

UPPER PROVIDENCE TOWNSHIP
COMPREHENSIVE PLAN
UPDATE

ADOPTED BY UPPER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS

RESOLUTION 2010-28

JULY 19, 2010

PREPARED BY:

THE WAETZMAN PLANNING GROUP

&

FAZ ASSOCIATES

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UPPER PROVIDENCE TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2010-28

A RESOLUTION ADOPTING AN AMENDMENT TO THE UPPER PROVIDENCE TOWNSHIP COMPREHENSIVE PLAN.

WHEREAS, Upper Providence Township is a Township of the Second Class, organized and existing under the laws of the Commonwealth of Pennsylvania; and

WHEREAS, the Pennsylvania Municipalities Planning Code (hereinafter "MPC"), 53 P.S. §10101, *et. seq.*, provides that the Township Planning Commission shall, at the request of the Board of Supervisors, have the authority and duty to prepare a comprehensive plan, and amendments thereto, for the development of the municipality, and to present it to the Board of Supervisors for consideration; and

WHEREAS, the Board of Supervisors requested that the Planning Commission prepare an amendment to the Township's comprehensive plan; and

WHEREAS, beginning on February 25, 2009, and continuing at most of its bi-monthly public meetings thereafter, the Township Planning Commission and its professional consultants discussed the components, contents and priorities of a comprehensive plan amendment, reviewed drafts thereof, made revisions thereto, and provided the public with an opportunity to offer comments and ask questions; and

WHEREAS, the result of these discussions and reviews is a document prepared by the Township Planning Commission and its professional consultants entitled "Upper Providence Township Comprehensive Plan Update," which bears a final publication date of July 19, 2010 (hereinafter referred to as the "Comprehensive Plan Update"); and

WHEREAS, the Comprehensive Plan Update includes and encompasses all of the maps, charts, plans, figures, tables, appendices and text that are physically a part thereof, as well as any documents, maps, charts, studies, plans, analyses and other items that are explicitly made a part thereof by reference, even though not physically attached or affixed thereto; and

WHEREAS, the Township provided copies of the Comprehensive Plan Update to each of the surrounding municipalities, to the Spring-Ford Area School District, to Montgomery and Chester Counties, and to the Central Perkiomen Valley and Phoenixville Area regional planning commissions for their review and comment; and

WHEREAS, in accordance with MPC, the Township Planning Commission conducted a public meeting on April 28, 2010 and a second public meeting on June 9, 2010 at which meetings the Township Planning Commission discussed and reviewed the provisions of the Comprehensive Plan Update, presented the Comprehensive Plan Update to the public and provided the public with an opportunity to offer comments and ask questions; and

WHEREAS, at its June 9, 2010 meeting, the Township Planning Commission formally and unanimously recommended that the Board of Supervisors adopt the Comprehensive Plan Update; and

WHEREAS, in accordance with MPC, the Board of Supervisors conducted a public hearing on July 19, 2010 to discuss, review and receive testimony with respect to the Comprehensive Plan Update.

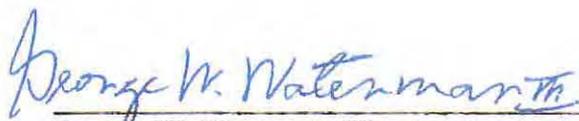
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Upper Providence Township hereby adopts the Comprehensive Plan Update as the Township's comprehensive plan, based upon the Township Planning Commission's recommendation and the testimony presented at the aforementioned public hearing.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby authorizes a special joint meeting with the Township Planning Commission and residents on September 22, 2010, or such other date as may be convenient and agreeable to both public bodies, to discuss the implementation of the Comprehensive Plan Update and establish priorities governing the identified villages within the Township to protect the community's character and residential nature, pedestrian access and traffic.

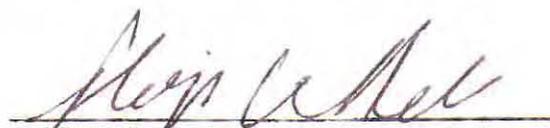
RESOLVED this NINETEENTH day of JULY, A.D., 2010.

Attest:

**UPPER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS**



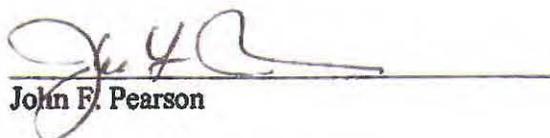
George W. Waterman, III
Township Secretary/Manager



Philip A. Barker
Chairman



Robert A. Fico



John F. Pearson

Seal

TABLE OF CONTENTS

Introduction	1
Community Background	3
Regional Setting	3
Demographics	7
Community Goals & Objectives	11
Goal 1: Community Character	11
Goal 2: Balanced Land Use	11
Goal 3: Natural Features and Resources	13
Goal 4: Historic and Archaeological Resource Protection	14
Goal 5: Circulation.....	15
Goal 6: Utility Systems	17
Goal 7: Community Facilities and Municipal Services.....	18
Goal 8: Recreation and Open Space	18
Goal 9: Energy Conservation.....	19
Plan for the Protection of Natural & Historic Resources	21
Natural Environment Inventory & Plan	21
Open Space Preservation Inventory & Plan.....	23
Preservation Areas	23
Meeting Recommended Open Space Needs	23
Other Open Space Planning Recommendations	25
Historic Resource Inventory & Plan	26
Plan for Community Facilities & Utilities	29
Municipal Building Expansion	29
Fire and Emergency Services Plan.....	30
Management and Organization	31
Operations.....	31
Future Considerations.....	32
Strategic Plan	33
Plan for the Provision of Water	33
Act 537 Plan.....	35
Community Center Feasibility Study	36
Park and Recreation & Open Space Plans	36
Anderson Farm & Black Rock Parks Master Plan	37
Open Space and Environmental Resource Protection Plan.....	40
Plan for the Provision of Housing	43
Housing Needs Analysis	43
2020 Projection.....	43
Build-Out Analysis	44
Housing Need	44
Beyond 2020	45

Housing Mix	45
Housing Plan	47
Plan for the Conservation of Energy	49
Current Energy Conservation Programs.....	49
Energy Consumption Analysis & Measures for Reduction.....	50
Other Recommendations for Reducing Energy Consumption.....	52
Plan for the Movement of People and Goods.....	57
Transportation Setting	57
Transportation Planning Studies	66
Circulation Plan Elements.....	71
High Priority Project Descriptions	78
Plan for Land Use	81
Existing Land Use	81
Land Use Plan	85
Compatibility with Surrounding Municipalities	99
Montgomery County	99
Royersford Borough.....	102
Limerick Township.....	102
Central Perkiomen Valley Region	103
Lower Providence Township	103
Chester County.....	104
Phoenixville Area Regional Comprehensive Plan.....	105
Borough of Phoenixville, Chester County	105
East Pikeland Township, Chester County	105
Schuylkill Township, Chester County	105
Borough of Spring City, Chester County	106
Plan Element Interrelationships	107
Action Plan/Implementation Strategies.....	109
High Priority	109
Medium Priority	111
Long-Range Priority	112
On-going Actions	112
Implementation Priorities & Responsibilities	115
Appendices	127
Appendix A: Township Newsletters	129
Appendix B: Feb. 1, 2010 Board of Supervisors Presentation	135
Appendix C: Apr. 28, 2010 Planning Commission Presentation.....	143
Appendix D: Apr. 28, 2010 Planning Commission Public Meeting Minutes	153
Appendix E: June 9, 2010 Planning Commission Public Meeting Minutes	169
Appendix F: July 19, 2010 Public Hearing Presentation	177
Appendix G: July 19, 2010 Public Hearing Meeting Minutes	187
Appendix H: Review Letters	191

TABLE OF FIGURES

- Figure 1: Population Totals and Change 1980-2000 7
- Figure 2: 2005 Population Estimate & 2010 – 2030 Projections..... 7
- Figure 3: Level of Education 8
- Figure 4: Age Structure 8
- Figure 5: Age Structure 9
- Figure 6: Median Age of Surrounding Municipalities 9
- Figure 7: Protected Open Space Acreage, 2006 Open Space Plan 24
- Figure 8: Program Summary, Municipal Needs Assessment..... 29
- Figure 9: Municipal Complex Master Plan..... 30
- Figure 10: Population Projection 43
- Figure 11: Total Dwelling Units..... 44
- Figure 12: Township Build Out (from 2006 Open Space Plan) 44
- Figure 13: Housing Need..... 44
- Figure 14: Housing Mix, Census 2000 45
- Figure 15: Housing Permits Issued 45
- Figure 16: Housing Mix Estimate (2009)..... 46
- Figure 17: Developable Land 46
- Figure 18: Average Daily Traffic Comparisons..... 64
- Figure 19: Improvement Summary, High Priority 75
- Figure 20: Improvement Summary, Medium Priority 76
- Figure 21: Improvement Summary, Low Priority..... 77
- Figure 22: Existing Land Use Tabulation..... 81
- Figure 23: Land Use Acreage and Percent of Total Area..... 98
- Figure 24: Implementation Priorities & Responsibilities 115

TABLE OF MAPS

- Map 1: Regional Context..... 3
- Map 2: Aerial View 5
- Map 3: Natural Features 22
- Map 4: Open Space Preservation Areas..... 23
- Map 5: Historic Resources Map..... 27
- Map 6: Water Coverage Area 34
- Map 7: Act 537 Plan 35
- Map 8: 2006 Open Space Plan, Township-wide Trail Plan..... 42
- Map 9: Road Network & Classifications 59
- Map 10: Key Improvements 61
- Map 11: Traffic Control..... 62
- Map 12: Average Daily Traffic Counts 63
- Map 13: Crash History 65
- Map 14: Sidewalk Survey..... 69
- Map 15: Circulation Plan 73
- Map 16: Existing Land Use..... 83
- Map 17: Land Use Plan..... 87

INTRODUCTION

Section 301. (PA Municipalities Planning Code)

Preparation of Comprehensive Plan:

(a) The...plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following related basic elements:



Two views of existing residential areas in Upper Providence; Roboda, a townhome community (top) and the Mont Clare neighborhood (bottom).

(1) A statement of objectives of the municipality concerning its future development...(2) A plan for land use...(2.1) A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality...(3) A plan for movement of people and goods...(4) A plan for community facilities and utilities...(4.1) A statement of the inter relationships among the various plan components...(4.2) A discussion of short- and long-range plan implementation strategies...(5) A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities...(6) A plan for the protection of natural and historic resources...

(b) The comprehensive plan shall include a plan for the reliable supply of water...

Section 301.1. Energy Conservation Plan Element: To promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element...

On the cusp of a new census tabulation, but after growth exceeding a 50% increase in the population, and more than fifteen years after the last full update of a Comprehensive Plan, Upper Providence Township made the decision to undertake the process to review the existing conditions and update the Land Use Plan, Housing Plan, and Transportation Plan.

Although this update will not be the first view into the required comprehensive planning elements, but this will be the first document with all the required elements included in one binding.

In terms of Open Space within the last fifteen years, the Township adopted an Open Space and Environmental Resource Protection Plan in both the 1995 and 2006. The 2006 *Open Space and Environmental Resource Protection Plans (2006 Open Space Plan)* was also amended in 2007 (*2007 Open Space Plan Amendment*).

The following other element updates have been adopted over the last ten years: *Historic Resource Survey for Upper Providence (2004)*, *Fire and Emergency Services Plan (2006)*, *Community Center Feasibility Study (2007)*, *Municipal Campus Study (2008)*, and a 2008 *Master Plan for Anderson Farm and Black Rock Parks (2008 Parks Master Plan)*.

The following Comprehensive Plan will compile these recent studies, synopses other studies listed throughout this plan (i.e. the 2009 Sidewalk Survey and other Transportation Studies), and the updates to the Land Use, Housing, and Transportation Plans into one all-encompassing resource. This resource will explain and serve as a guide for the land use and other critical decisions affecting the physical and social growth for the foreseeable future in Upper Providence Township.



