

Comprehensive Plan TOWAMENCIN TOWNSHIP

Montgomery County

BOARD OF SUPERVISORS MEETING #1
OCTOBER 25, 2023



INTRODUCTIONS

Professional Team

- Peter Simone, RLA, FASLA, Principal
- Pankaj (PJ) Jobanputra, AICP, Project Manager/Planner
- Todd Poole, President, 4Ward Planning
- Tim Adams, Planner

Additional staff also available

- Emma Haley, Geoff Creary
 - Towamencin Sidewalk Connectivity Study
- Sarah Leeper
 - Towamencin Park Analysis



Meeting Agenda

- Introduction
- Project Team & Experience
- Components of a Comprehensive Plan
- Building on Existing Plans
- Project Schedule and Scope
- Planning Approach
- Zoning Map
- Official Map Background
- Next Steps



Experience in the Township

- Pete and SC have provided services to Towamencin for 30 years. Institutional knowledge and Township history is strong.
- Pankaj, Tim and Todd have not worked in Towamencin previously. They will bring a new perspective and fresh eyes to this assignment.

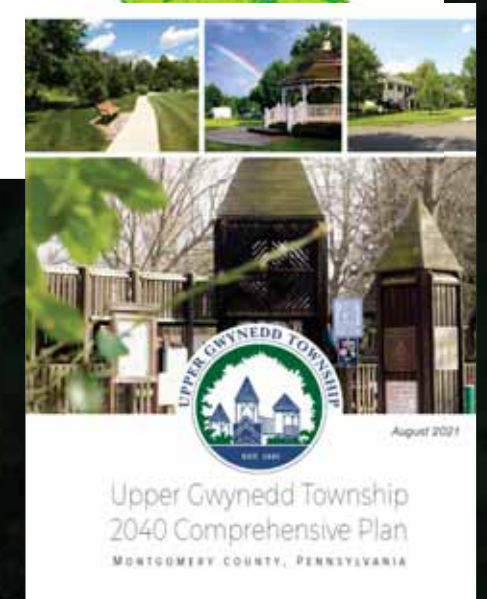
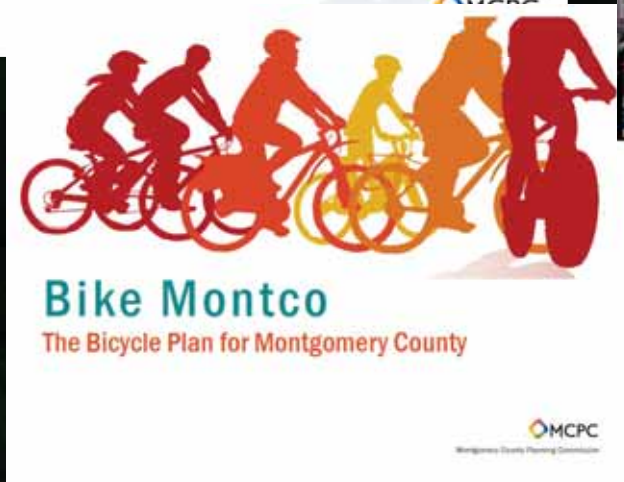
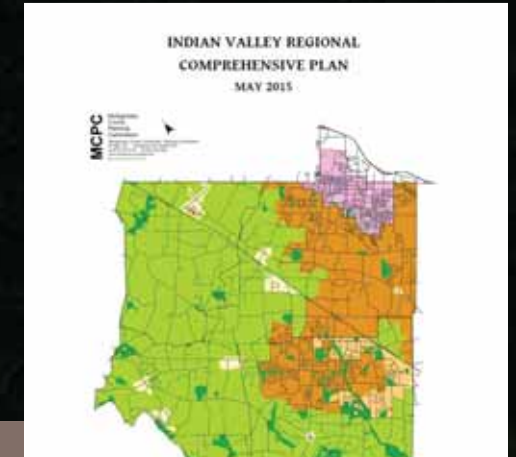
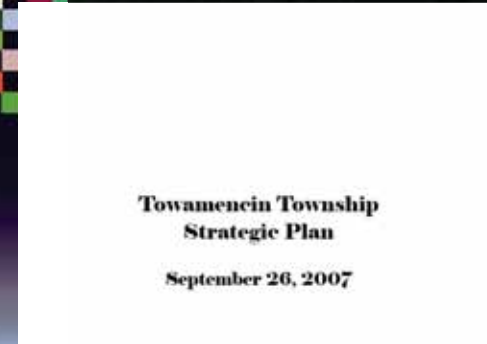
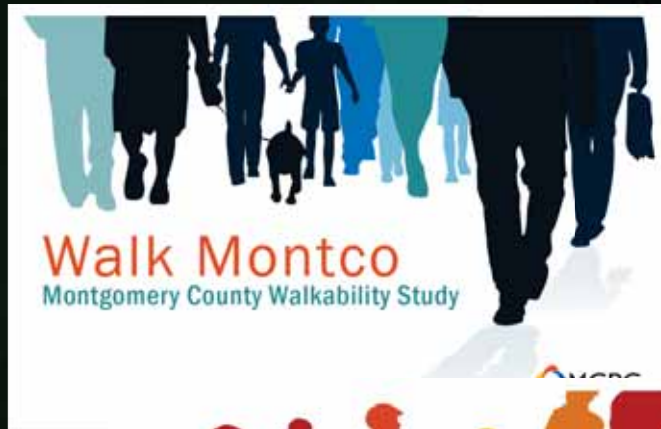


