

Comprehensive Plan for

Whitpain Township

Whitpain 2035

4 Villages within a Community

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 #3

Economic Factors

Wednesday, March 11, 2015, 7:00 pm

Agenda

- 1. Welcome – Fred Conner, Supervisor, Whitpain Township**
- 2. Speaker Panel –**
 - Victor Meitner, Jr., P.C., Attorney at Law, Victory Builders, LLC, Meitner Homes, LP**
 - John Zaharchuk, Summit Realty Advisors, LLC**
- 3. What is a Comprehensive Plan?**
- 4. Centre Square Village – Existing conditions, Characteristics, Challenges**
- 5. Your Comments, Opinions, Ideas, and Suggestions**

John J. Zaharchuk

**Summit Realty Advisors, LLC
201 S. Maple Avenue, Suite 100
Ambler, PA 19002**



AMBLER BOILER HOUSE REDEVELOPMENT



AMBLER BOILER HOUSE REDEVELOPMENT



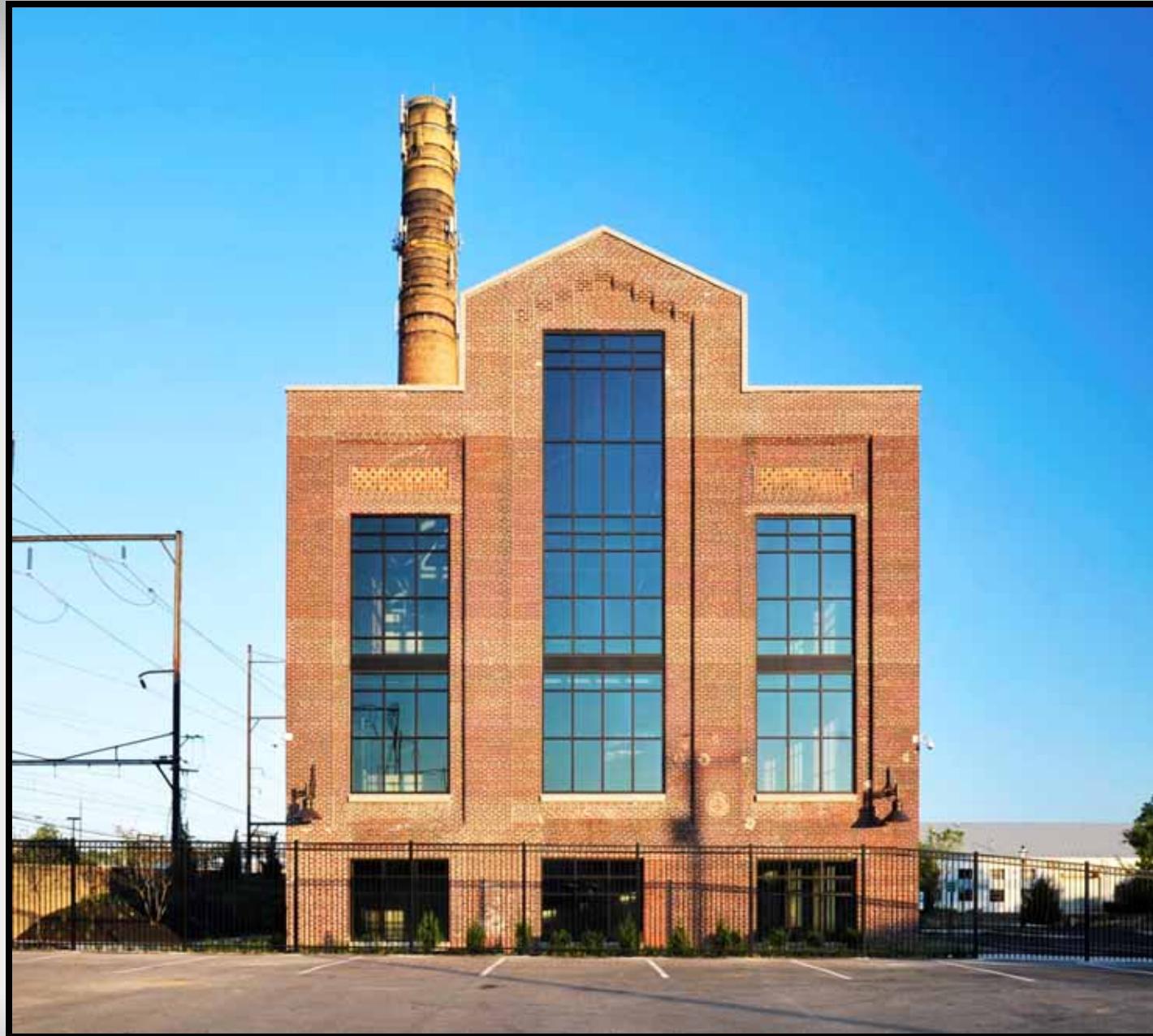
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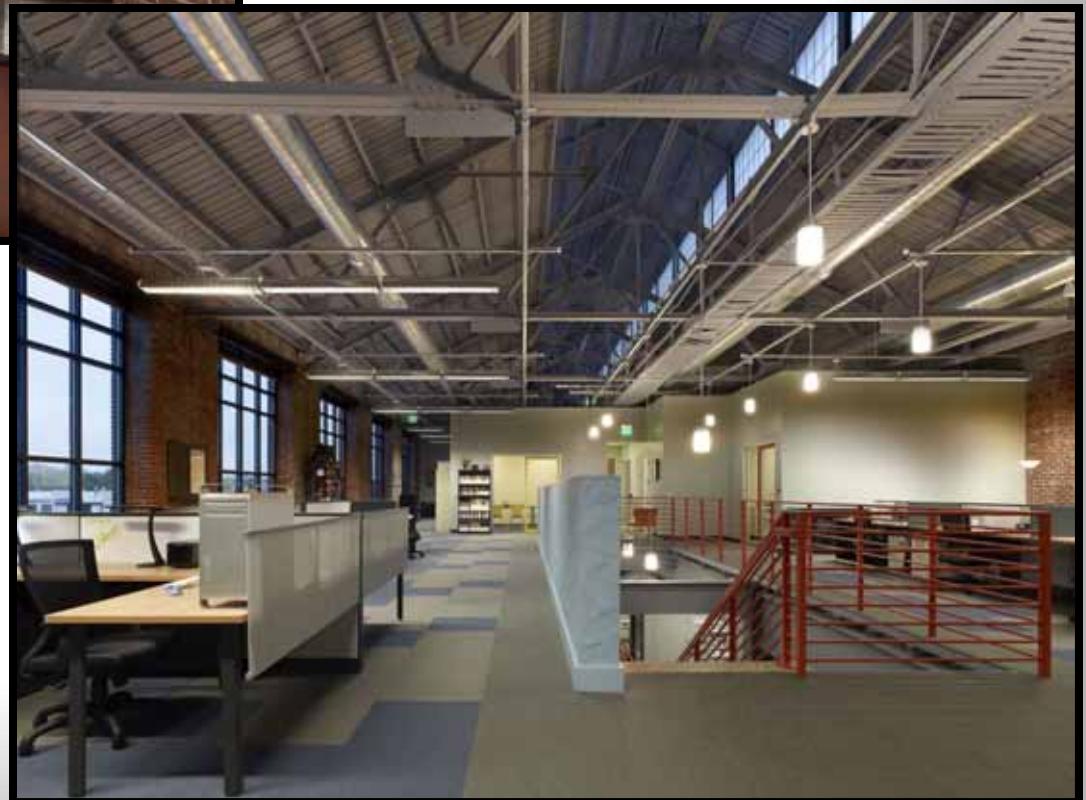
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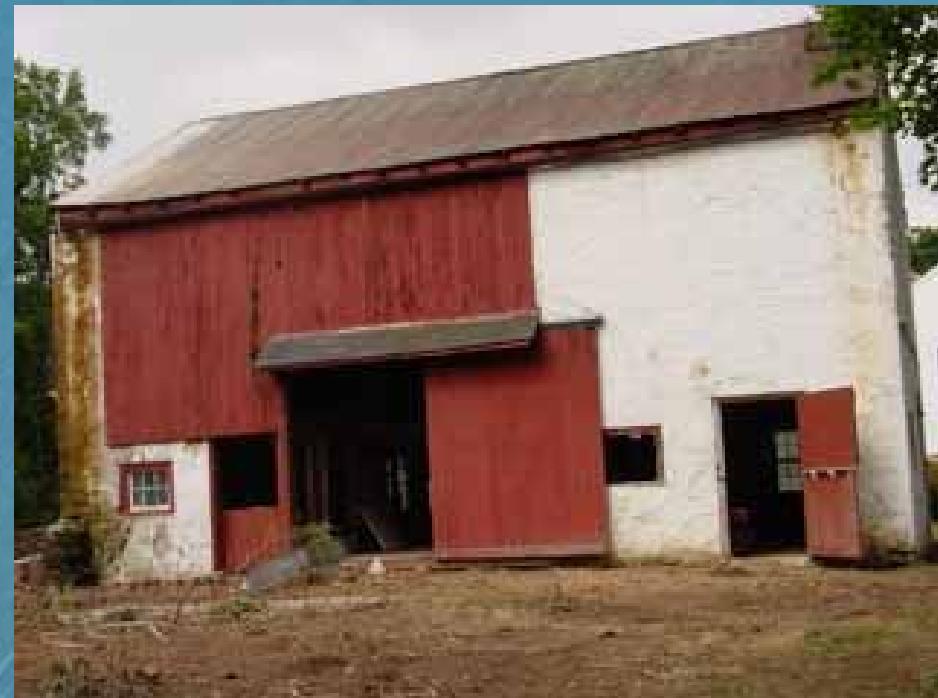
AMBLER BOILER HOUSE REDEVELOPMENT