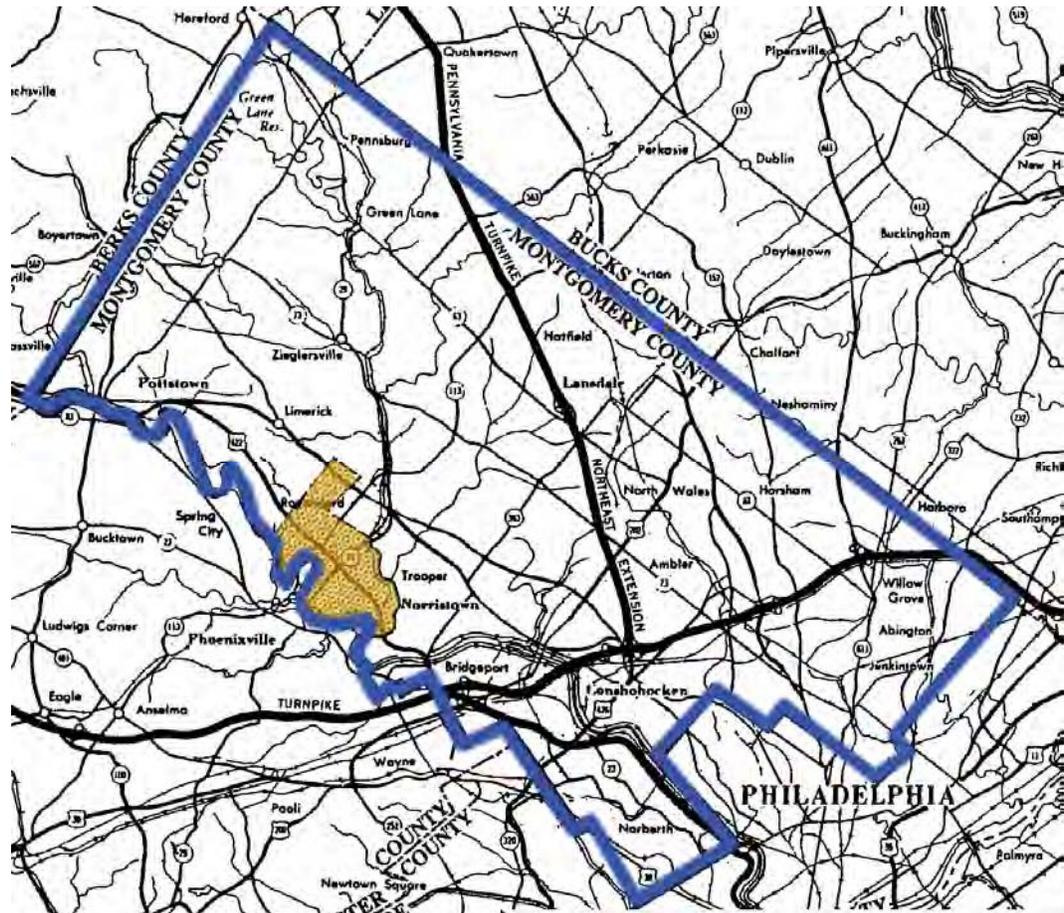
Two developments, Providence Town Center (top) and Pope John Paul The Second High School, both recently constructed within Upper Providence Township.

COMMUNITY BACKGROUND

Regional Setting

Upper Providence was established as a Township in 1787. Located in Montgomery County, and situated at the confluence of Perkiomen Creek and the Schuylkill River, it comprises 17.8 square miles. Adjacent communities include: Lower Providence Township to the east; Colledgeville Borough, Trappe Borough, and Perkiomen Township to the north; Royersford Borough and Limerick Township to the west, and Phoenixville Borough, East Pikeland, and Schuylkill Townships to the south, in Chester County. The major highway serving the Township is Route 422; it connects the Township with Interstate 76 to the east, and runs west through Reading to Harrisburg. The following map shows Upper Providence Township in the regional context of the greater Philadelphia area:

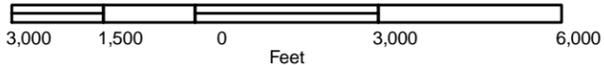
Map 1: Regional Context



In addition, **Map 2: Aerial View** shows the overall development and a more localized context of Upper Providence. The aerial photographs are from the Delaware Valley Regional Planning Commission and were flown in 2005.



Scale: 1" = 3000'
Date Prepared:
January 2010



Revisions	
Date	Change Made/Reason

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**THE WAETZMAN
PLANNING
GROUP**

MAP 2:
AERIAL VIEW
UPPER PROVIDENCE TOWNSHIP
COMPREHENSIVE PLAN UPDATE

Demographics

The information presented below is taken from the *2006 Open Space Plan*; that plan uses the 2000 Census information as a baseline to determine the population growth within the Township in the recent past. It also uses population projections to determine how much the Township will potentially grow in the next twenty to thirty years. The information contained within this Comprehensive Plan is only a portion of the information contained within the *2006 Open Space Plan*; please reference that plan document for expanded demographic information.

Population Growth

Upper Providence experienced negligible population growth (1.4%) between 1980 and 1990, while Montgomery County experienced a 5.4% growth in population during the same time period. From 1990 to 2000, the growth exploded in Upper Providence, with the population increasing by 59%. Montgomery County had only a 10.6% population growth rate during this time.

Figure 1: Population Totals and Change 1980-2000

	1980	1990	2000	Change 1980-90	Change 1990-00
Upper Providence	9,551*	9,682	15,398	1.4%	59.0%
Montgomery County	643,371	678,111	750,097	5.4%	10.6%

Sources: US Census, www.census.gov, *DVRPC

According to the 2000 Census, the total population for Upper Providence Township was 15,398. The average household size in 2000 was 2.77, an increase over the average household size in 1990 of 2.72. This trend of increasing household size is unique; most places locally and nationwide are experiencing a decrease in average household size.

Figure 2: 2005 Population Estimate & 2010 - 2030 Projections

	2005 (Estimate)	2010	2015	2020	2025	2030
Upper Providence	18,391	19,772	21,077	22,313	23,476	24,575
Montgomery County	780,544	822,952	842,452	860,816	878,158	894,136

Source: Delaware Valley Regional Planning Commission (DVRPC), Regional Data Bulletin "Municipal, County, and Regional Population Estimates, 2000-2007," No.87, dated July 2008

As seen on the figure above, it is estimated that as of 2005 the population of the Township is 18,391 persons. Based on information from Delaware Valley Regional Planning Commission (DVRPC), it is projected in the year 2020 the population of Upper Providence Township will be 22,313 persons¹. Using that population projection, the Township will have an increase of 6,915 persons since the year 2000. Although this will be discussed more in the Housing

¹ DVRPC Regional Data Bulletin, "Regional, County, and Municipal Population and Employment Forecasts, 2000-2035," No. 14, August 2007.

Element, the Census also tabulated that there were 5,545 dwelling units in the Township, equating to 2.77 persons per dwelling unit.

Education

Of the population aged 25 or older, 90% were high school graduates and 43.4% had a bachelor’s degree or higher.

Figure 3: Level of Education

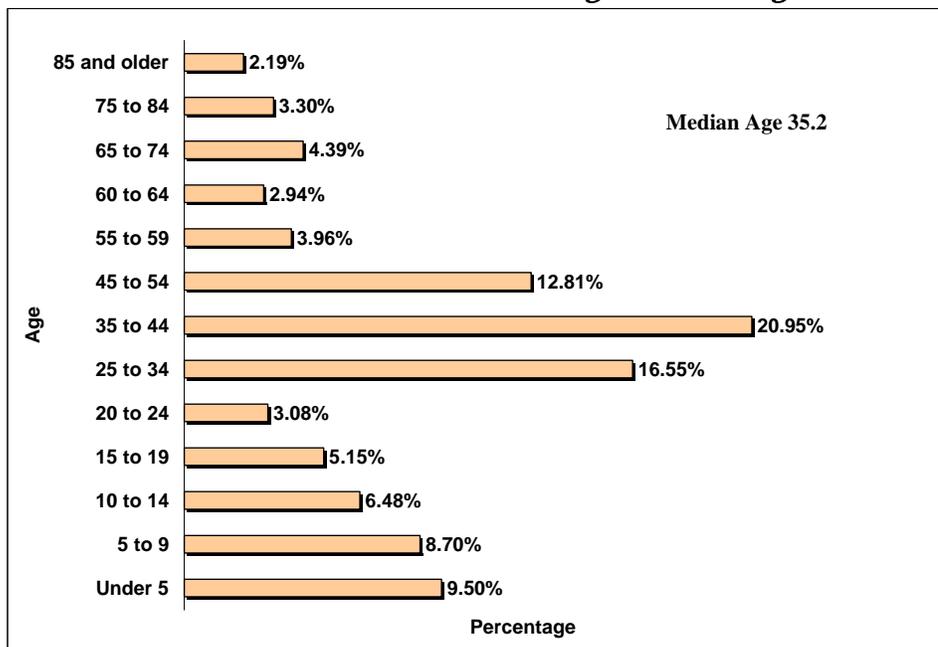
	Population Count	Percent of Total Population
Population 25 years or older	10,396	100%
High School graduate or higher	9,355	90%
Bachelor’s degree or higher	4,516	43.4%

Source: US Census 2000

Age Structure

The median age of an Upper Providence resident in 2000 was 35.2. Approximately 30% of the population was aged 19 or younger and 17% of the population was aged 55 or older. [It should be noted that ‘Parkhouse’ (formerly the Montgomery County Geriatric Center) is located in Upper Providence Township.] The majority of the population (53%) was between 20 and 54. It is likely that the senior population will increase beyond the normal aging process of the existing residents. There are proposals for approximately 521 age-restricted housing units (55+) that are in various stages of approval. Using a factor of 1.75 people per age-restricted household, these units alone would add 912 seniors to Upper Providence.

Figure 4: Age Structure



Source: US Census 2000

Figure 5: Age Structure

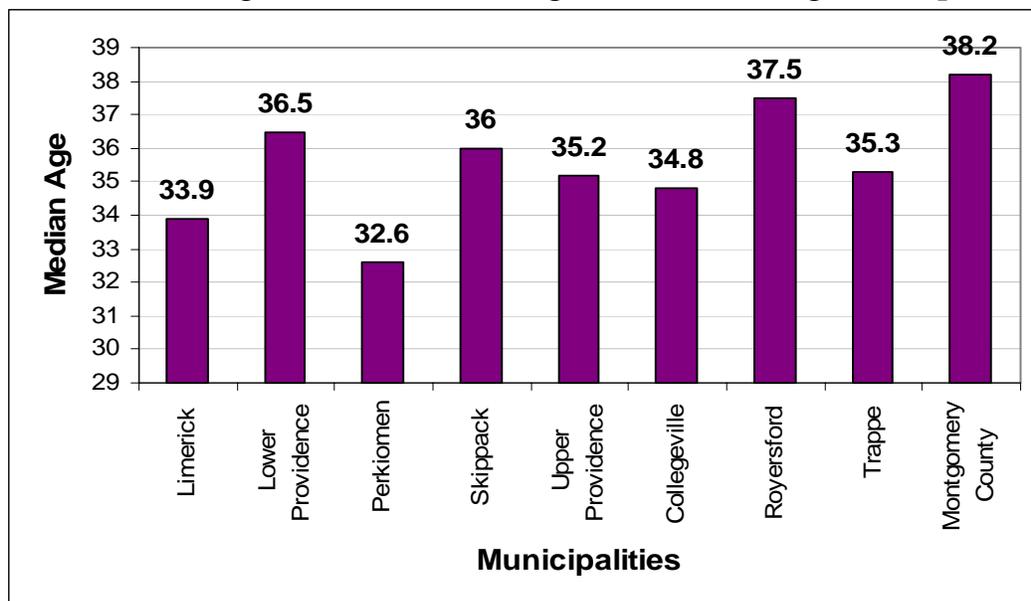
	Population Count	Percent of Total Population
Under 5	1,463	9.5%
5-9	1,340	8.7%
10-14	998	6.5%
15-19	793	5.2%
20-24	475	3.1%
25-34	2,548	16.5%
35-44	3,226	21.0%
45-54	1,972	12.8%
55-59	610	4.0%
60-64	452	2.9%
65-74	676	4.4%
75-84	508	3.3%
85 and older	337	2.2%
Total Population	15,398	100%
Median Age	35.2	

Source: US Census, 2000

Age Comparison to Surrounding Municipalities

The following graph shows the median age of Upper Providence Township in comparison to the surrounding townships of Limerick, Lower Providence, Perkiomen, and Skippack. It also shows the median age of the surrounding boroughs including Collegeville, Royersford, and Trappe; as well as for Montgomery County. The median age for Upper Providence Township (35.2) is about the average median age for the surrounding municipalities illustrated in the graph below.

