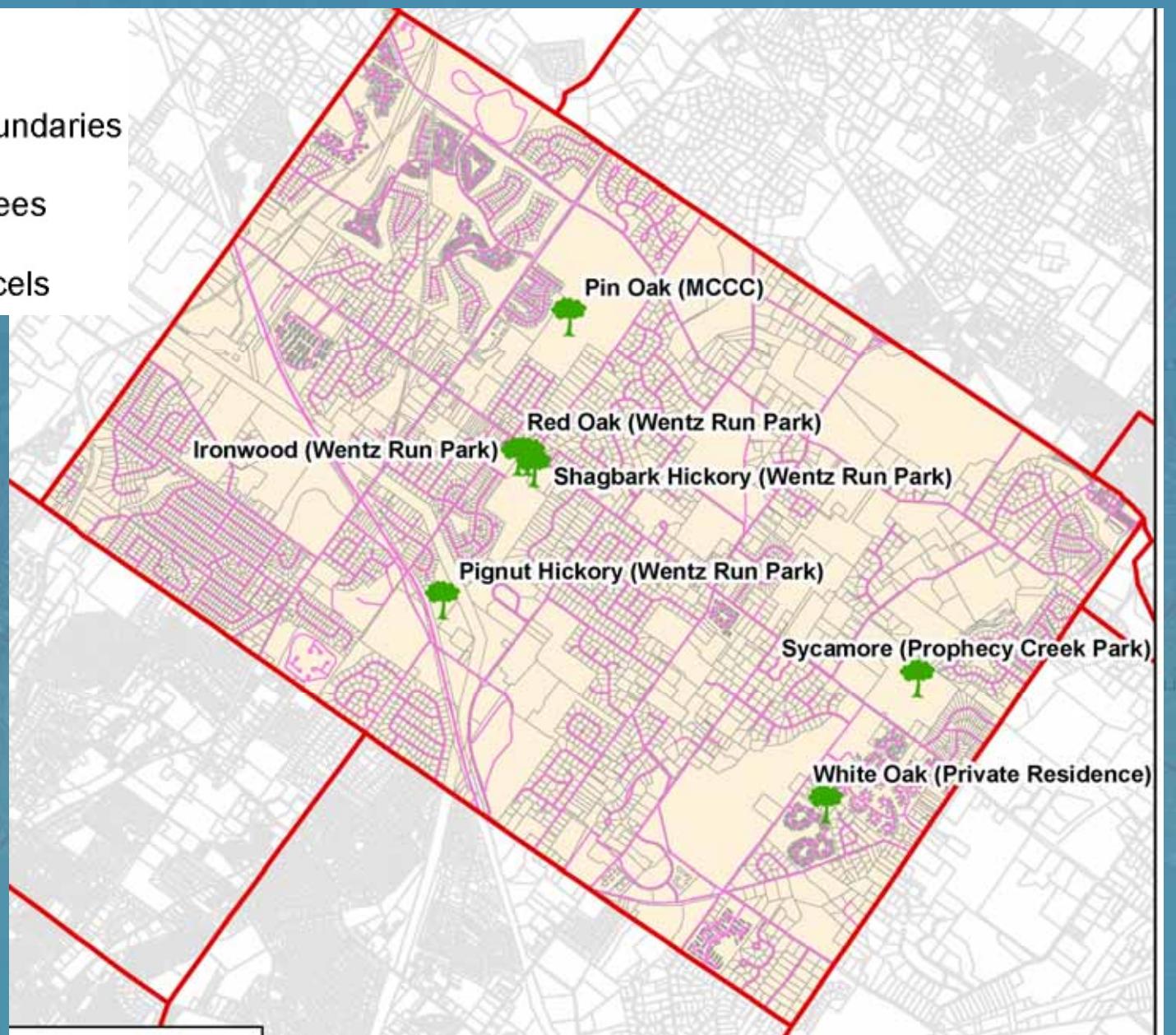
- Tree Canopy
- Municipal Boundaries
- Whitpain Parcels
- Road Centerlines