Components of a Comprehensive Plan

- **Planning Context**
 - Goals and Objectives
 - Demographics
 - Existing Conditions & Analysis
 - Compatibility with Surrounding Municipal Plans
- **Implementation Strategy**
 - Implementation Priorities
 - Action Strategy (short / long term)
 - Potential Funding Sources
- **Recommendations**
 - Future Land Use
 - Housing Plan
 - Transportation Plan
 - Community Facilities Plan
 - Economic Development Plan
 - Open Space & Recreation Plan
 - Protection of Natural and Historic Resources
 - Energy and Resource Conservation Plan



Building on Existing Plans



Project Schedule

	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
	Economic Development Committee Meeting	Tuesday, January 30	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
	Focus Group #1 - Institutions	Thursday, March 7	2PM-4PM
	Focus Group #2 - Youth/Students	Tuesday, March 19	6PM-8PM
	Focus Group #3 - Local Businesses	Thursday, March 28	6PM-8PM
	Focus Group #4 - Seniors, Others	Thursday, April 11	2PM-4PM
	Planning Commission Meeting #3	Monday, May 6	7PM-9PM
	Board of Supervisors Meeting #2 - Plan Progress	Wednesday, May 22	7PM-9PM
	Planning Commission Meeting #4	Monday, August 5	7PM-9PM
	Public Meeting #2 - Draft Plan	Thursday, September 26	7PM-9PM
	Planning Commission Meeting #5	Monday, October 7	7PM-9PM
	Board of Supervisors Meeting #3 - Draft Plan Comments	Wednesday, December 11 or Late Dec	7PM-9PM
2025	Planning Commission Meeting #6	Monday, January 6	7PM-9PM
	Public Meeting #3 - Final Plan	Thursday, February 27	7PM-9PM
	Board of Supervisors Meeting #4 - Final Plan Adoption	Wednesday, March 26	7PM-9PM
	Township Staff Meetings	As needed	
	Key Person Interviews (6)	TBD	TBD
	Web Based Survey - write and administer	January 2024 - September 2024	Online