Figure 6: Median Age of Surrounding Municipalities



Source: US Census, 2000

COMMUNITY GOALS & OBJECTIVES

The Comprehensive Plan is based upon a statement of community goals achieved through specific objectives. These are the basis for land use policies, for the creation and evaluation of the zoning, subdivision and land development ordinances, and for assessing proposals for new development in the Township.

Goal 1: Community Character

Provide for the continued scenic and residential nature of the Township by guiding the location of future development and land uses. Consider the importance of the existing developed areas, Route 422 and its interchanges, and natural features to the present landscape and image, and develop a land use plan and development regulations which protect their integrity.

Objectives

- Encourage master planned office, commercial or industrial development over a period of time based on a phasing plan and a developer's agreement with the Township.
- Encourage development on the remaining major tracts of land near the interchanges that reflects and enhances the spacious corporate campus image of existing developments, so as to function as attractive gateways to the Township.
- Provide for the connection of existing neighborhoods to parks and other public facilities through the use of trails and sidewalks as a way of promoting social interaction within the Township.
- Encourage the use of already adopted alternatives within the Township's Zoning and Subdivision Codes to promote the preservation of natural features and open space.



As seen in the foreground, the 75+ acre Taylor Farm was permanently preserved in conjunction with the mixed housing development (Burbank Grove), under construction in the background of the photograph.

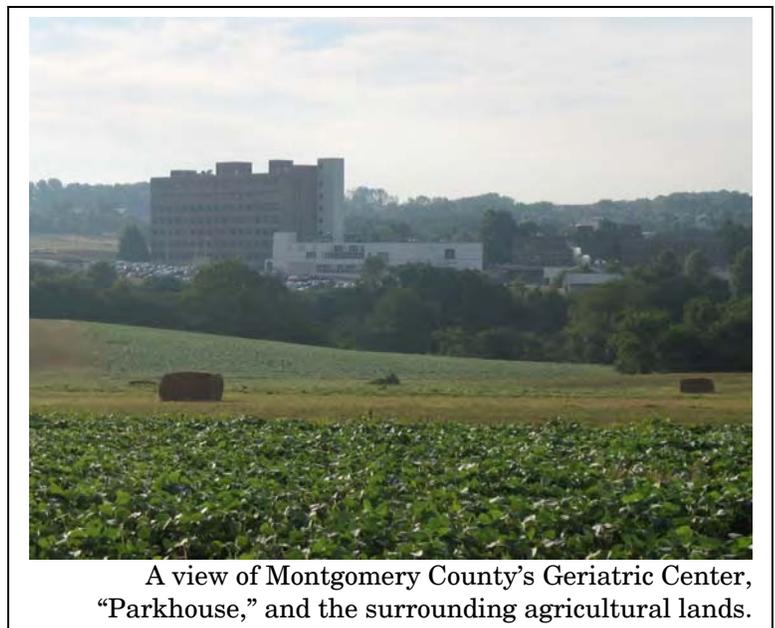
Goal 2: Balanced Land Use

Continue to foster a well integrated and balanced community with a mix of residential housing types. Provide for institutional, commercial, office, and other land uses in locations and in such a way that they do not conflict with the goal of maintaining the existing character of the Township.

Design the land use plan and development regulations so that conflicts among activities are minimized and so that any one land use does not adversely affect other activities in the Township. Encourage the continuation of the mixed residential land uses that make up the community in order to provide for the municipality's fair share of other housing types.

Objectives

- Continue to promote a variety of dwelling unit types, including types new to the marketplace, in order to meet the needs of current and future residents of the Township.
- Continue to provide a variety of residential density ranges within which dwelling unit types may be constructed.
- Separate residential areas from inharmonious land uses by utilizing major streets, topographic features, stream corridors, woodland, lakes and other natural features, landscaped greenbelts and open space as transition areas between uses.
- Limit the access to non-residential uses through residential areas.
- Coordinate long range planning between institutional uses and other governmental land owners in the Township, and the Township in order to minimize future conflicts in land use.
- Provide regulations for the orderly development of agricultural lands primarily for residential use and where appropriate, other uses, in order to ensure the retention of rural existing community characteristics within the community and that promote and retain existing agricultural uses and preserve natural features. Avoid premature conversion of remaining viable farmland through additions to an Agricultural Security District and appropriate zoning techniques including the use of the Transfer of Development Rights provisions within the Zoning Ordinance.
- Plan for the infill development of industrial land with uses that better reflect the current trends for industrial development.
- Plan for future land uses in recognition of the plans of surrounding municipalities.



A view of Montgomery County's Geriatric Center, "Parkhouse," and the surrounding agricultural lands.

Goal 3: Natural Features and Resources

Continue to protect the critical natural features and resources of the Township such as floodplains, woodlands, steep slopes, wetlands, and bodies of water. Use these natural features to organize and separate, where necessary, different types and intensities of land uses in the Township. Re-examine the controls on the permitted disturbance of critical resources during land development.

Objectives



A view of stormwater basin in Black Rock Park; the basin was planted with native trees, shrubs, and flowering plants to absorb nutrients, filter sediment, and provide wildlife habitat.

- Protect stream and pond water quality through development regulations which adequately protect these water bodies from erosion and siltation and from contamination from on-site septic systems.
- Continue to restrict development within the floodplain areas.
- Continue to restrict development on steep slopes so as to reduce the negative effects of vegetation clearing on erosion and stream bank stability.
- Actively cooperate with the Department of Environmental Protection and Army Corps of Engineers in the protection of wetlands.
- Control the clearing of woodlands, as they add value to the community in its appearance and help to reduce atmospheric pollution. Encourage new landscaping in appropriate places including in new subdivisions and land developments.
- Develop a stormwater management plan which will promote cooperative development of watershed drainage programs which will minimize the need for total reliance upon on site specific water detention and storage on a project-by-project basis.
- Protect air quality by assisting in the prevention of air pollution through appropriate land use patterns, circulation requirements, intergovernmental cooperation, and other techniques available to the Township.

- Preserve woodlands and stream valleys, as well as other environmentally sensitive areas, for appropriate passive uses.
- Preserve environmentally sensitive and ecologically fragile areas, including riparian buffer areas.
- Protect significant scenic views from the encroachment of development.
- Control the amount of light pollution and ensure that light pollution remains low and non-intrusive to residential land uses.
- Evaluate more flexible site design techniques which will allow each development site's unique natural features to be better respected.
- Continue to review the need for regulations controlling development intensity through regulations which "net out" environmentally sensitive land.

Goal 4: Historic and Archaeological Resource Protection

Protect the integrity of the villages of Oaks, Mont Clare and Port Providence, and the Schuylkill Canal area, as well as the Township's agrarian heritage.

Objectives

- Require new development and redevelopment in these areas to be compatible in style and scale of construction, when such construction is environmentally appropriate.
- Ensure the continued usefulness of existing structures when redevelopment of historic



A sign for the Friends of Mingo Creek, near Lewis and Yeager Roads; this organization is dedicated to the protection of the fragile ecosystem adjacent to Mingo Creek.



A view of the Schuylkill Canal, south of Canal Street and Port Providence Road; the Canal and associated buildings (not pictured) are listed on the National Register of Historic Places.

structures is contemplated.

- Consider the creation of historic preservation districts in the existing villages of Mont Clare, Port Providence, and Oaks.
- Promote the Schuylkill Canal area as an asset to the Township. Continue to work with other government and private organizations such as the Schuylkill Canal Association to enhance the Canal and its status as a National Historic Landmark.
- Encourage the preservation of, retention, and reuse of existing farmhouses, barns, and other structures related to the history of Upper Providence Township.
- Encourage the preservation and non-disturbance of archaeological sites along the Perkiomen Creek and Schuylkill River.
- Consider the creation of a Village Commercial Zoning District for those areas of the Township where the Neighborhood Convenience Commercial District uses may be too impacting for the more residential uses nearby.

Goal 5: Circulation

Continue to implement the framework provided by recent plans and studies, in order to provide an efficient circulation system which complements the land development process. Provide a circulation system for the Township which allows safe and economic movement of goods and people and which is integrated with the regional circulation system. Encourage the retention of the characteristics of the present system.

Objectives

- Make use of recommendations provided by recent transportation and circulation studies such as the regional study for the Route 422 Corridor, and the Township traffic studies.
- Update the roadway classification system contained in the Ultimate Right-Of-Way Ordinance and Map, based upon the land use plan and other appropriate considerations.
- Update the Official Map, based upon the land use plan, the circulation plan, and other appropriate considerations.
- Continue to base roadway improvement plans on the specifications and requirements of this system, concerning road width and other criteria.
- Continue to promote safety through the design of streets which exclude through traffic from residential areas, by excluding from residential areas those uses which would generate non-residential traffic, and by limiting the access to non-residential uses to or through residential areas.

- Prevent the transformation and disruption of the village centers from their existing character by providing alternative routes for through traffic and by providing the parking needed for commercial uses in visually attractive and accessible locations.
- Continue to provide for entrance/collector roadways and residential streets within new developments so that there is a visually apparent road hierarchy and those homes near the entrances to developments are protected from high levels of neighborhood traffic.
- Continue to provide for the connection of new subdivisions to avoid unnecessary trips on major roadways.
- Continue to limit driveway and local roadway access to state roads and provide adequate building setbacks to promote the development of an attractive road network and to preserve the traffic carrying capacity of the existing two lane roads.



Typical morning traffic on eastbound Route 422 near the Oaks Exit in Upper Providence Township

- Continue to connect commercial or industrial uses directly to major state highways in areas where infrastructure exists or is expected to exist in the time period of the Comprehensive Plan.
- Advocate development activity which can be supported by the Township's Circulation Plan and encourage non-residential development to implement traffic, parking and pedestrian circulation patterns which complement potential Employer Trip Reduction Programs.
- Plan sidewalk locations to be installed as part of the land development process, in locations which connect residents with other neighborhoods, schools, parks and commercial areas, as well as connect to existing and planned trails, based on the Sidewalk Study contained within this Comprehensive Plan.
- Consider public transit service and incorporate pedestrian linkages and transit amenities (bus shelters, bus stops, layover areas, etc.) where appropriate.

- Promote energy efficiency and consider other environmental impacts in the planning and design of site access and internal circulation.

Goal 6: Utility Systems

Promote the development of land through the extension of water and sewer systems if there is sufficient market demand, and locate higher intensity land uses where the provision of utilities is likely to exist in the future. Consider the creation of demand in the planning of capital facilities.