## 7 Trees of Significance in the Township

### Legend

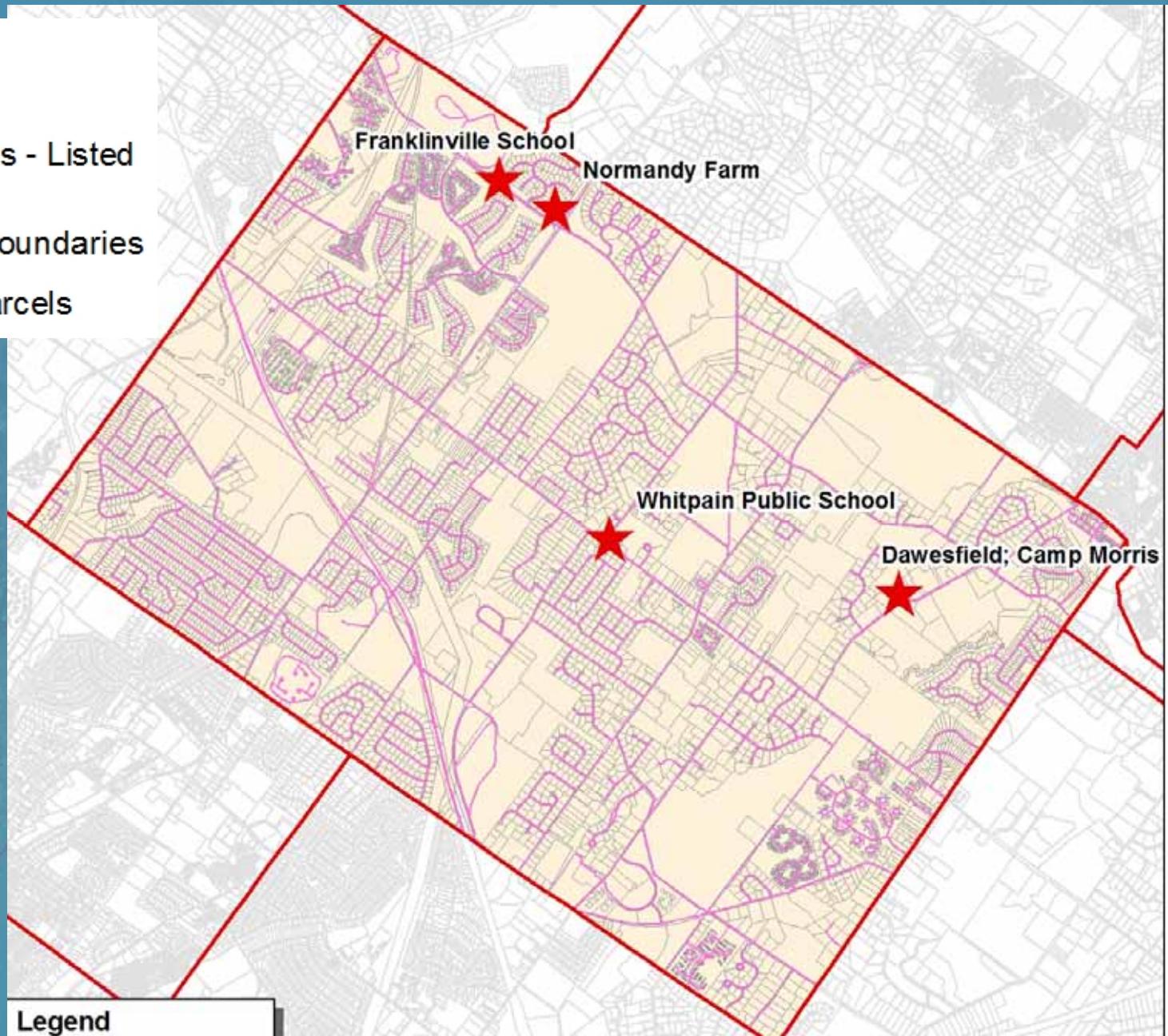
- Municipal Boundaries
- Significant Trees
- Whitpain Parcels



## Historic Sites Listed on the National Register

### Legend

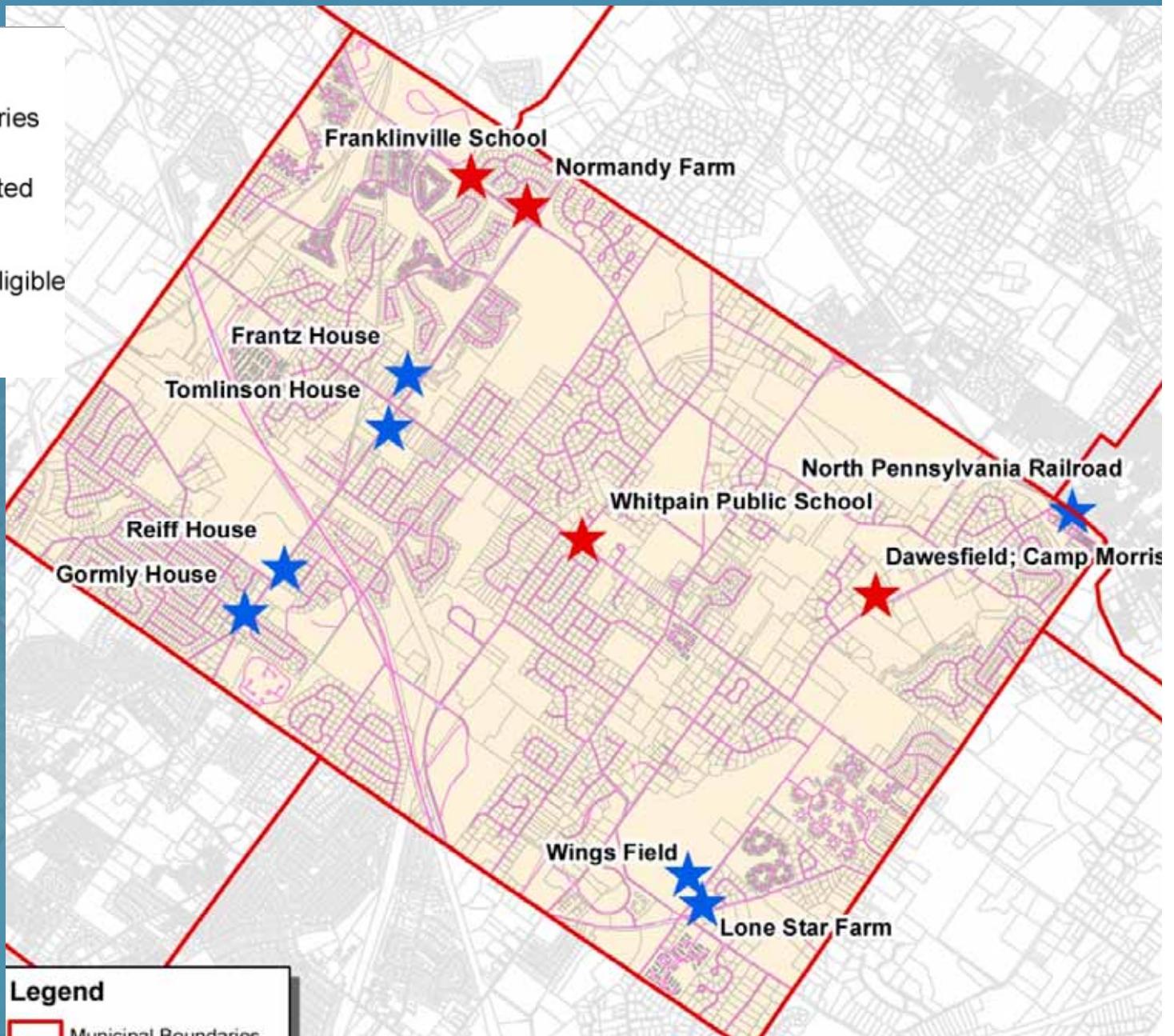
- ★ Historic Sites - Listed
- Municipal Boundaries
- Whitpain Parcels