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

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



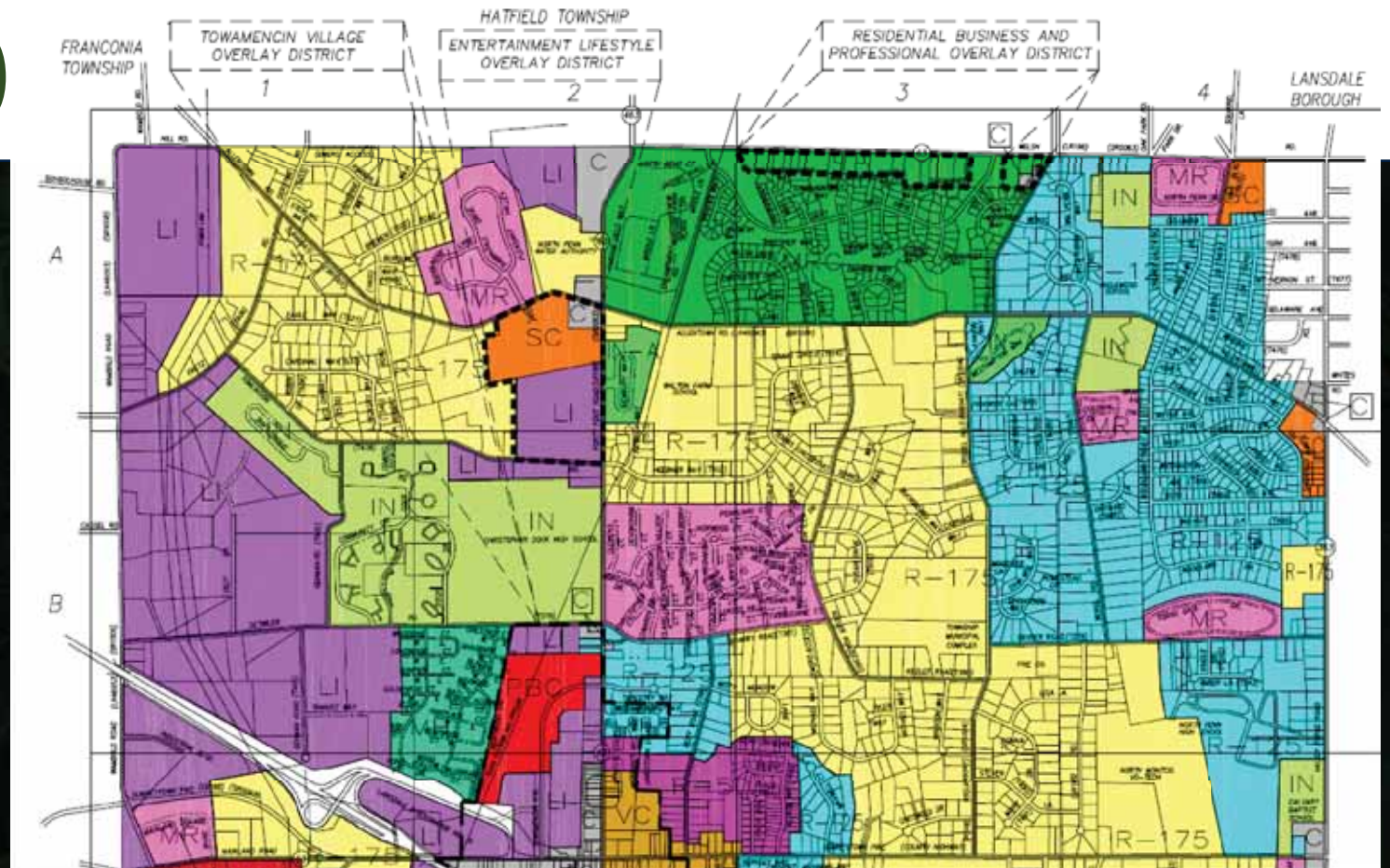
Planning Approach

Anticipate for On-going Changes:

- Retail trends
- Increasing work from home patterns
- Office to residential conversions
- Peak hour traffic pattern changes
- Aging in place accommodations
- Planning for changing demographics
- Climate / flooding effects
- Possible uses on undeveloped / underdeveloped parcels
- Modifications to zoning ordinance related to updated uses, size requirements, pervious/impervious coverage and parking standards