Objectives

- Update the Act 537 Plan, and work with the public water suppliers to coordinate their extension plan, based on the projected Land Use Plan.
- Continue to work cooperatively with the Lower Perkiomen Valley Regional Sewer Authority and surrounding municipalities in the planning and provision of public sewers.
- Seek to upgrade infrastructure through capital improvements and finance extensions through the development process.
- Continue to recognize and monitor existing and potential problems in determining infrastructure extension needs.
- Continue to provide preventative maintenance to the Township's sewer system to avoid future problems.
- Prevent overall Township unsightliness by eliminating wherever possible the existing utility poles and lines and by continuing to require that all new development provide underground utilities.



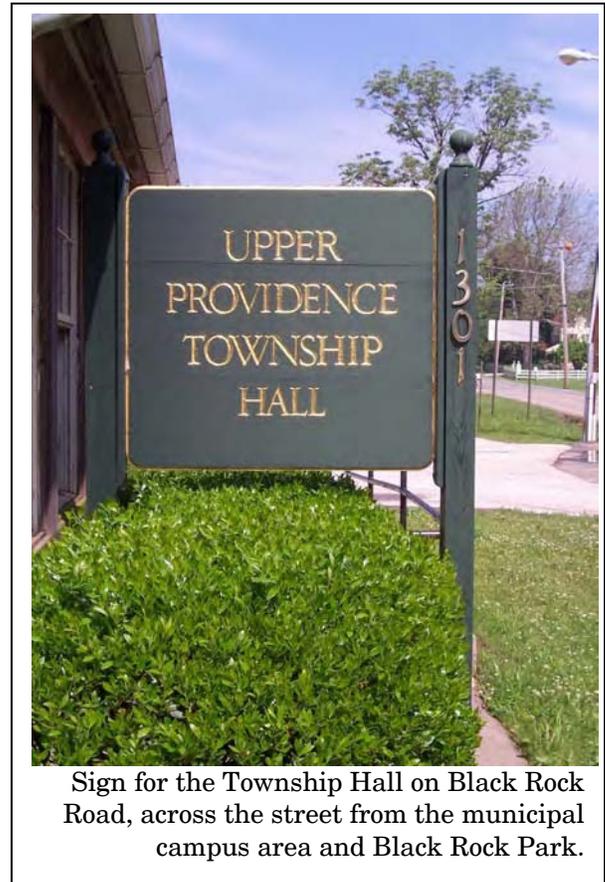
A view of the Lower Perkiomen Valley Regional Sewer Authority's Sewage Treatment Plant, located in the Oaks area of Upper Providence Township

Goal 7: Community Facilities and Municipal Services

Anticipate and plan for the needs of the municipal government to provide the level of service required by the residents and businesses of the Township. Maintain a level of community facilities and public services sufficient to satisfy the needs of present and future residents and to allow for the well planned expansion of facilities.

Objectives

- Continue to provide for streets, utilities, parks, police, and fire protection, and other services sufficient to meet the changing needs of Township residents.
- Monitor the need for expansion of municipal buildings and services to meet the needs and expectations of the Township residents.
- Regularly review and update the land development ordinances of the Township.
- Periodically examine the need for municipal services beyond present limits.
- Consider modifying the Township's capital budgeting process through the development of a more formalized Capital Improvement Plan.
- Continue to work cooperatively with Spring-Ford Area School District to project needs for facilities planning and expansion.



Goal 8: Recreation and Open Space

Adequately provide for the active and passive recreational needs of the Township population.

- Provide diverse, well-located recreational opportunities.
- Provide for adequate amounts and types of active recreational opportunities.
- Provide for adequate passive recreational opportunities.
- Connect open space areas and parks with trails for pedestrians and bicyclists.
- Maintain and enhance the Township's existing scenic character through the preservation of visual open spaces.



A view of the Mildred Hess Preserve, 43+ acres of permanently preserved open space dedicated to Upper Providence Township.

- Promote the retention of the Township's landform.
- Protect the water quality of the Township.
- Work with the public water providers to delineate and protect possible wellhead protection areas.
- Explore methods to minimize or mitigate the threat of pollution.
- Coordinate open space preservation, trail linkages, and facilities

planning efforts with the efforts of other levels of government, abutting municipalities, and institutional entities.

- Foster the involvement of all public, quasi-public and private groups in the provision of open space and recreational opportunities.
- Coordinate Township recreational planning with Montgomery County's efforts to preserve open space corridors along the Schuylkill River and Perkiomen Creek.
- Maximize the use of scarce financial resources available for open space and recreation.
- Set priorities for immediate and long-term projected recreational and open space acquisitions and improvements.
- Provide guidelines for the future use of Township open space and recreational facilities.

Goal 9: Energy Conservation

Promote the use of alternative energy sources both on a Township level and by the residents of the Township through flexible language within the land development ordinances and through education. In addition, continue to monitor the amount of energy consumed by Township facilities and vehicles; determine future needs based on the expansion of facilities within the Township to meet residents' needs.

Objectives

- Investigate and make use of alternative forms of energy to lower the Township's dependence on typical energy sources.
- Review and update the Zoning Ordinance and Subdivision and Land Development Ordinance to include provisions for allowing generators from wind, solar units, geothermal, or other alternative energy sources on individual lots.
- Review potential methods to reduce the Township's carbon footprint and determine if there are cost effective ways to lower that footprint.
- Investigate environmentally friendly (green) building techniques and determine which of those techniques have applicability within the Township's codes.
- Investigate and foster partnerships with large businesses, retail centers, and other large energy users within the Township to establish methods for easing energy dependence through a cooperative effort.
- Investigate the feasibility of including incentives within the Zoning or Subdivision and Land Development Ordinances for using environmentally friendly (green) building techniques.
- Investigate loan and grant sources for conversion of existing Township buildings, facilities, and vehicles to be more energy efficient or use alternative forms of energy.
- Investigate the practical application, use, pollution output, and safety of wood burning furnaces in low-density residential areas with the purpose of adopting appropriate language within the Township Code.

PLAN FOR THE PROTECTION OF NATURAL & HISTORIC RESOURCES

“A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites” [PA MPC §301.a.(6)].

Natural Environment Inventory & Plan

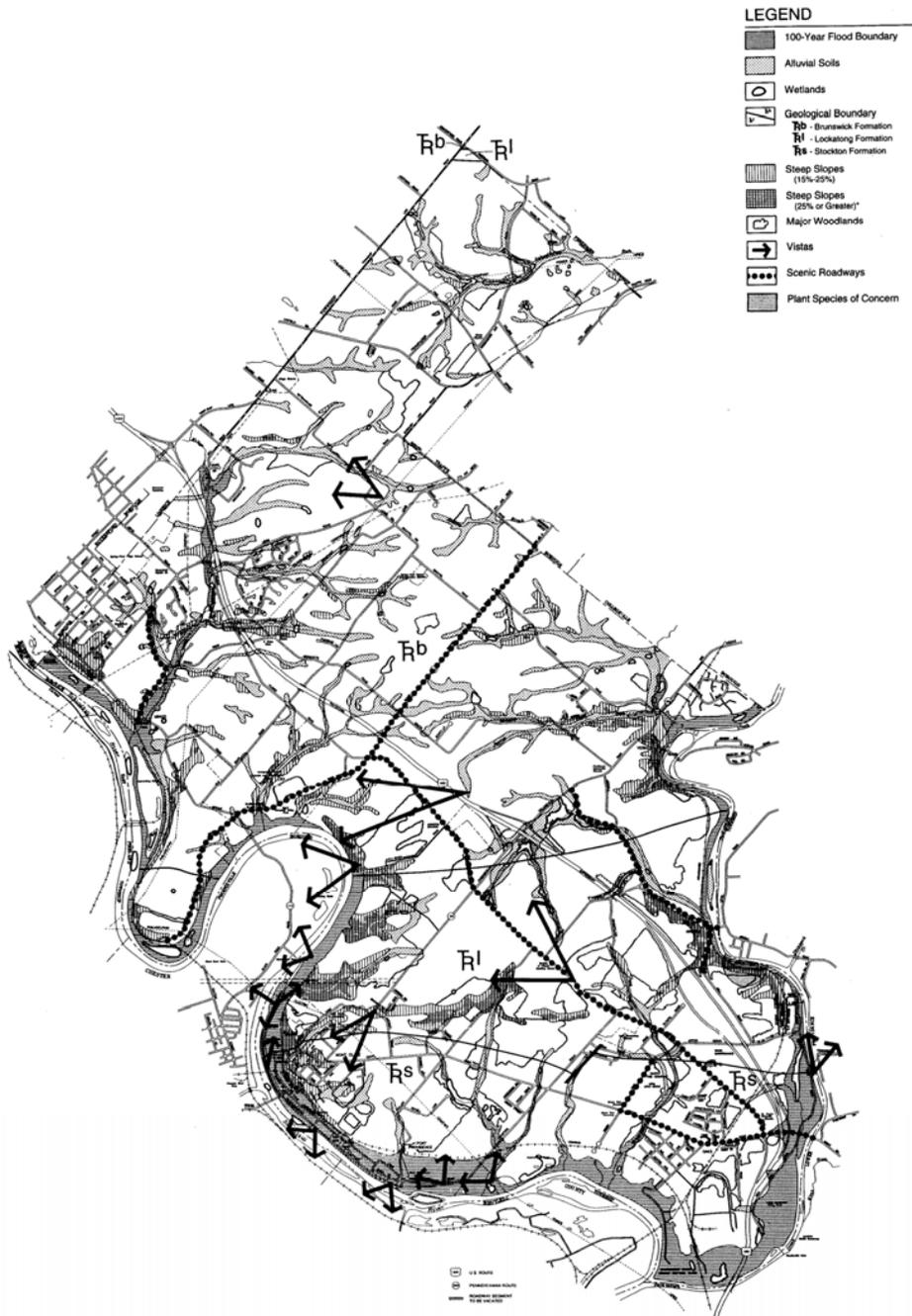
As reported in the 2006 ***Open Space and Environmental Resource Protection Plan*** the Township is characterized by those environmental constraints typically associated with river and creeks due to the majority of the municipal boundaries being defined by The Schuylkill River and the Perkiomen Creek. Along these waterways, and the creeks that feed them, are found alluvial soils, wetlands and floodplains. Steep slopes of greater than 15% are a major constraint upon land use in the Township and are generally contiguous with the other features. As these features are generally found along or near waterways, the central and northern portions of the Township are relatively free of constraints. Another predominant environmental feature within the Township is the forested areas; land often remains forested because of its unsuitability for other uses, such as farming or development. This unsuitability is commonly related to the presence of the other constraints mentioned previously, although not always. The natural features are shown on **Map 3: Natural Features**. Areas of 25% or greater slope represented on that map were compiled from the previous Comprehensive Plan and current Open Space Plan.

Also as show on **Map 3: Natural Features**, soils in Upper Providence Township are characterized by Triassic Lowland section of the Piedmont Physiographic Province. The Township is divided geologically, from north to south into the Brunswick Formation (Trb), the Lockatong (Trl), and the Stockton Formation (TrS). Groundwater resources in this area are variable with the fine grain of the rock allowing little porosity, while any joints and fractures provide adequate water flow. The Lockatong formation consists of dark, thick-bedded argillite, with occasional layers of shale and contains poor groundwater supplies. The Stockton formation is primarily very fine to coarse-grained arkosic sandstone and conglomerates interbedded with red shale and siltstone. Groundwater resources are best in this area.

Prime Farmland Soils and Soils of Statewide Importance were mapped for the Township. Both types are prevalent throughout the entire Township, with no area of the Township being significantly different, from any other area of the Township; because of this, these soils have not been mapped for this document. These soils are a determinant in the designation of Agricultural Security Areas.

Overall, this Comprehensive Plan follows those recommendations for natural feature preservation as outlined within the 2006 *Open Space Plan*. These approaches and policies include, zoning techniques to preserve natural features, such as steep slope, wetland, floodplain, stream corridor, groundwater, and woodlands and should be reviewed annually. It was also recommended in the 2006 *Open Space Plan*, that the Township explore the feasibility of riparian buffer protection.