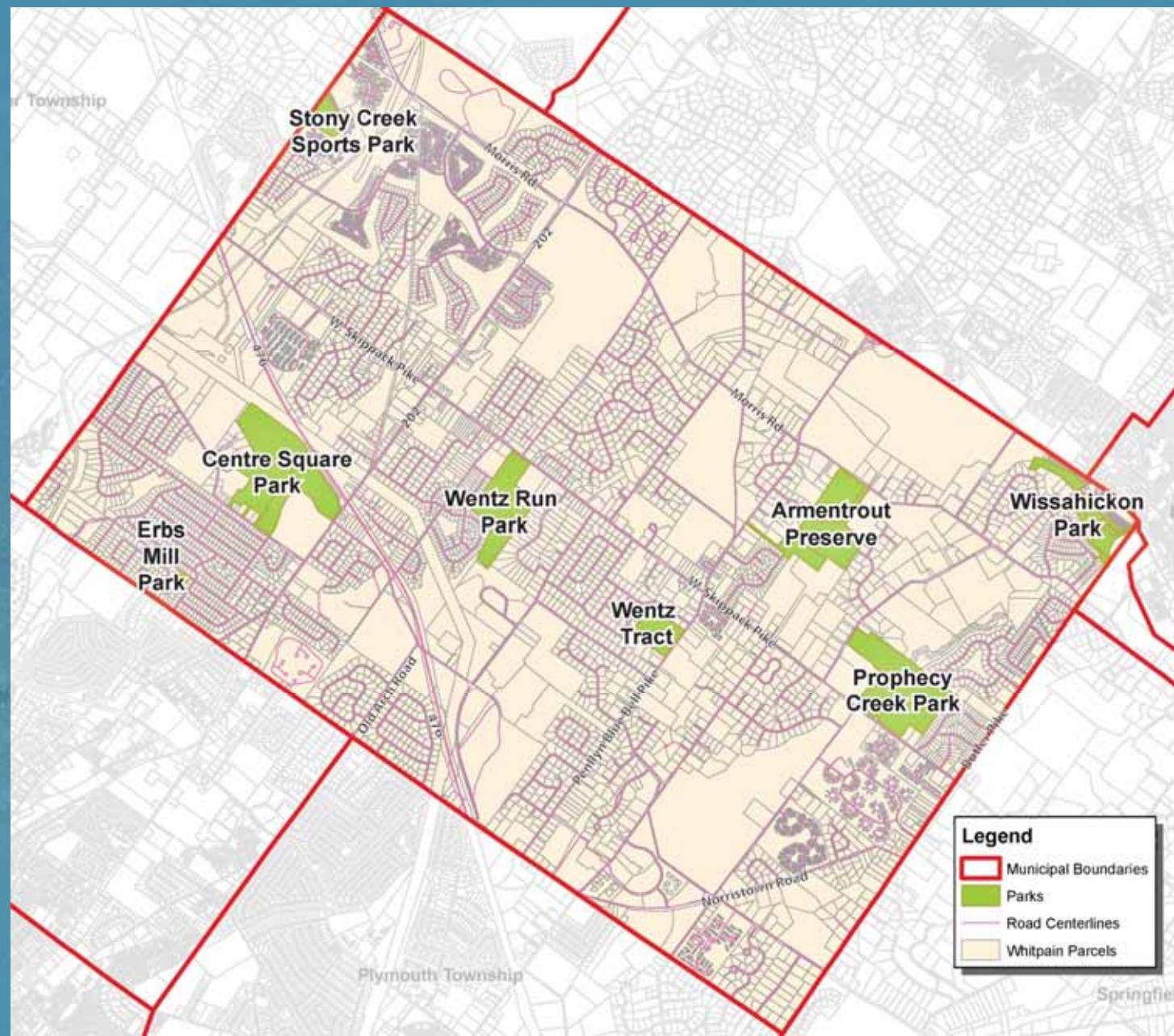
# Historic Sites Eligible for the National Register