AMBLER BOILER HOUSE REDEVELOPMENT

Victor Meitner, Jr., PC

Attorney At Law
564 Skippack Pike
Blue Bell, PA 19422

564 Skippack Pike – Before Construction



564 Skippack Pike – During Construction



564 Skippack Pike – After Construction



564 Skippack Pike – After Construction



567 Skippack Pike – Before Construction



567 Skippack Pike – During Construction



567 Skippack Pike – After Construction



Broad Axe Tavern



Broad Axe Tavern



PANEL DISCUSSION

Project Consultants

Simone Collins Landscape Architecture

Planners and Landscape Architects

Peter Simone

psimone@simonecollins.com

610-239-7601

Jared Lowman

jlowman@simonecollins.com

610-239-7601

McMahon Associates

Transportation Planning

Sandy Koza

skoza@mcmahonassociates.com

215-283-9444

Urban Partners

Economic Market Research and Analysis

Chris Lankenau

clankenau@urbanpartners.us

Township Contact

Jim Blanch, Township Engineer

jblanch@whitpaintownship.org

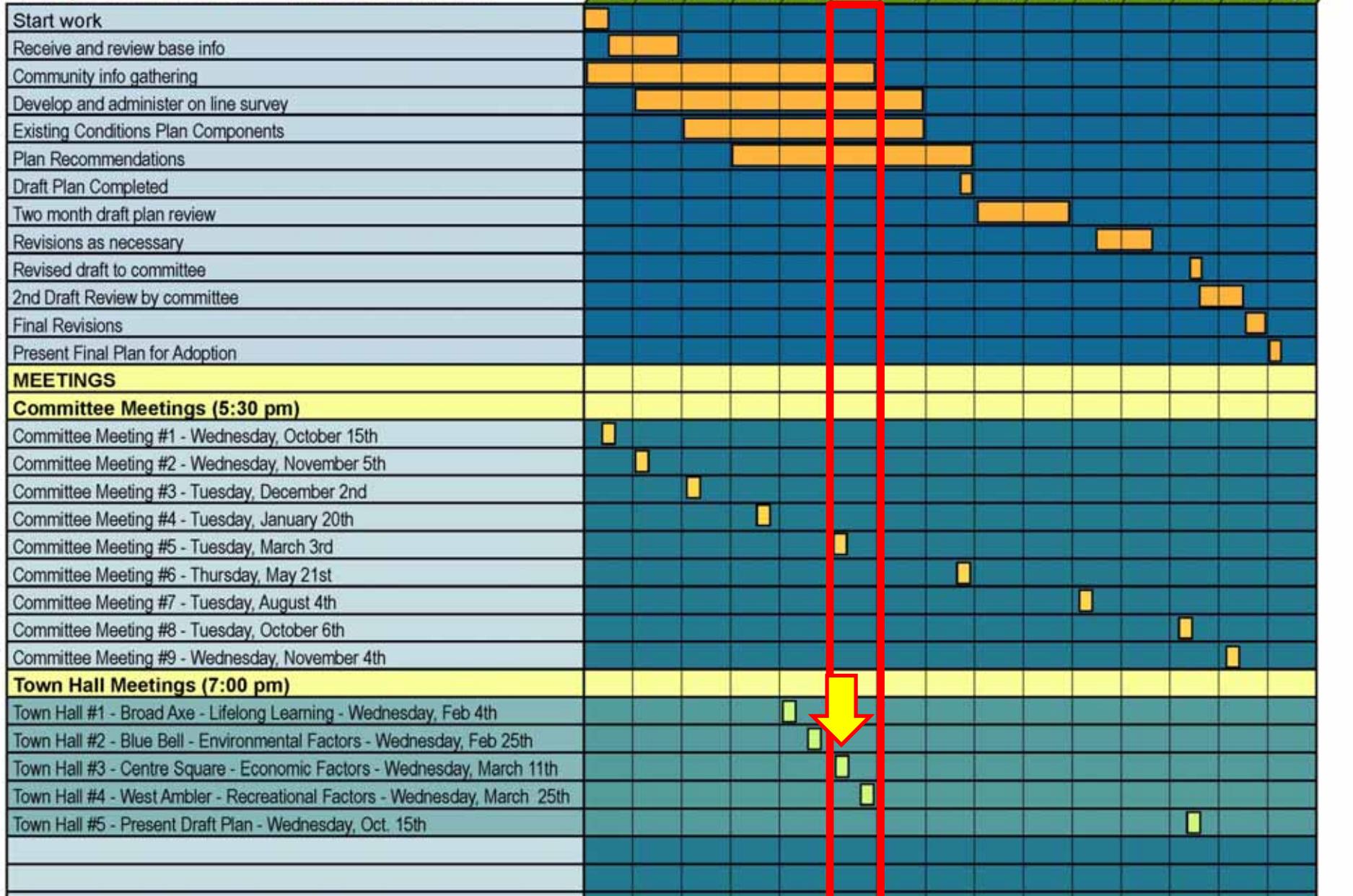
610-277-2400

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 - Revised 3/2/15



Meeting Schedule

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

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

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

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



Five (5) Town Hall Meetings

Town Hall #1 - February 4th - Lifelong Learning

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

Town Hall #2 – February 25th – 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 11th – Economic Factors

- Village Focus – Centre Square Village
- Keynote Panel –
 - **Victor Meitner, Jr., P.C., Attorney at Law, Victory Builders, LLC, Meitner Homes, LP**
 - **John Zaharchuk, Summit Realty Advisors, LLC**

Town Hall #4 – March 25th – Recreational Factors

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

Town Hall #5 – Oct. 14th – 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.**