Map 3: Natural Features



Source: 1994 Comprehensive Plan, Upper Providence Township

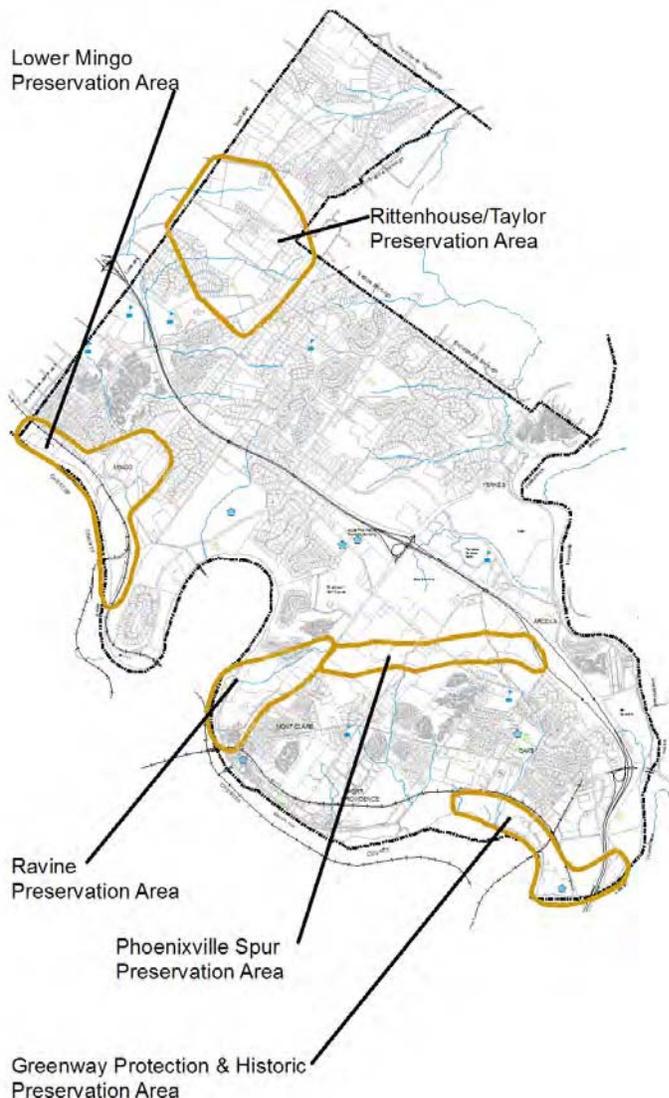
Open Space Preservation Inventory & Plan

The 2006 *Open Space Plan* had two main focuses, open space preservation and the development of a Township-wide trail network. For this Chapter of the Comprehensive Plan, the focus will be on reviewing that 2006 *Open Space Plan* for open space preservation (the proposed trail network is discussed in the *Plan for the Provision of Community Services* chapter of this document).

Preservation Areas

Lands recommended for preservation were primarily located in seven specific areas, five of which are mapped on **Map 4, Open Space Preservation Areas**. The two un-mapped areas are the Schuylkill River Preservation Area and the Perkiomen Creek Preservation Area; in sum, those areas recommend the protection of any available land along those bodies of water.

Map 4: Open Space Preservation Areas



Meeting Recommended Open Space Needs

In addition to establishing the above Preservation Areas, the 2006 *Open Space Plan* determined that approximately 395 acres of open space were currently preserved by the Township (see Figure 7 on the following page for an exact breakdown).

Since the publication of the 2006 *Open Space Plan* (and the 2007 *Open Space Plan Addendum*), the Township has purchased or acquired over 150 additional acres of Open Space with the Montgomery County Green Fields / Green Towns program funding, dedications through the development process, and purchase with Township funds.

Figure 7: Protected Open Space Acreage, 2006 Open Space Plan

	Parcel Count	Acreage
Permanently Protected		
Private Recreation-Golf Course	6	101.77
Montgomery County	22	481.93
Agricultural Security Area-Perm. Easement	3	89.05
Potential Dedication*	3	126.47
Potential Dedication	19	185.74
Private Open Space	109	470.76
Pennsylvania	10	194.48
Township	41	395.50
Utility	35	163.09
	Total:	2208.78
Temporarily Protected		
Act 319	39	880.17
Agricultural Security Area	2	14.52
Agricultural Security Area & Act 319	17	406.29
Institutional	16	193.44
Private Recreation	1	8.94
	Total:	1503.37

*Subdivision not plotted as of publication time.

Highlighting the newly preserved parcels are two parcels of over 20.5 acres total, in the Ravine Preservation area (near Lover's Lane and Collegeville Road), a 10.96 acre parcel on Hollow Road (identified separately on the Open Space Plan Map), a parcel on Lewis Road (11.4 acres), a parcel near Black Rock Park that was identified in the *2007 Open Space Plan Addendum* (2.33 acres), and finally, an 9.32 acre parcel in the Rittenhouse Taylor Preservation Area. The final parcel listed is immediately adjacent to a parcel dedicated to the Township as part of the Burbank Grove subdivision (the previous owners negotiated a life-estate); the Burbank Grove parcel that was dedicated to the Township is about 75 acres (the Taylor Farm)

Also, the *2006 Open Space Plan* established that with an estimated build-out population exceeding 23,000 persons, 184 acres of preserved open space



A view of the Taylor Farm, 75 acres of land dedicated to Upper Providence Township that has been permanently protected from development.

was necessary²; a figure that was less than half of the land already preserved in the Township. Therefore, given the 395 acres of open space preserved prior to 2006, the 153+ acres preserved since 2006, the Township still greatly exceeds the amount of open space needed by accepted standards as necessary for Upper Providence residents.

Other Open Space Planning Recommendations

The *2006 Open Space Plan* contained a number of recommendations; those recommendations that have not been completed are included herein and carried forward as recommendations of this Comprehensive Plan. (Note that these do not include trail oriented recommendations; those are included in the Community Facilities section of this document.) The recommendations are as follows:

- Negotiate easements and any liability agreements necessary for the PECO right-of-way Trail.
- Design and begin building the PECO power line trail.
- Coordinate with any potential developers within the Rittenhouse/Taylor Preservation Area. The Township should ensure that if development is proposed for this area, a minimum of 50% is preserved as open space. Priority should be given to the Taylor farm parcel.
- Investigate certain sections of the Township Zoning Ordinance and Subdivision and Land Development Ordinance (SLDO) with the assistance of the Planning Commission should investigate and if appropriate, draft amendment language for the Board of Supervisors' approval. These include:
 - Re-evaluate existing language concerning flex lotting and cluster subdivisions, with the aim of increasing the amount of the open space preserved.
 - Re-evaluate minimum tract size in OSR District so that it may be broadly applied. (This district may be considered as a replacement for flex and cluster.)
 - Draft an amendment to allow preserved off-site lands to be calculated toward a development's yield.
 - Review and update open space standards and criteria (Article IVA)
 - Review fee-in-lieu of dedication provisions and amount per lot/dwelling.

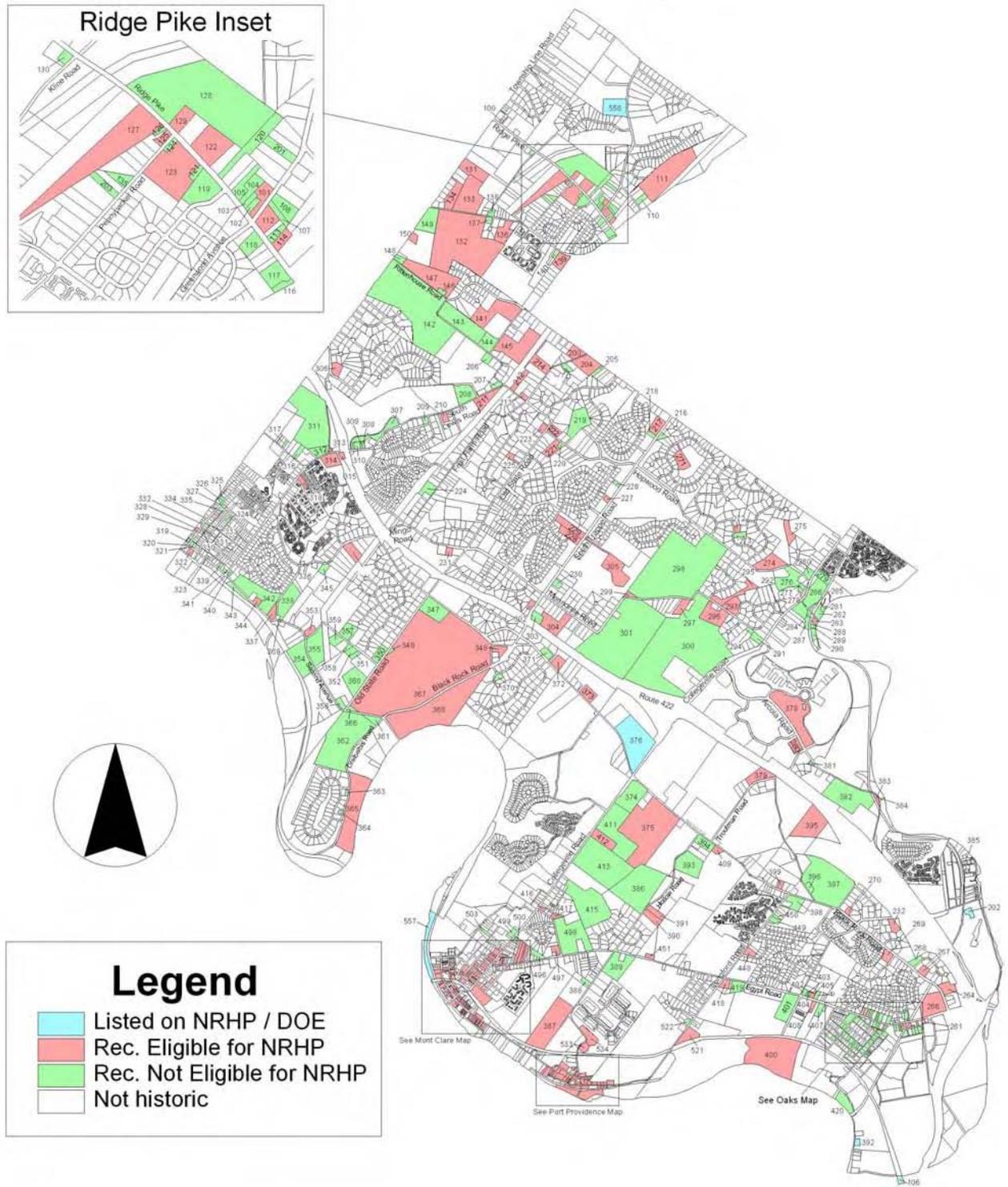
² The **2006 Open Space Plan** used a density based need as recognized as the regional standard, developed by the Delaware Valley Regional Planning Commission; the standard was eight acres of open space per 1,000 residents, based on the density of Upper Providence Township.

- Review possibility of fee in lieu for non residential development (This was considered several years ago by the Township; with additional recent precedent for this approach, it should be re-evaluated.)
- Continually coordinate with the following organizations to create partnerships for open space acquisition or development, and for trail development: Spring-Ford Area School District, Neighboring municipalities, MCPC/County Parks Department/Open Space Board, Perkiomen Watershed Conservancy, Montgomery County Lands Trust, Other agencies or organizations, and Potential Developers
- Investigate the potential for a boat access point in the Dam Pool upriver from Lock 60.
- Have the Township Committee review the parcels identified for acquisition outside of the Preservation Areas. This review should determine if the parcels are still worthy of acquisition, feasible for open space development, and any funding that may be needed to acquire the parcels.
- Work with the County to encourage landowners in the ASA program to sell their development rights.
- Develop a boat access for the Mingo Basin should be included to promote birding and nature study in the basin.
- Investigate the potential for an easement at the Mont Clare Playground in favor of the Township to ensure its longevity.
- Investigate Performance Zoning techniques.