## Legend

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



# Parks



## Armentrout Preserve



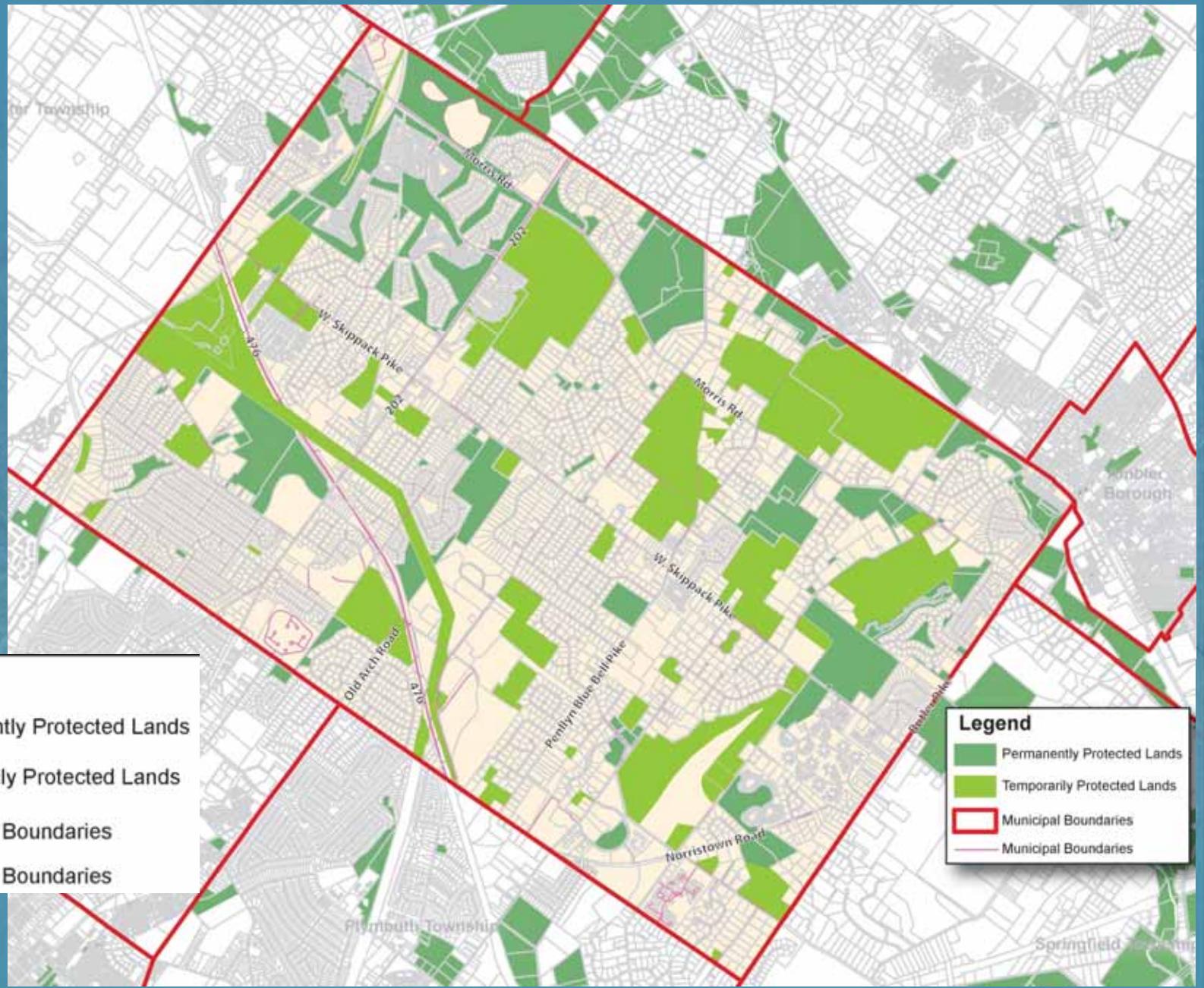
## Prophecy Creek Park



## Wentz Run Park

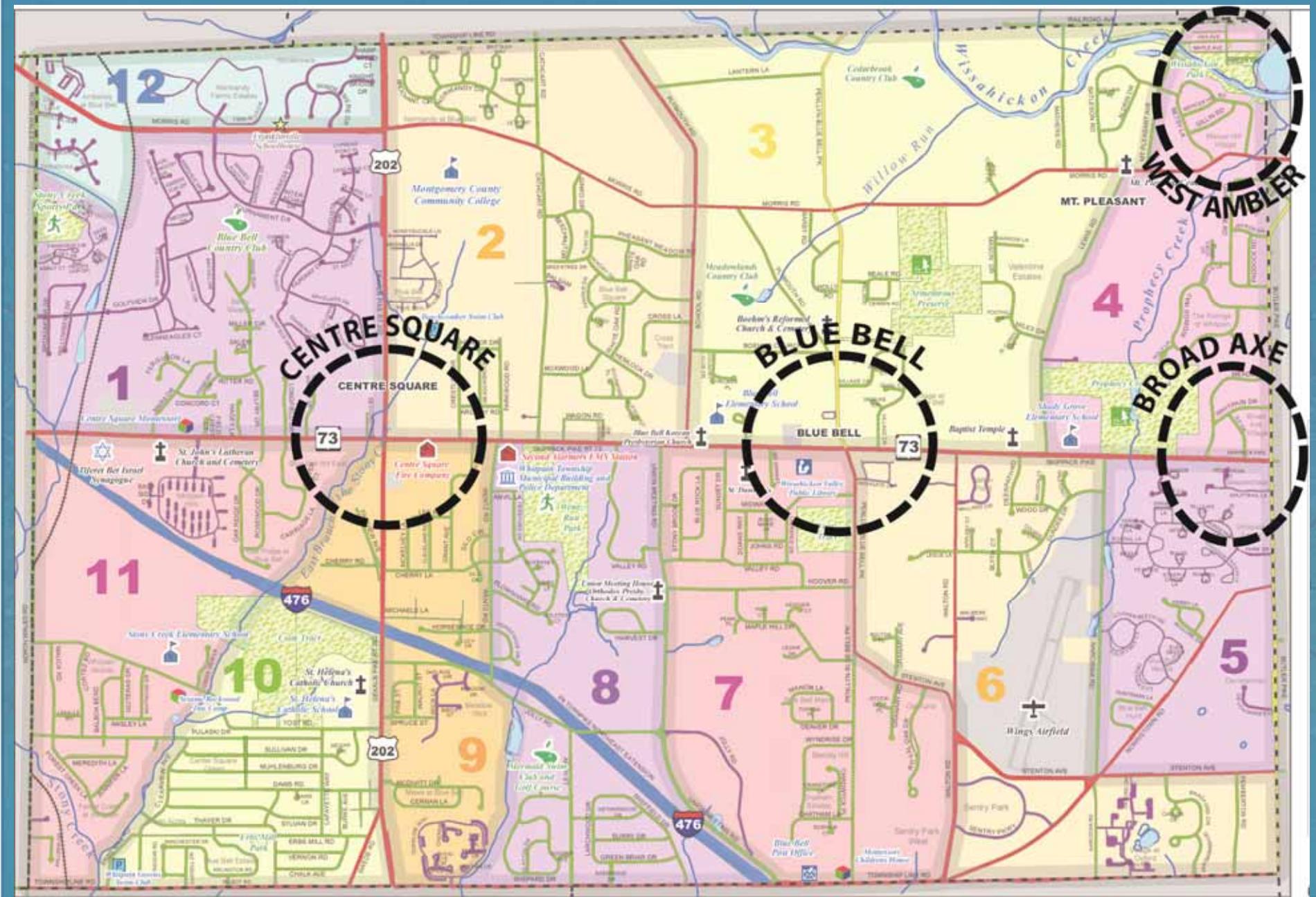