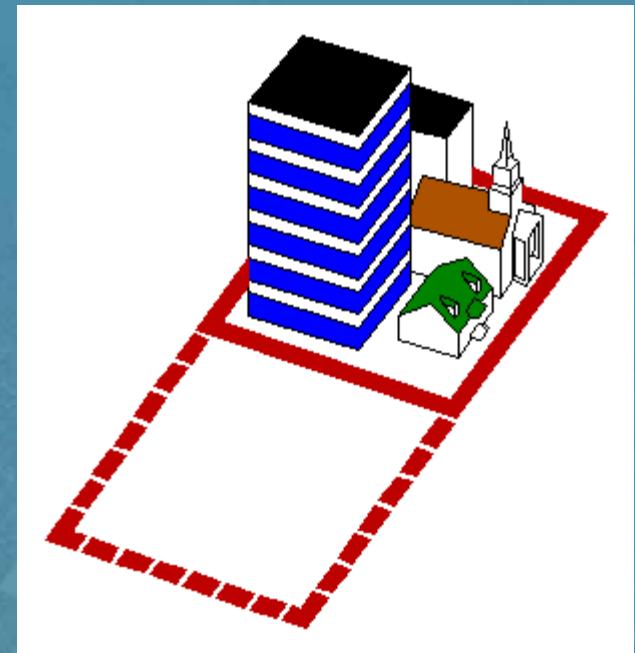
Plan Implementation Tools

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

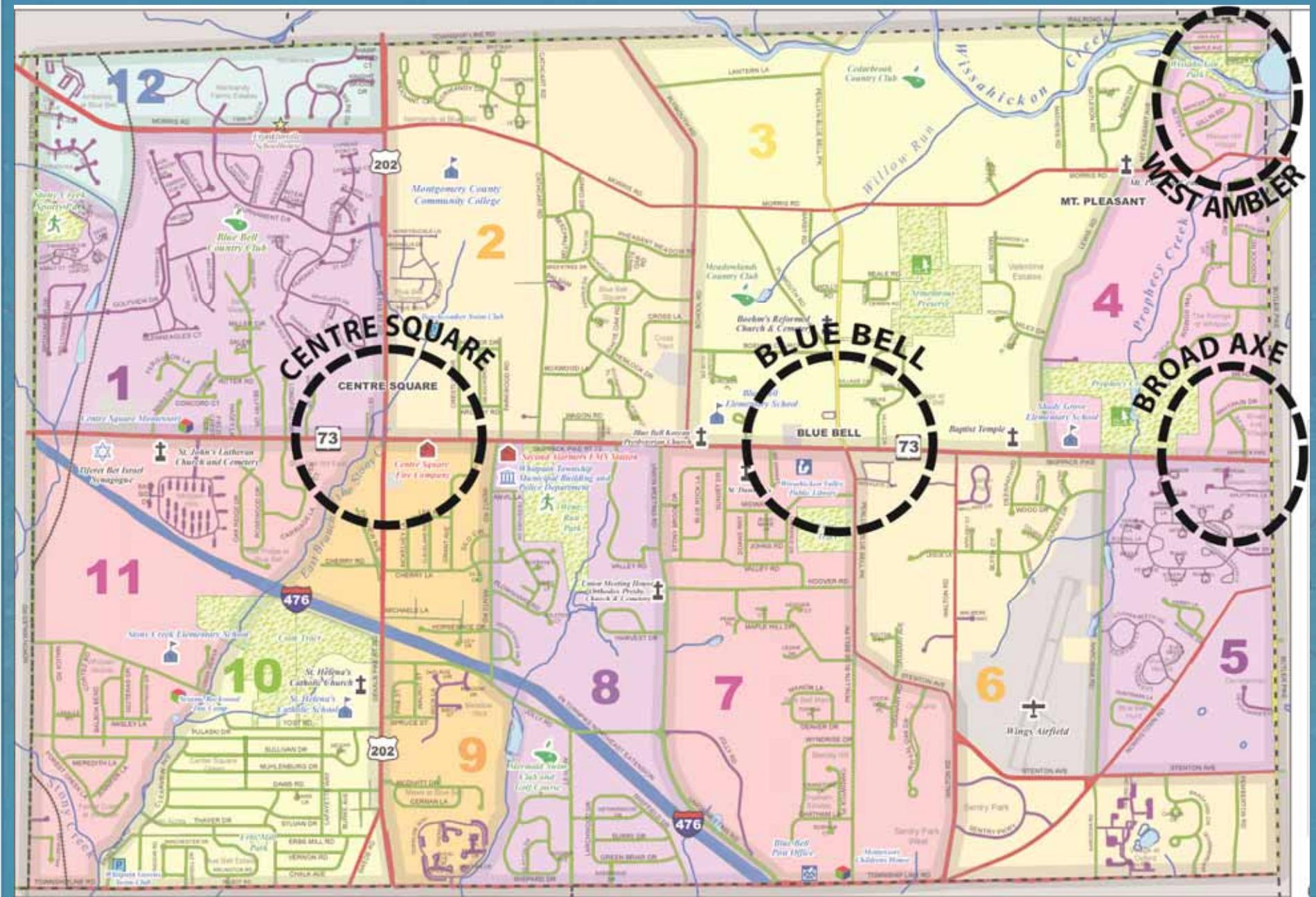




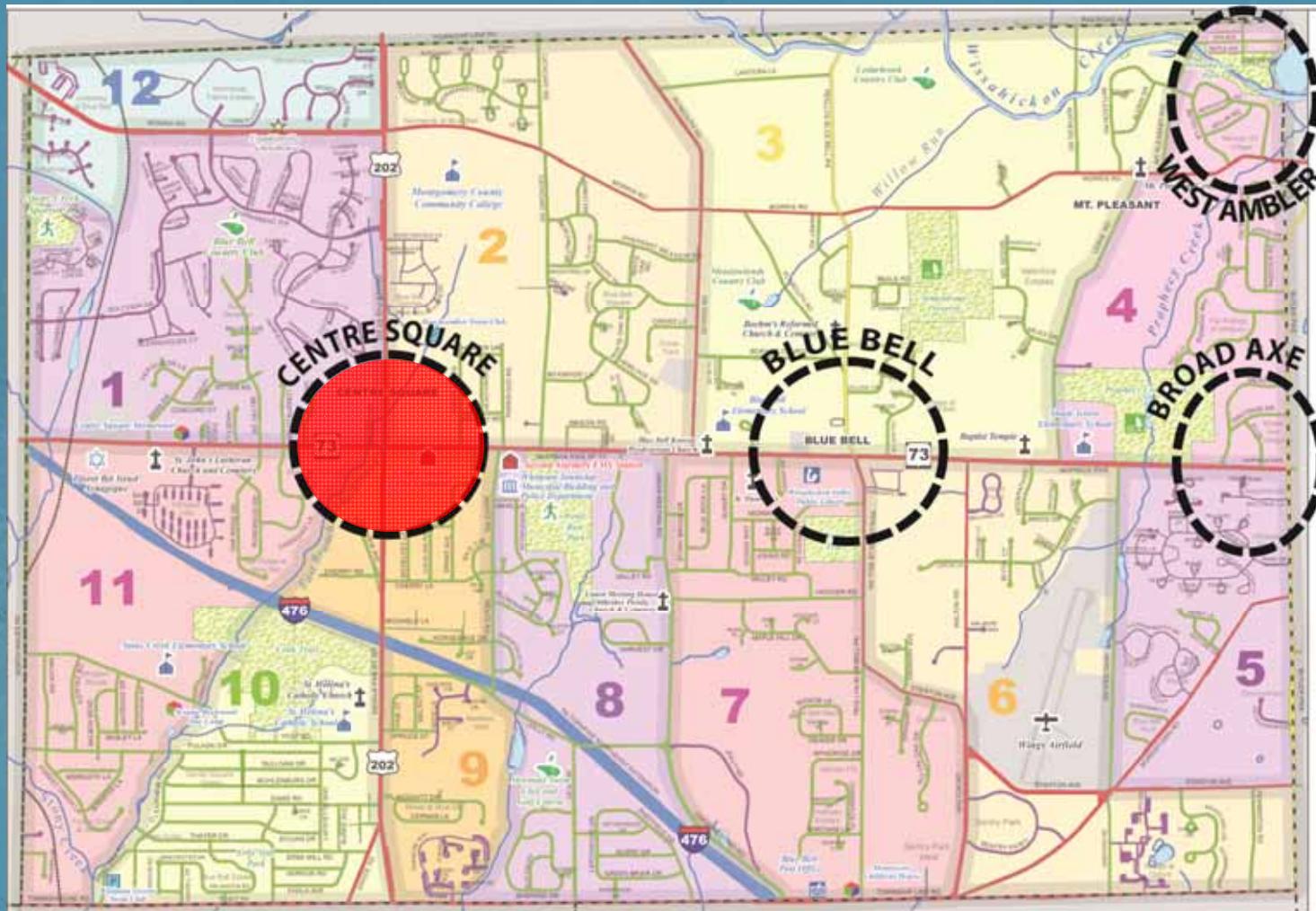
The background of the slide is a grayscale aerial photograph of a residential area. A large, semi-transparent blue rectangular overlay covers the upper portion of the image. On the right side of the map, there are labels for 'UPPER DUBLIN' and 'Arundel'. On the left side, there is a label for 'EAST MORRISON'.