Historic Resource Inventory & Plan

On file at the Township is a survey of historic resources completed for the Township in May 2004. This municipal-wide survey of historic resources was conducted by studying four-hundred and ninety eight historic properties. They were field surveyed, photographed, mapped, and documented on individual resource survey forms. The project's major result was the production of an inventory of historic properties in the Township with one or more historic resources. This inventory provides basic information (address, owner, tax parcel number) about the 498 properties located throughout the Township. Significant clusters of resources are located in the villages of Mont Clare and Port Providence, and tentative historic districts were delineated in those areas. The map, **Map 5, Historic Resources Map** is reproduced on the following page. [Note, the numbers listed correspond to properties surveyed within that Inventory, please refer to that document for further information (the map was completed by Wise Preservation, Inc., author of the Inventory)].

Map 5: Historic Resources Map



PLAN FOR COMMUNITY FACILITIES & UTILITIES

“A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses” [PA MPC §301.a.(4)].

This section of the Comprehensive Plan Update strives to integrate numerous existing reports to present a unified and comprehensive documentation of the existing and planned community services and facilities within Upper Providence Township.

Municipal Building Expansion

In early 2008, Upper Providence Township started internal discussions among staff, professionals, and Board of Supervisors as to the existing municipal complex and whether or not the existing buildings met the current needs and expected future needs of the Township. Those discussions led to the development of a formal request for proposal; the Township accepted a proposal for the needs assessment analysis from the firm of *Kimmel Bogrette Architecture + Site*.

With the mission “to examine the Municipal Campus within the context of the Township’s current needs and operations and goals for enhancement to meet the needs of the future,” *Kimmel Bogrette* examined the existing buildings, structures, infrastructure, and lands available. This research culminated in a plan titled *Municipal Campus Needs Assessment*, which detailed the development of a building program for Public Works, Administration, Police, a Fire Department sub station, and Community Center. In summary, the following floor areas are initially programmed as part of the Municipal Campus:

Figure 8: Program Summary, Municipal Needs Assessment

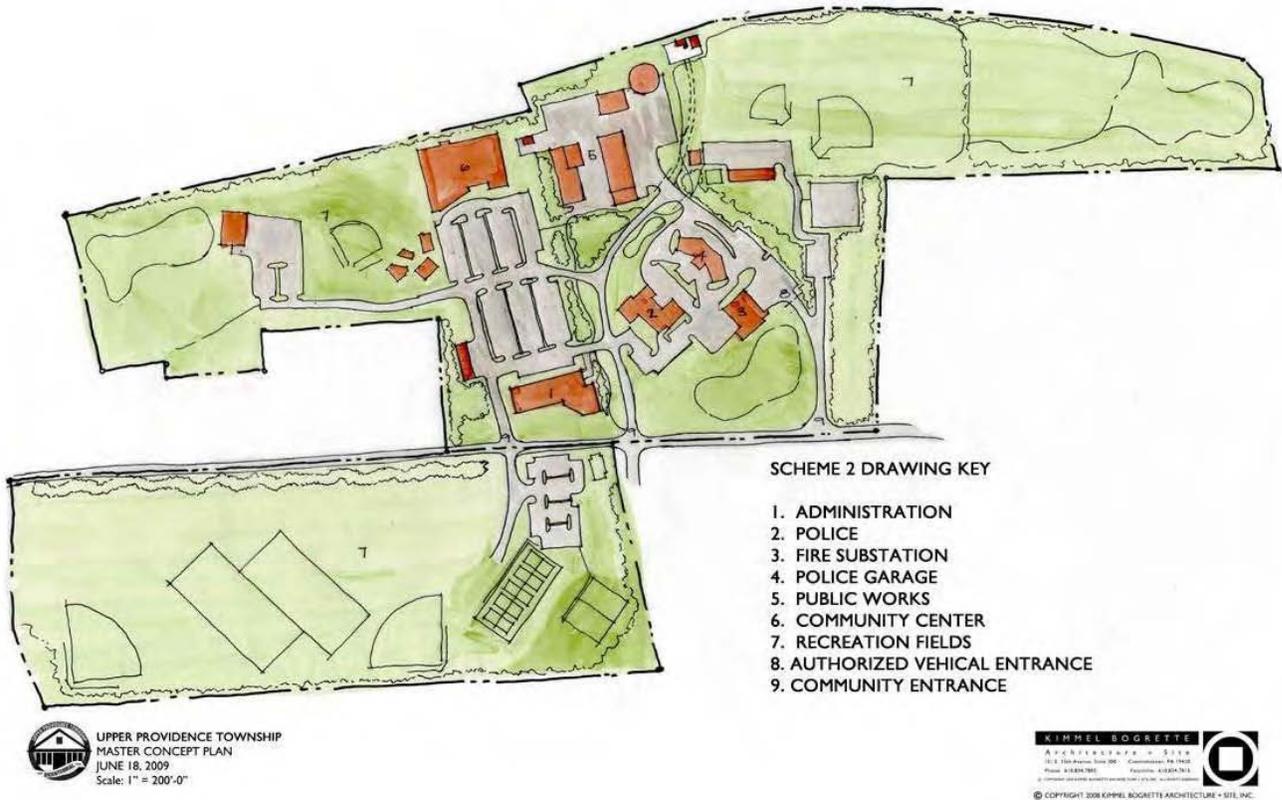
	Existing Area (sq. ft.)	Programmed Area (sq. ft.)
Administration Departments	9,129	17,792
Public Works	11,072	21,879
Fire Dept. Sub Station	0	8,045
Police Department	3,674	11,383
Community Center	0	49,837
Total	23,875	108,936

Source: Power Point presentation by Kimmel Bogrette Architecture + Site on Needs Analysis Summary

Note that, as of the publication of this document, the first phase, if pursued, would include conversion of the Administration into a Police-only building (with a small addition), a new Administration Building would be constructed, an addition to the Public Work Complex would be constructed; there would also be additional changes to the overall circulation pattern within the Municipal Campus.

Conceptual building plans showing these potential changes have been developed; the site plan drawn by *Kimmel Bogrette* is shown in the following figure:

Figure 9: Municipal Complex Master Plan



Fire and Emergency Services Plan

[The following text is an excerpt the *Executive Summary of the Fire and Emergency Services Plan*, dated August 2006]

In February 2006, TriData, a division of System Planning Corporation, was selected to perform an efficiency and effectiveness assessment of the fire and emergency services in Upper Providence Township and make recommendations for changes or improvements to the current organization and operation. This study looked at emergency services both at the Township level and the individual fire company level.

The fire protection in the Township is comprised of six volunteer fire companies. These are the Oaks Fire Company, the Mont Clare Fire Company, the Trappe Fire Company, the Humane Fire Company, the Collegeville Fire Company, and the Friendship Fire Company. Oaks and Mont Clare are located within the township and the four others are housed in neighboring townships. Four companies run the township's emergency medical services; all of these services reside outside the township.

A full-time township fire marshal provides fire code enforcement and fire investigation functions for the township. The fire chiefs from each of the individual fire companies theoretically report to the township supervisors, but in practice are generally autonomous.

The study analysis is divided into two major sections: management and organization and operations. A proposed strategic plan is also included. We highlight some of the most important observations here.

Management and Organization

Structure and Governance – The makeup of the township and fire company organizations will need enhancement to deal with the future growth of the jurisdiction. There is an immediate need for a full-time director of emergency services and an expanded role for the fire commission. Organizational standardization should also be a priority.

Finance and Funding – Current funding structure will clearly be stressed as overhead costs increase due to capital needs, fire company stipends, and eventually full-time staffing. Township management and the finance department will need to provide fiscal planning to the fire companies.

Recruitment and Retention – Though volunteer fire service has a long and proud tradition in Upper Providence Township, the future of volunteerism is questionable. Creative ways to improve recruitment and retention must be a priority for the township and the fire companies.

Emergency Management – The Office of Emergency Management in the township must be enhanced to adequately protect the citizens from the potential risks which lie inside and outside the jurisdictional boundaries. The Comprehensive Emergency Management Plan must be updated by October 2006.

Operations

Fire and Rescue – The fire companies in Upper Providence Township are a cohesive unit in name only. Each fire company uses its own system for most functions and there is no standard rank structure. For safe operations at emergencies there should be a minimum response of 13 personnel and all federal and state regulations and guidelines should be complied with.

Training – Certified firefighter training in Pennsylvania is an area of concern since policies for such training rest with local government units. The current firefighter training in the township is set by each fire company. There is a clear need for a township training committee to develop and monitor training in all fire companies.

EMS – The current EMS services in the township are provided by four ALS ambulance systems, all housed outside the jurisdiction. At present, there is good service and at no cost to the township. This service delivery integration should be evaluated at the time full-time fire personnel come onboard.

Inspections – Currently all inspection services in Upper Providence Township are under the direction of the Planning and Zoning department. This system is working well but fire preplanning should be integrated into this process for large high hazard occupancies in the jurisdiction, and restructuring the Fire Marshal into the proposed Emergency Services Department should be evaluated.

Special Operations – There are a full complement of special operations provided to the citizens of Upper Providence Township by the fire companies and Montgomery County Department of Public Safety. These special services should be included as part of the ERZ system cards.

Apparatus – Upper Providence Township fire companies have an excellent complement of emergency apparatus. To best utilize this equipment there should be standardization of the trucks and the gear onboard. A CIP program should also be developed for apparatus replacement using specific guidelines.

Communications – Fire communications in the township are standardized by the Montgomery County Department of Public Safety, Emergency Dispatch division. The system provides a singular coordinated program and consistent emergency operations procedures.

Future Considerations

It is imperative to look toward the future for the township's fire and emergency services.

While the current system is working, at present, projected growth and increased service demand will bring the current system to critical mass very soon.

One way to extend this all-volunteer system is with the use of extensive automatic and mutual aid, though this concept will also be unable to maintain service levels for the long range.

Long-range planning for emergency services in the township must be a structured process involving all stakeholders. This plan will be a six-step operation and will require routine reevaluation and adjustment to make this a living document.

Strategic Plan

Step #1 – Identify the mission and vision for township emergency services. This is a “who, what, when, where, why, and how” process. It is imperative that process be consensual.

Step #2 – A “Strength, Weakness, Opportunities, and Threats” (SWOT) analysis should be used to identify the Strengths and Weaknesses of Upper Providence Township emergency services and the Opportunities and Threats to changing the services.

Step #3 – Prioritize the critical issues that are identified from the SWOT analysis to develop direction for the process.

Step #4 – Establish broad brush plans or goals to achieve your desired outcomes.

Step #5 – Set objectives and activities under each goal area to achieve the desired results. This should include specific steps and timelines for these steps, as well as overall timelines for the objectives.

Step #6 – Feedback and re-evaluation of the plan is essential to the overall success of the process. This must be done routinely during the entire implementation of the plan.

Plan for the Provision of Water

Upper Providence is primarily served by Pennsylvania American Water Company (PAWC) which serves a population of approximately 28,762 customers in both Chester and Montgomery Counties; in Montgomery County this includes, Royersford Borough, Limerick Township, and Upper Providence Township. Portions of Mont Clare and Port Providence are also served by the Borough of Phoenixville. The Perkiomen Woods development is served by Aqua Pennsylvania Water.

According to a representative from PAWC, there are four sources of water for the local municipalities; those include three groundwater wells and one surface water intake on the Schuylkill River. The wells are located in two municipalities: one well in East Vincent Township, Chester County, and two wells in Upper Providence Township. PAWC also purchases treated water from the Phoenixville Water Department.