## Temporary & Permanently Preserved Lands

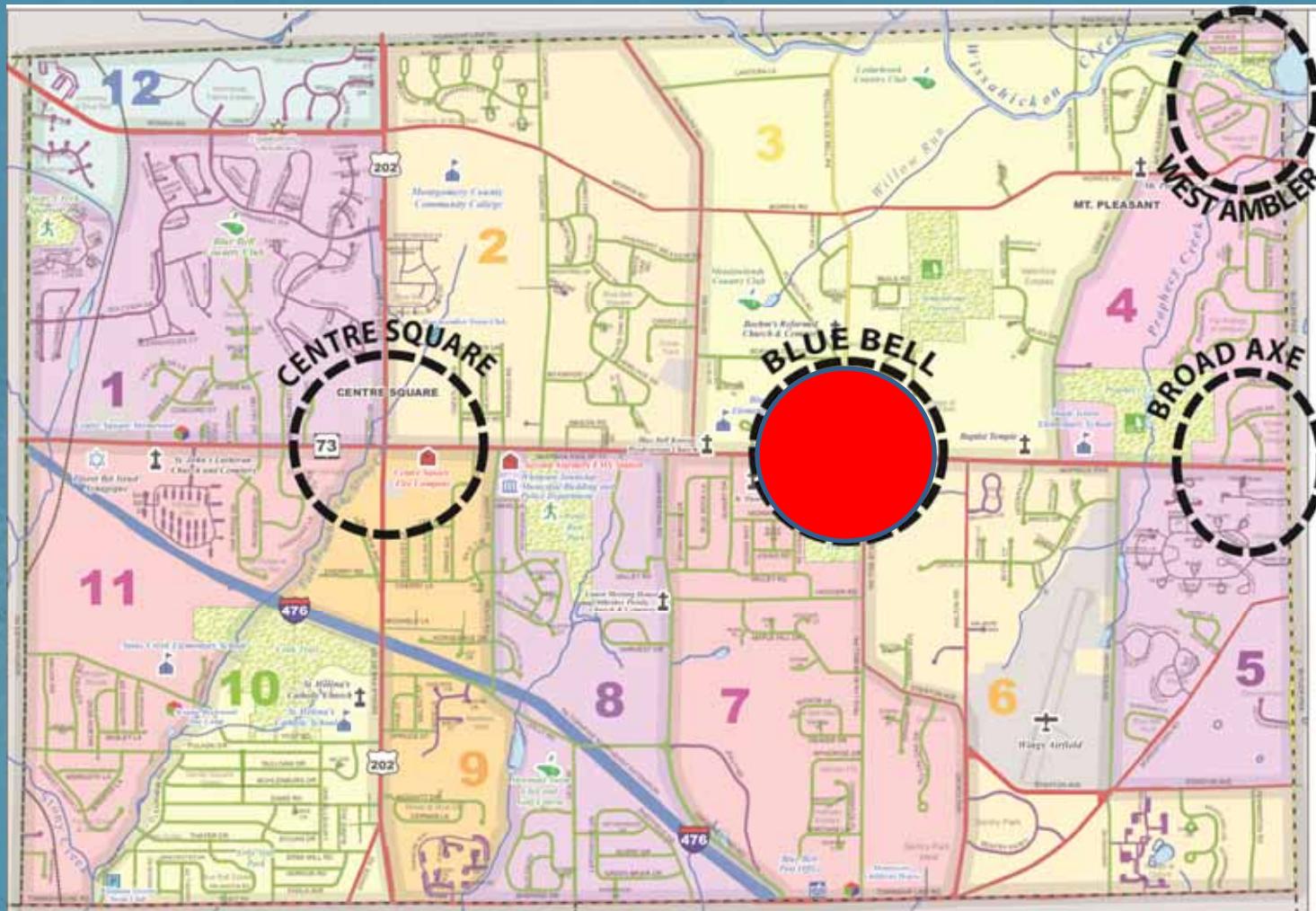


## TOWNSHIP VILLAGE AREAS

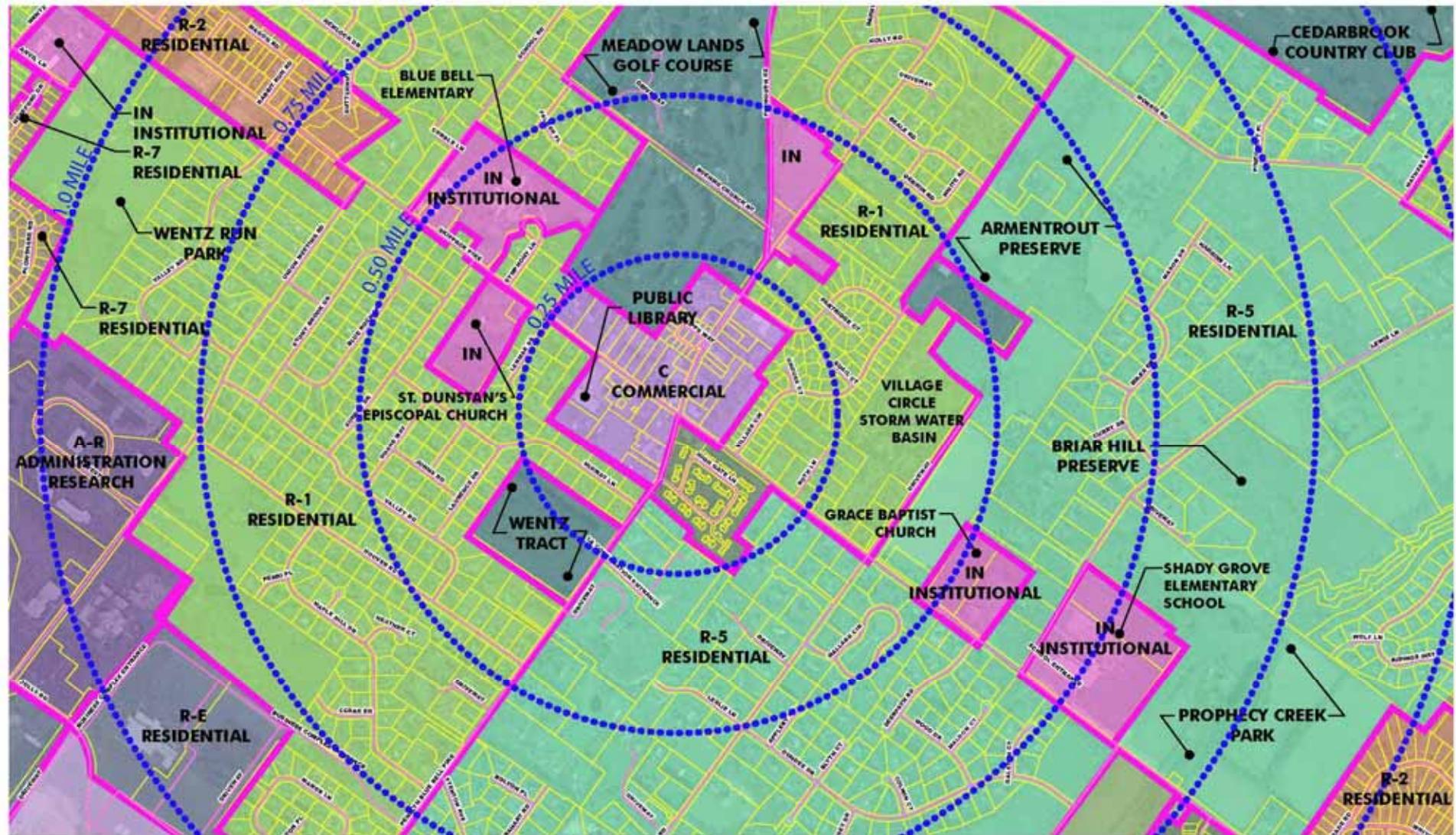
# Whitpain Township's 4 Villages



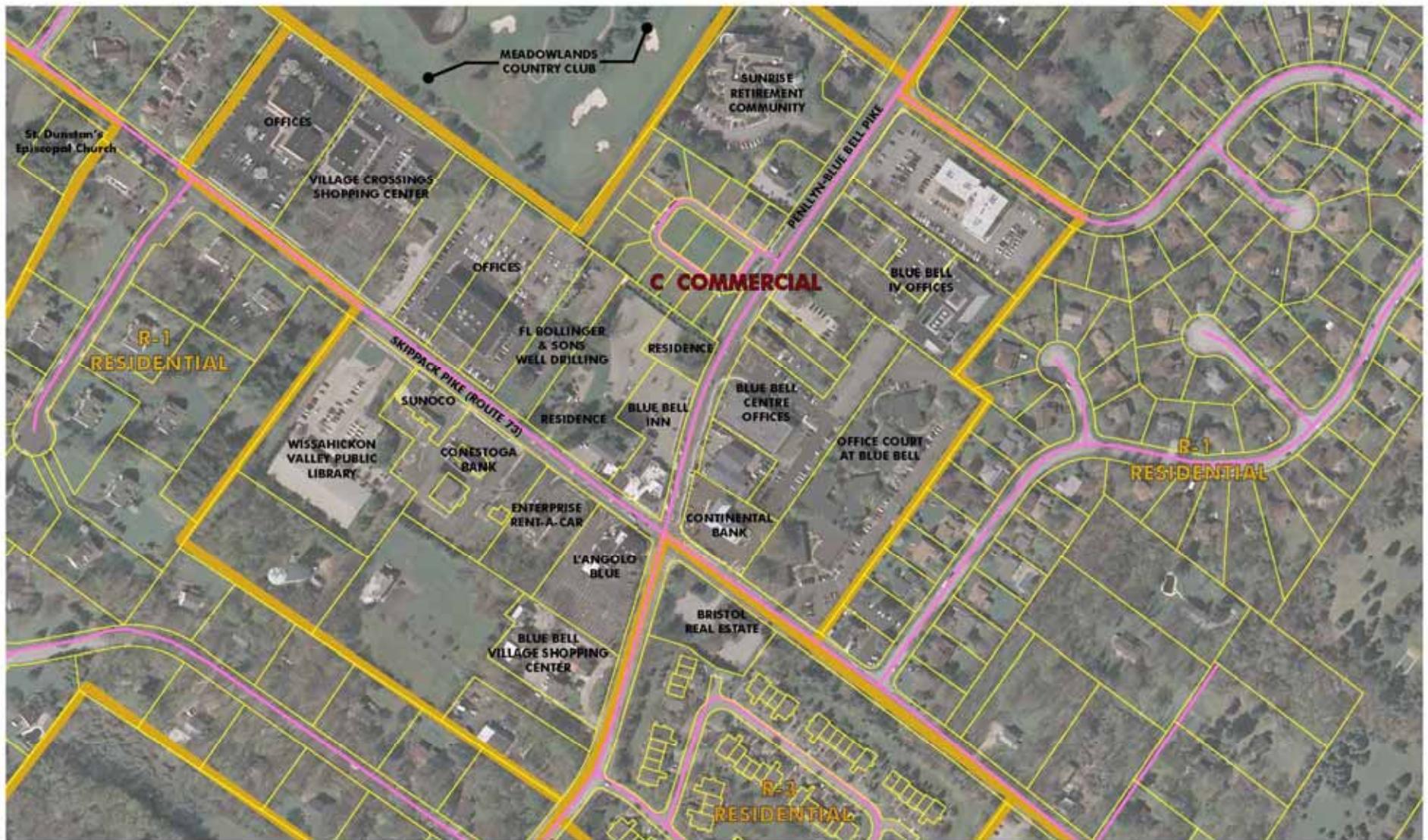