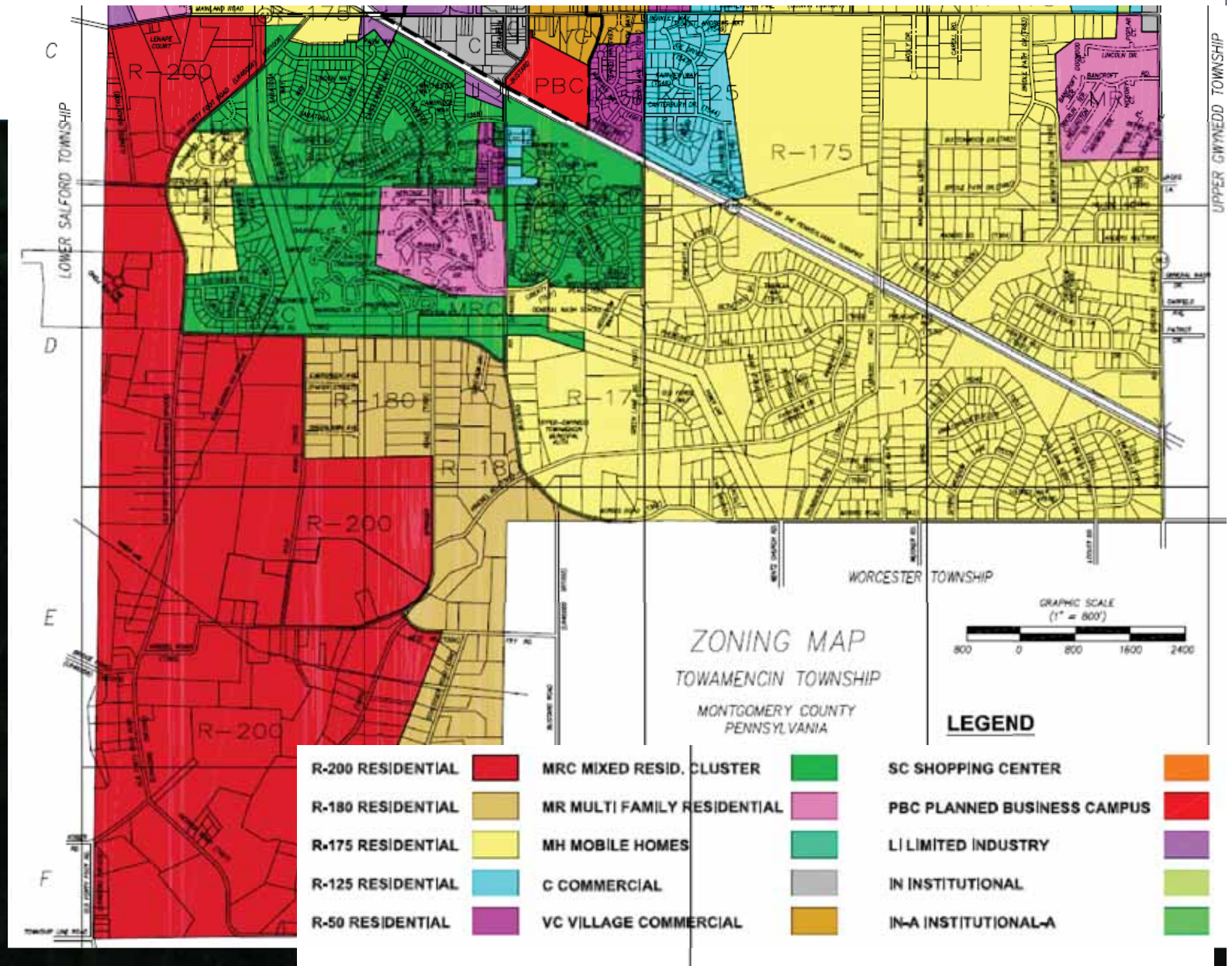


Zoning Map (North)



R-200 RESIDENTIAL		MRC MIXED RESID. CLUSTER		SC SHOPPING CENTER	
R-180 RESIDENTIAL		MR MULTI FAMILY RESIDENTIAL		PBC PLANNED BUSINESS CAMPUS	
R-175 RESIDENTIAL		MH MOBILE HOMES		LI LIMITED INDUSTRY	
R-125 RESIDENTIAL		C COMMERCIAL		IN INSTITUTIONAL	
R-50 RESIDENTIAL		VC VILLAGE COMMERCIAL		IN-A INSTITUTIONAL-A	

Zoning Map (South)



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 - 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.