WHITPAIN 2035
4 VILLAGES WITHIN A COMMUNITY

Whitpain Township's 4 Villages



VILLAGE FOCUS: CENTRE SQUARE VILLAGE



Centre Square Village



Centre Square Fire Company



Centre Square Plaza



Village of Center Square



Reed's Country Store

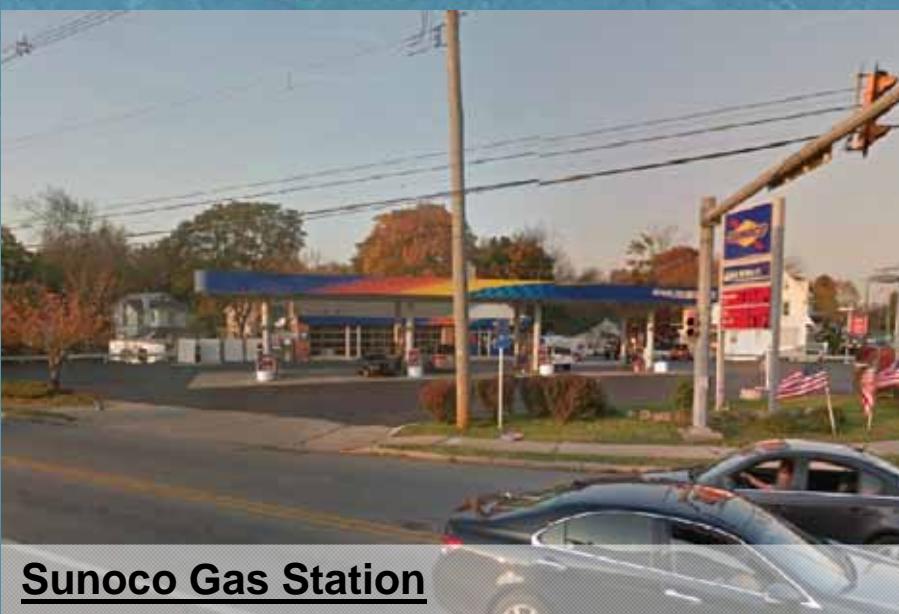
Centre Square Village



Wawa



CVS / Pharmacy



Sunoco Gas Station



Reed's Blue Bell Restaurant & Bar

Centre Square Village



U.S. Gas & Dunkin Donuts



Centre Square Motors

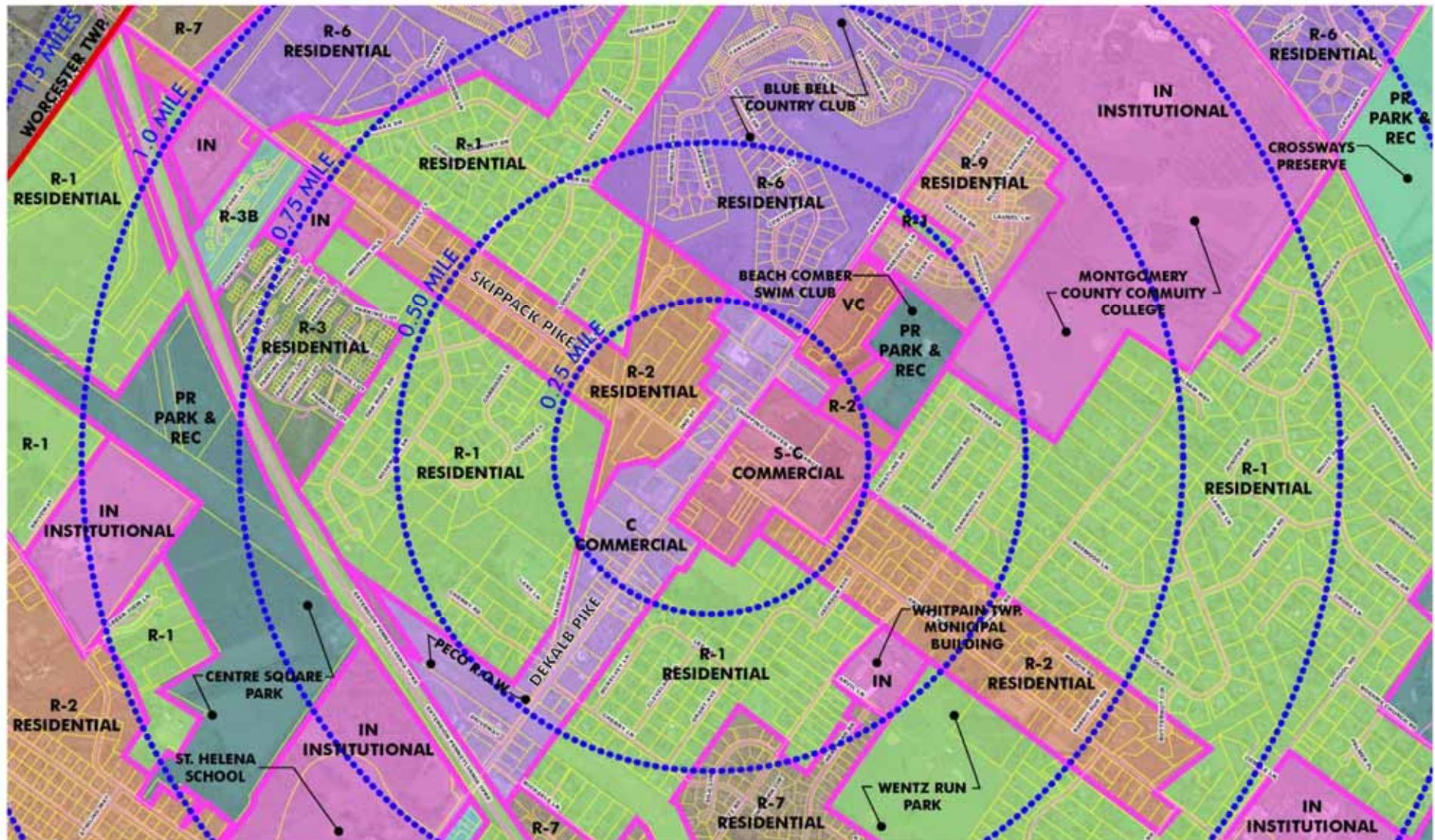


The Shoppes at Village Square



P.J. Whelihan's Pub & Restaurant

Centre Square Village - Distances to Village Center



Property Lines
Municipal Boundary (Typ.)
Distance to Village Center

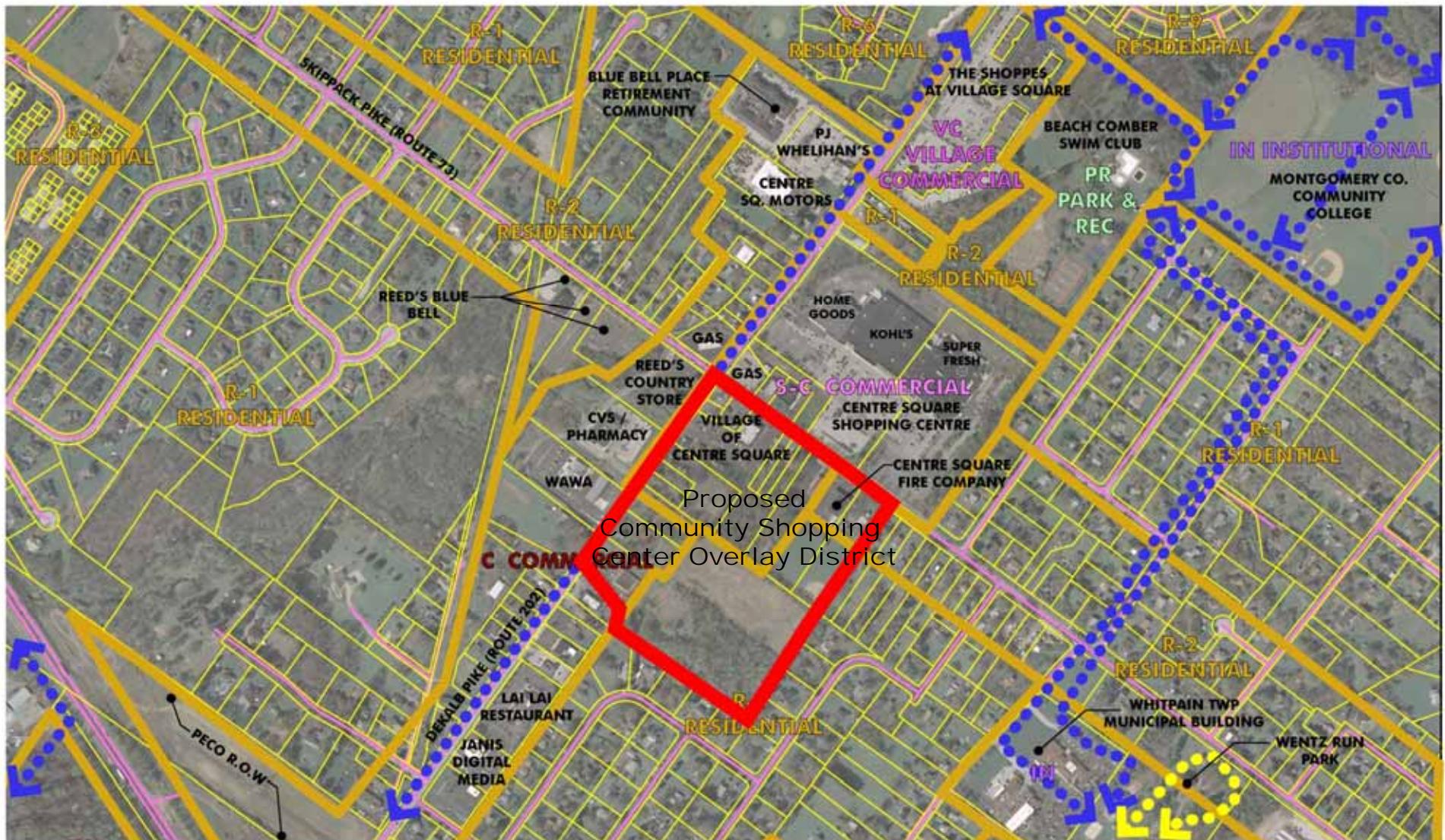
CENTRE SQUARE VILLAGE

Context Map

Centre Square Village - Zoning & Land Use



Proposed Community Shopping Center Overlay District



Centre Square Commons Proposal

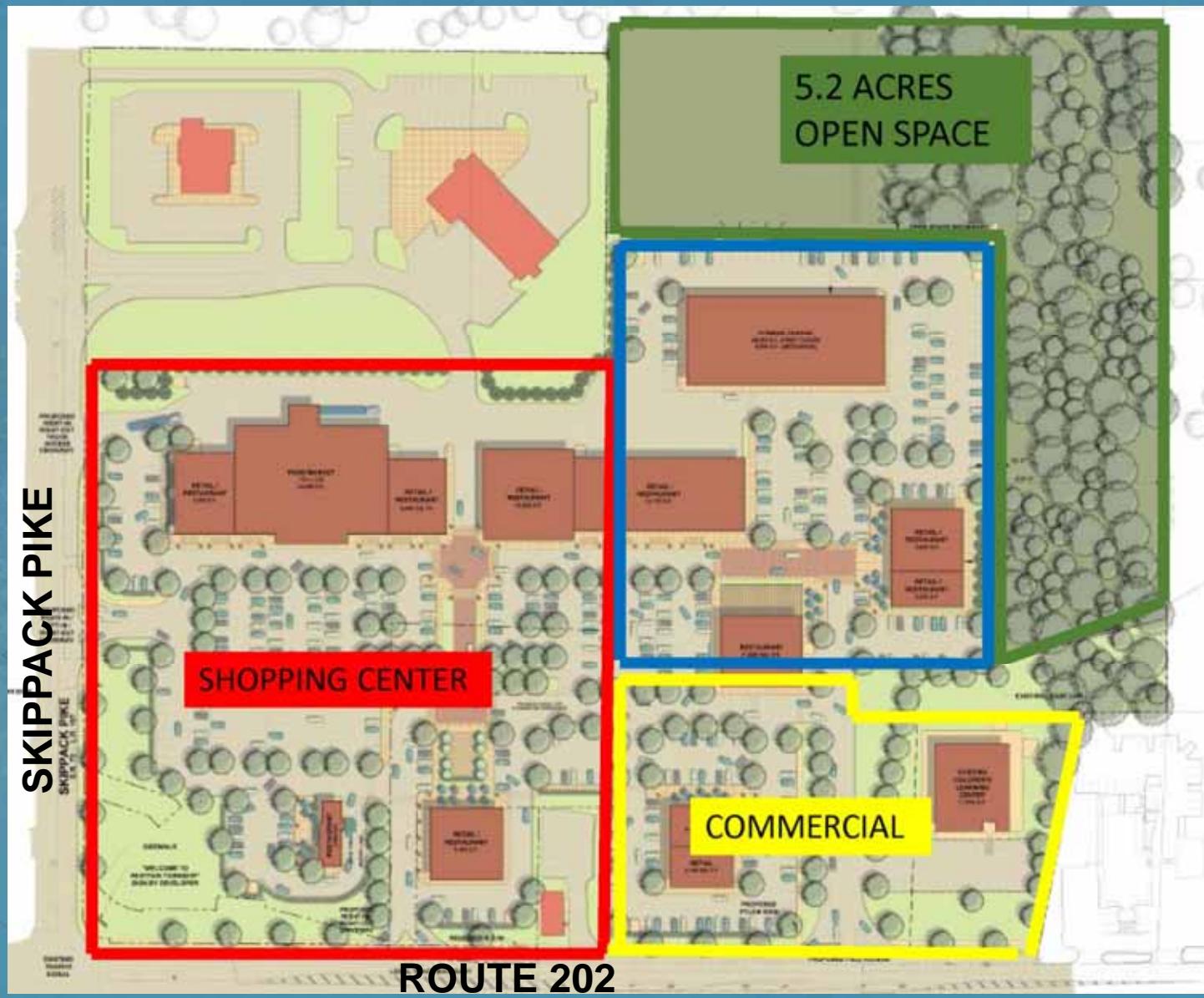
Madison Development Group

PROPOSED 22 ACRE REDEVELOPMENT



Centre Square Commons Proposal