# VILLAGE FOCUS: BLUE BELL VILLAGE



## Blue Bell Village - Distances to Village Center



# Broad Axe Village - Zoning & Land Use



## 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

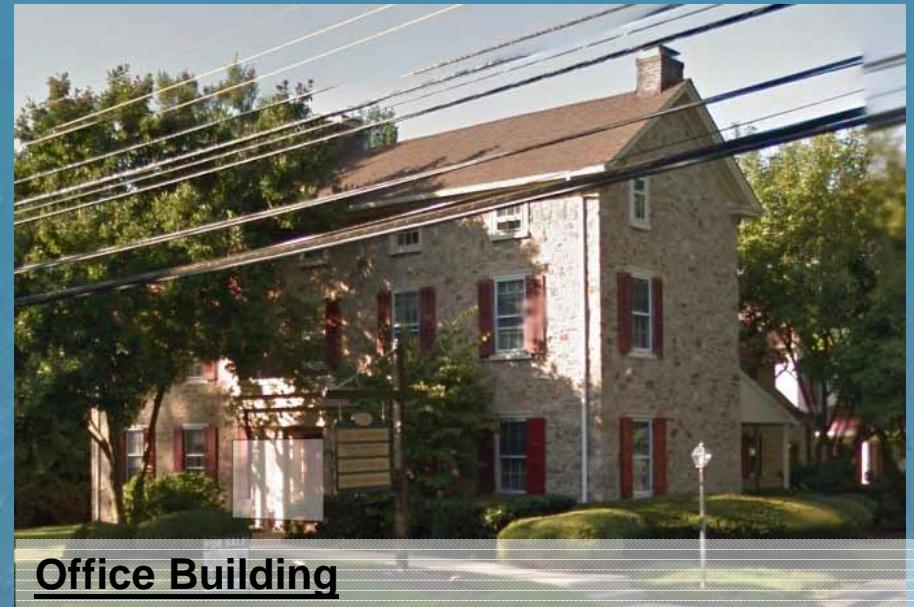


Village Crossings Shopping Center