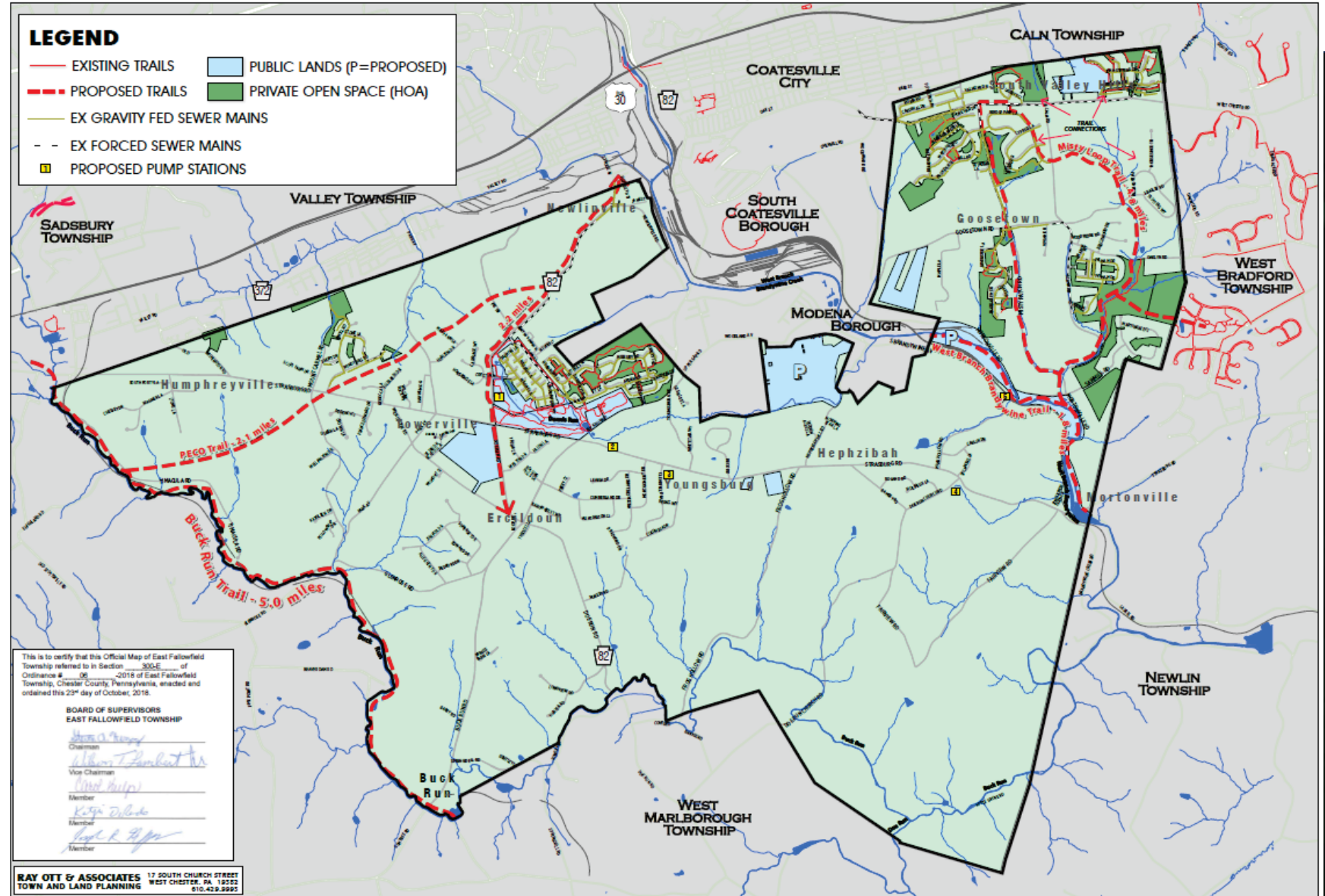


Official Map - Example



OFFICIAL MAP NOVEMBER, 2018

EAST FALLOWFIELD TOWNSHIP
CHESTER COUNTY PENNSYLVANIA



Next Steps

- Complete draft of online survey for Township review
- Continue data gathering and analysis
- Begin project mapping
- Planning Commission Meeting #1 – November 6th
- Public Meeting #1 – January 18th

Your concerns, suggestions and goals for the Comprehensive Plan?