Madison Development Group



Centre Square Commons Proposal

Madison Development Group



Centre Square Commons Proposal

Madison Development Group



Centre Square Commons Proposal

Madison Development Group

- Proposed at the southeast corner of Route 202 / Skippack Pike intersection
- Proposed 22 acre redevelopment
- Approximately 52,000 SF of buildings proposed
- Proposed uses include retail, restaurant, bank
- Approximately 5.2 acres of permanent open space
- Two (2) proposed vehicular access points on Route 202 and one (1) proposed vehicular access points on Skippack Pike.
- Proposed Community Shopping Center Overlay zoning district
- Earliest construction - late 2016?
- Plans and proposal presentation from Madison Development Group available on Township website

Centre Square Village Opportunities and Challenges

- Walkability, safe pedestrian routes, and trail connections
- Connections to Wentz Run Park, Centre Square Park, Beach Comber Swim Club, St. Helena School, MCCC, Crossways Preserve, Blue Bell Country Club, Blue Bell Village
- Eliminate short vehicular trips to village
- Create a “Town Center” area
- Create civic spaces
- Appearance of future development & redevelopment is important
- Marketing and identity of Centre Square Village
- Streetscape improvements / traffic calming measures
- Traffic improvements and traffic signal upgrades:
 - US 202 widening project and associated signal modifications
 - Two new traffic signals associated with Centre Square Commons
 - Proposed Skippack Pike widening project from Centre Square Commons to School Rd / Union Meeting Rd and associated signal modifications

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 25th, 7:00 pm

Centre Square Fire Company, 1298 Skippack Pike, Blue Bell, PA 19422

Topic: Recreational Factors

Village Focus: West Ambler Village

Location: Centre Square Fire Company

Keynote Speaker:

- **Drew Gilchrist, Southeast Regional Advisor, DCNR
Bureau of Recreation and Conservation**

Next Town Hall Meeting: Wed. March 25, 7:00 pm

Centre Square Fire Company, 1298 Skippack Pike, Blue Bell, PA 19422