## Blue Bell Village



Office Building



Office Building



## 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**

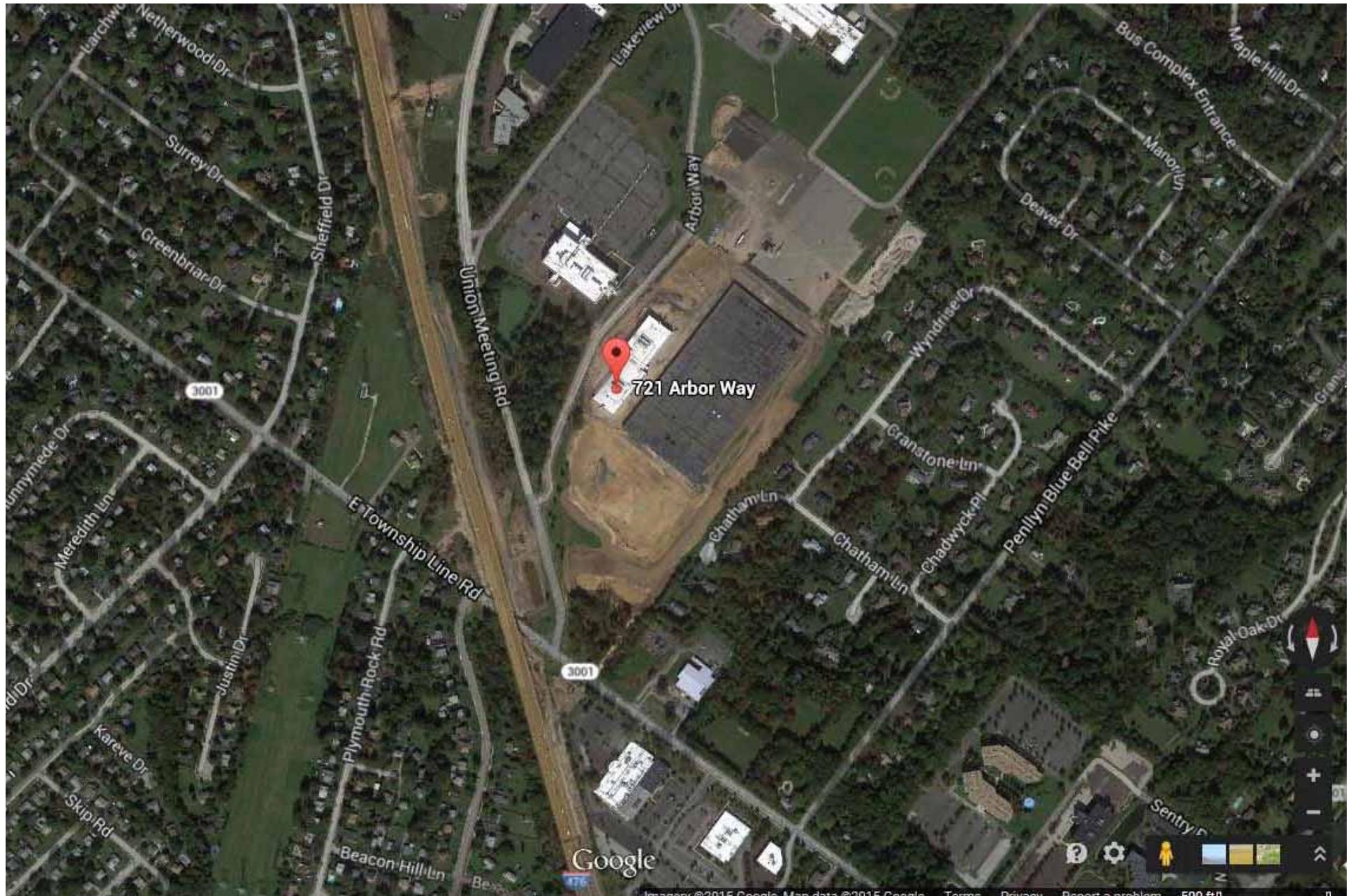
**Topic: Economic Factors**

**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.**



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

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Arborcrest Corporate Campus – Hillcrest II Building

## Comprehensive Plan for Whitpain Township

### Project Schedule