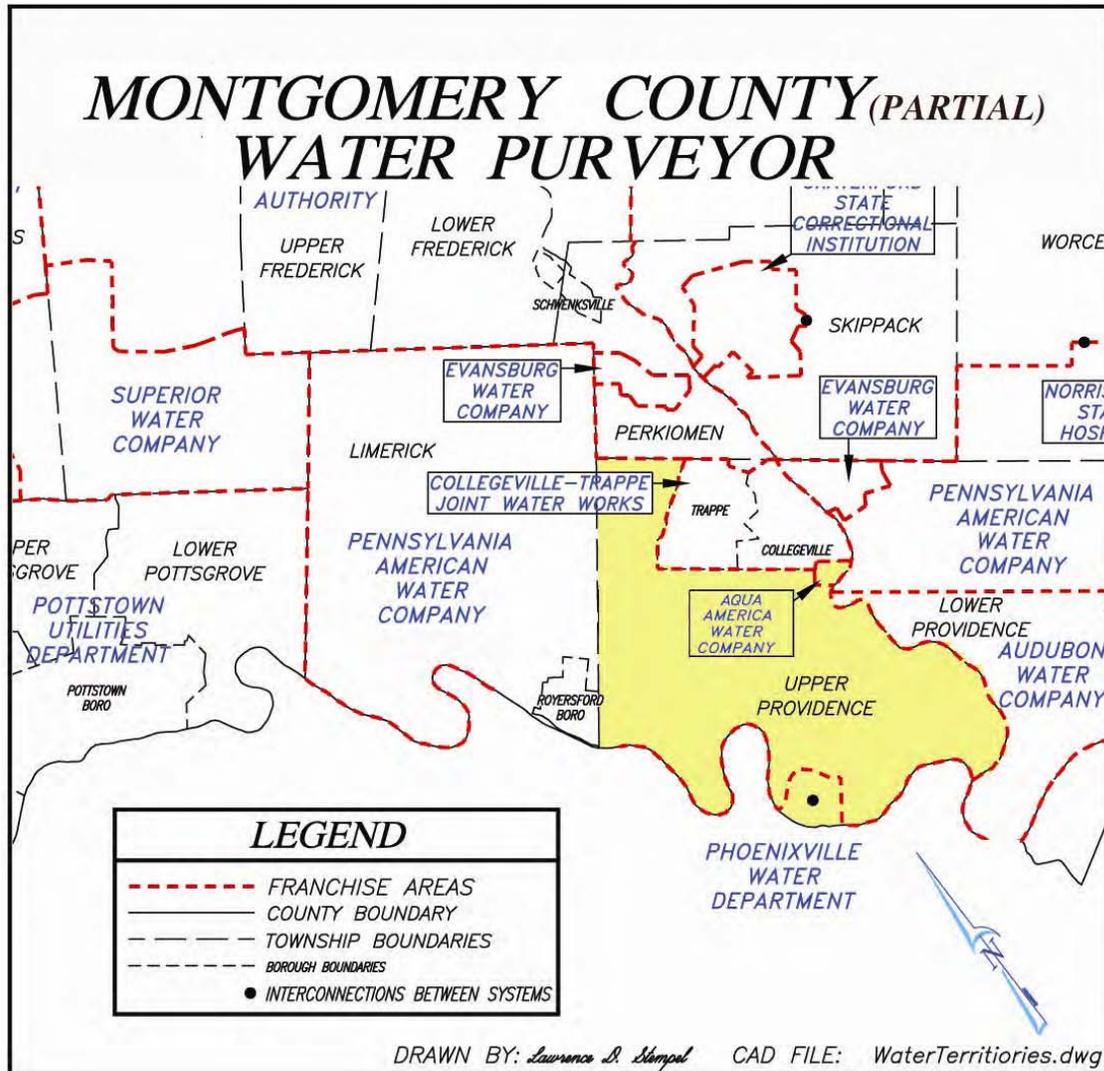
Over their entire network, the average residential customer for PAWC uses 4,200 gallons per month; this is based upon an average of all Pennsylvania American Customers (approx 630,000) across the state.

According to the Pennsylvania Department of Environmental Protection reports, in 2008 there were over 4,650 residential connections, 137 commercial connections, 9 industrial connections, and 65 other connections (not classified in this report). This represents approximately 55% of the population within the Township. While the percentage of population served

by PAWC did not increase between 2005 and 2008, due to the growth of the Township, the number of connections increased. There was a ten percent increase in the number of domestic connections in Upper Providence Township between 2005 and 2008.

In discussions with the representative of PAWC, it was his opinion that even with the estimated growth in Upper Providence Township, that PAWC would not have an issue in providing water for Township residences or businesses.

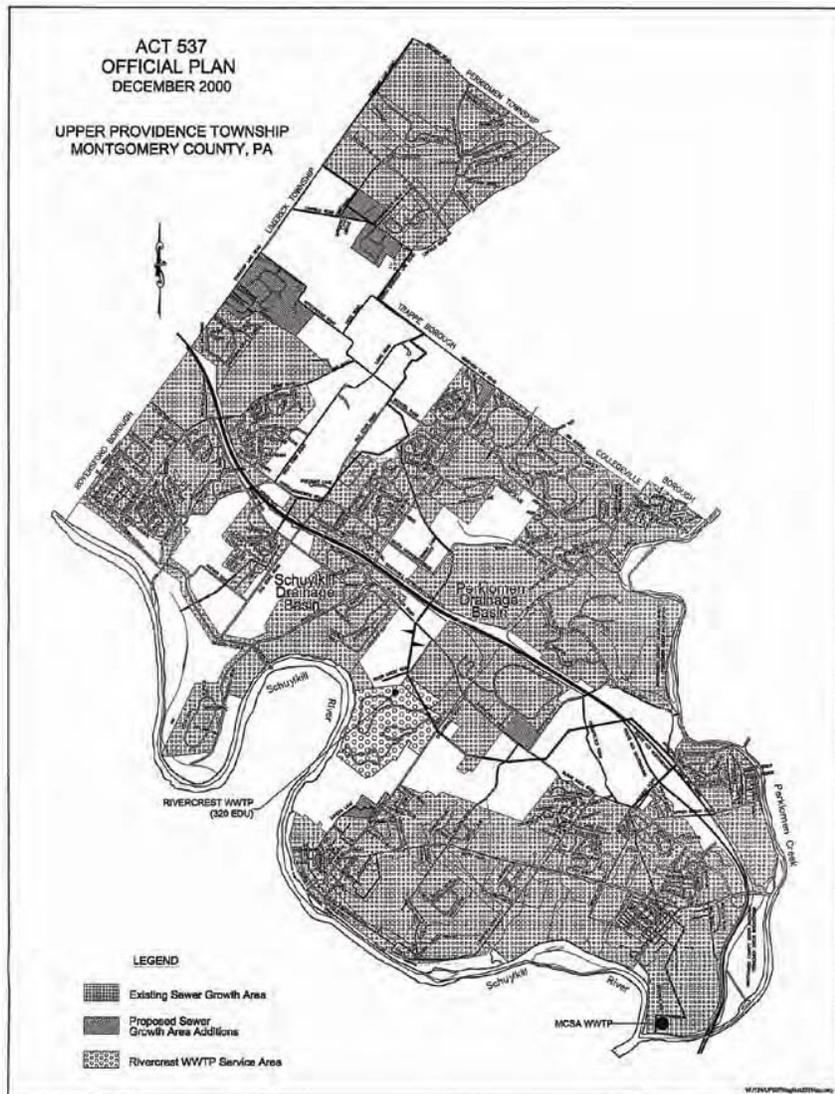
Map 6: Water Coverage Area



Act 537 Plan

Upper Providence's *Act 537 Plan (Sewage Facilities Plan)*, last amended in December 2000, details the capacity available to the Township at the Oaks Wastewater Treatment Plant (owned by the Lower Perkiomen Valley Regional Sewer Authority³), and the projected capacity needed in the future for the Township. According to the *Act 537 Plan*, as of December 2000, Upper Providence was allocated 8,874.0 EDU (Equivalent Dwelling Units).

Map 7: Act 537 Plan



Additionally in that plan, there are estimates for a 20-year window of EDU need. The plan states that by 2005 an additional 1,500 EDU were needed, an additional 2,400 EDU by 2010, and a remaining 1,800 by 2020; by 2020 it is estimated that 14,320 EDU's will be needed by the Township (for growth).

It should be noted that as land is developed and an EDU/planning module resolution is approved, the resolution becomes an amendment to the Township's *Act 537 Plan* (once signed off by Pennsylvania's Department of Environment Protection). This is the why the following Map (**Map 7: Act 537 Plan**) does not show areas of the Township in the sewer growth area that have been developed with sewer (i.e. Brenton Point II and the Estates at Providence Reserve).

³ Members of the Regional Sewer Authority include Upper Providence, Lower Providence, Skippack, and Perkiomen Townships, and Collegeville and Trappe Boroughs.

Community Center Feasibility Study

Completed in February 2007, under direction of the Township by *Ballard*King & Associates* (in association with *Wallace Roberts and Todd*), the *Community Center Feasibility Study* was completed in two phases. The first phase examined the demographics of the Township, examined other indoor recreation opportunities in the market area, and completed a survey that gathered information on the prevailing need in the Township; this phase concluded with a finding that there was “sufficient market, demographics are favorable, and there is enough community interest in pursuing the development of a community center” (page 70).

Phase two of the project further defined the project, specifically as it relates to what elements the center should contain, the cost to construct a project of the defined scope, and maintenance and operating budgets for the final proposed community center.

The primary recommendation of the *Community Center Feasibility Study* included the following elements: gymnasium (9,000 square feet), running/jogging track (4,500 square feet), weight/cardiovascular space (4,000 square feet), aerobics/dance room (2,000 square feet), multipurpose rooms (4,000 square feet), kitchen (400 square feet), and support spaces (6,400 square feet). Overall, it was recommended that 39,000+ square feet or amenity space was necessary as a baseline for this project. The report also included recommendations for additional square footage for senior activity areas, a game/teen center, childcare area, and classroom space; these secondary amenities were an additional 6,700 square feet. (A spray/splash park was recommended as well, but that square footage is not included in the calculations.) It should also be noted that the Study discussed the potential of having a Branch Library incorporated as part of the Community Center; however, since the publication of the Study this has been determined as undesirable by the Montgomery County Library system and has not been pursued further by the Township.

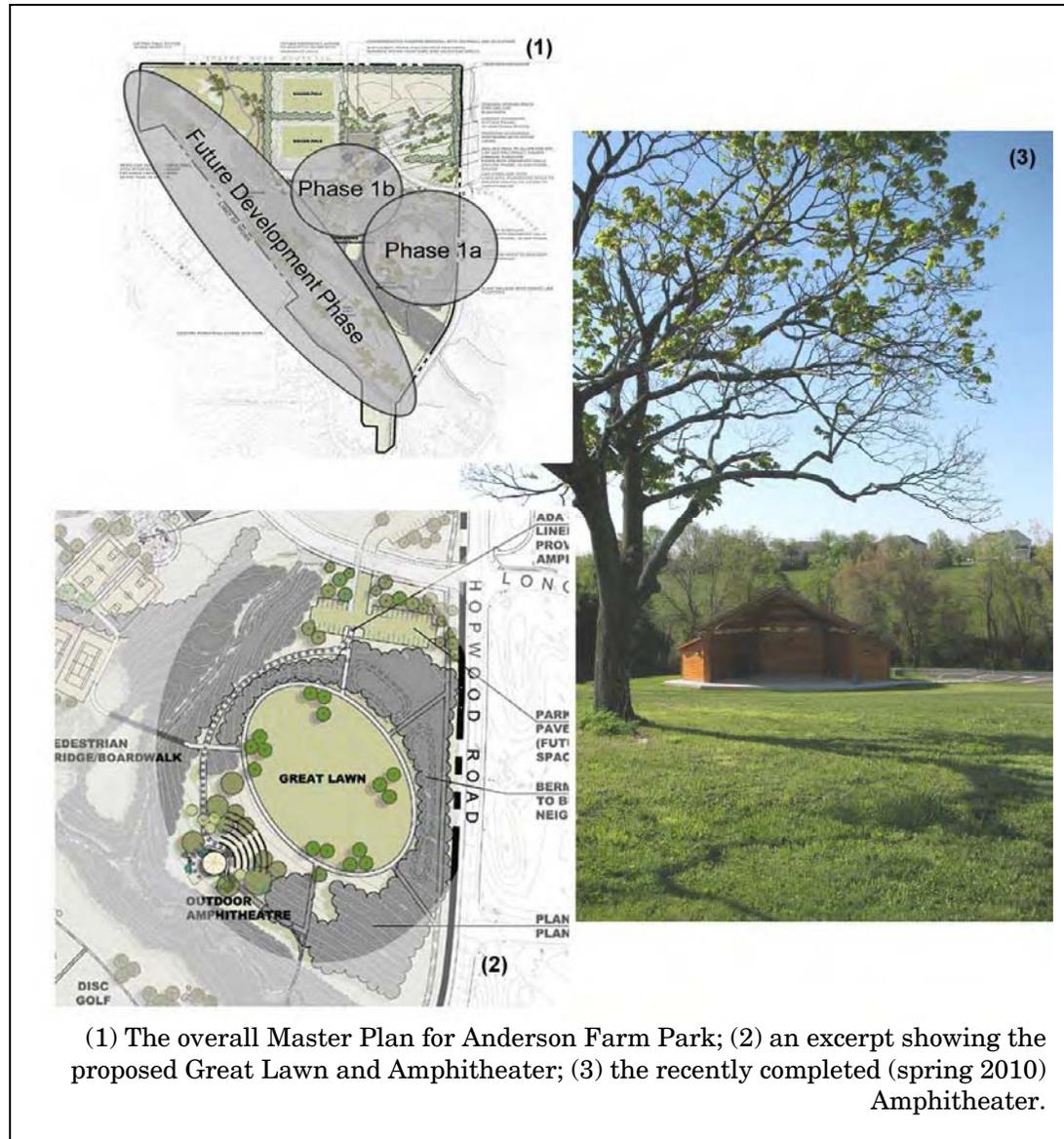
Further development of the Community Center Project has been included in the *Municipal Campus Needs Assessment*, discussed previously in this chapter, and is included as a element in the study’s conceptual site plan.

Park and Recreation & Open Space Plans

In the recent past, recreation facilities have been accounted for in two plans, the *2006 Open Space Plan* and the *2008 Parks Master Plan*. While primarily focusing on open space preservation (as discussed previously in the section titled “*Plan for the Protection of Natural & Historic Preservation*” within this document), the *2006 Open Space Plan* presented the first complete Township-wide trail plan. Within this section of the Comprehensive Plan that plan will be re-presented, changes or complete sections will be identified and the Action Item concerning trails will be reevaluated below. As for the *2008 Parks Master Plan*, a summary of that document is presented below.

Anderson Farm & Black Rock Parks Master Plan

In order to guide future improvements at these parks and to allow the Township to be in a competitive position for park improvement grants, including the Grant program titled Community Conservation Partnership Program (C2P2) from Pennsylvania’s Department of Conservation and Natural Resources, the Township completed the *2008 Parks Master Plan*. The Master Plan developed a cohesive and complete plan for the development of the two largest parks within Upper Providence.



Anderson Farm Park

Anderson Farm Park, as stated in that Plan, “is a 60-acre park dedicated to the Township as part of the overall cluster residential development of a

former farm tract (which consisted of a total of 380 acres).” The description continues to describe the development of the park as occurring:

“...over two phases, Phase I was the development of approximately 10 acres closest to that intersection and included a park access road, two little league fields, one football/soccer (multi-purpose) field, parking for over 50 cars, a picnic area, and various landscaped areas. Phase II included the construction of another football/soccer (multi-purpose field), additional parking for 120 cars, and the installation of a deck hockey rink (completed in late 2007).”

In summary, the overall plan for Anderson Farm Park was split into phases, as seen below in images taken from that Master Plan. Each phase was to include the following improvements:

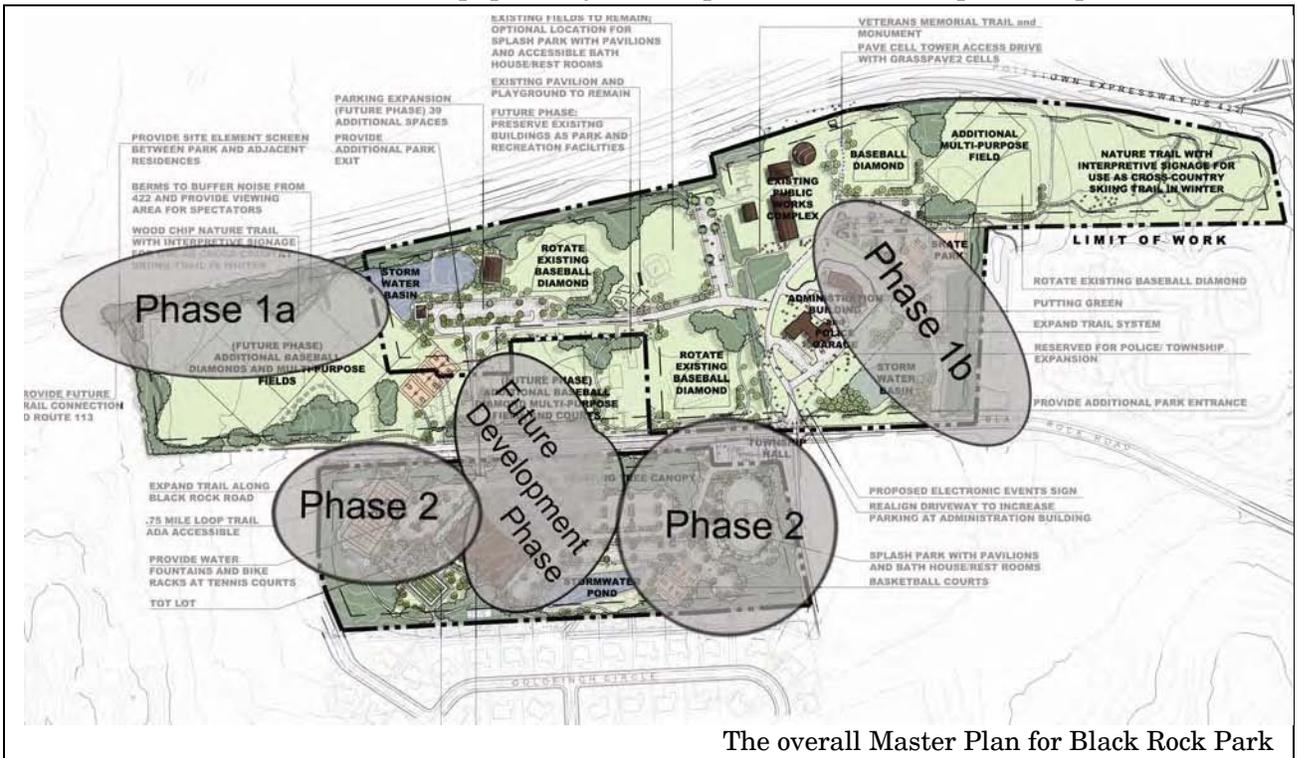
- *Phase 1a, Amphitheater / Great Lawn Development:*
 - Amphitheater Development, with associated earth moving near Hopwood Road
 - Trail/Path Development
 - Parking near Amphitheater
- *Phase 1b, Development of the “Core:”*
 - Multipurpose Building Construction
 - Tot Lot
 - Additional Parking
 - Tennis and Basketball Court Development
 - Walking Path Development
- *Future Development Phase*
 - Remaining trail throughout park, including installation of an interpretive nature trail on southwestern corner
 - Disc-golf course
 - Emergency access to Route 113 (Trappe Road)

Since the 2008 publication of the Master Plan, Upper Providence Township has completed Phase 1a and received a grant to complete Phase 1b, as described in that Plan. While still under review, it is expected that the funding will be used for funding part of the Multi-purpose building initially recommended in the Master Plan. As of the publication date of this Comprehensive Plan, the amphitheater construction has been completed and opened in the Spring of 2010; parking and the trail to the amphitheater have also been completed. Also, as of the publication of this Plan, the process for bidding on the multi-purpose building is underway.

Black Rock Park

The 49-acre Black Rock Park, as stated in the *2008 Parks Master Plan*, “is one of the most popular parks in Upper Providence Township.” In addition, it is anchored by the Township complex, which includes administrative offices Public Works complex, a town hall, and a police training center. Designed as

a community park, the facility supports both active and passive recreation and is an ideal location for organized activities, sports, free play, and family events. Due to the popularity of the park, the Township has expanded the



The overall Master Plan for Black Rock Park

park on three separate occasions, with a fourth as described in the report as:

“As the fourth expansion phase of Black Rock Park, the Township will be taking dedication of a 23 acre parcel currently owned by Toll Brothers, Inc.; the parcel is on the south side of Black Rock Road. This parcel will be dedicated to the Township when the neighboring development of “River Crest II, The Masters” is completed” (page 8). [Note: this dedication has since taken place.]

In summary, the overall plan for Black Rock Park was split into three phases, as seen below images taken from that Master Plan. Each phase was to include the following improvements:

→ Phase 1a, Connection to Route 113 (Trappe Road)

- Secure Easements or outright purchase of rear portion of three lots on western edge of Black Rock Park
- Develop and construct trail connection along rear portion of lots to connect to Route 113/coordinate with Valley Forge Baptist Temple for final connection

→ Phase 1b, Develop secondary Access Point (previously designed/planned)

- Using funding source already secured, eastern access point will be constructed

→ Phase 2, Development of the southern portion

- Splash Park and associated building development (restrooms, changing areas, concessions, etc.)
- Parking for Splash Park
- Tennis Courts and associated parking on western side of southern portion (to be installed by Toll Brothers)

→ *Future Development Phase, Increasing Amenities in Black Rock Park*

- Putting Green
- Veterans Memorial
- Basketball
- Increase Parking
- Acquire parcels between western portion of the park and Black Rock Road for park expansion and an additional western access to Black Rock Road
- “Flip” baseball diamonds noted on plan (for proper sun orientation), acquire new fields
- Community Center or additional field development

Subsequent to the completion of this Master Plan, the Municipal Campus Needs Analysis was completed; that plan refocused some of the amenities and plans for Black Rock Park. While it is still the Township’s intention to expand the park as shown in the Master Plan, and most of the improvements are still programmed for Black Rock Park, the overall configuration will be modified by the Municipal Campus site plan. The timing of planned improvements may be modified as a result of this effort, as well.

Open Space and Environmental Resource Protection Plan

Overall, as of the publication of this Comprehensive Plan, the implementation of the Township-wide trail network is still in its infancy. Since the publication of the *2006 Open Space Plan*, Township trails have only shown a minimal increase in linear footage though numerous trails and trail extension are planned. It is anticipated that some trail projects will be Township funded projects (with the potential assistance of Montgomery County and other grant funding, when available) and others will be constructed or partially constructed in conjunction with future developments (new residential subdivisions, for example). Therefore, trail development is expected to continue to move forward as initially described and recommended in the *2006 Open Space Plan* (the Trail Plan from that plan can be seen in Map 8, on page 42).

The *2006 Open Space Plan* contained a number of recommendations specific to the trail network. Those recommendations that have not been completed are included herein and carried forward as recommendations of this Comprehensive Plan and are as follows:

- Begin immediately to negotiate with PennDOT with respect to the conveyance of the Phoenixville Spur Land represented on the Preservation Area Map.

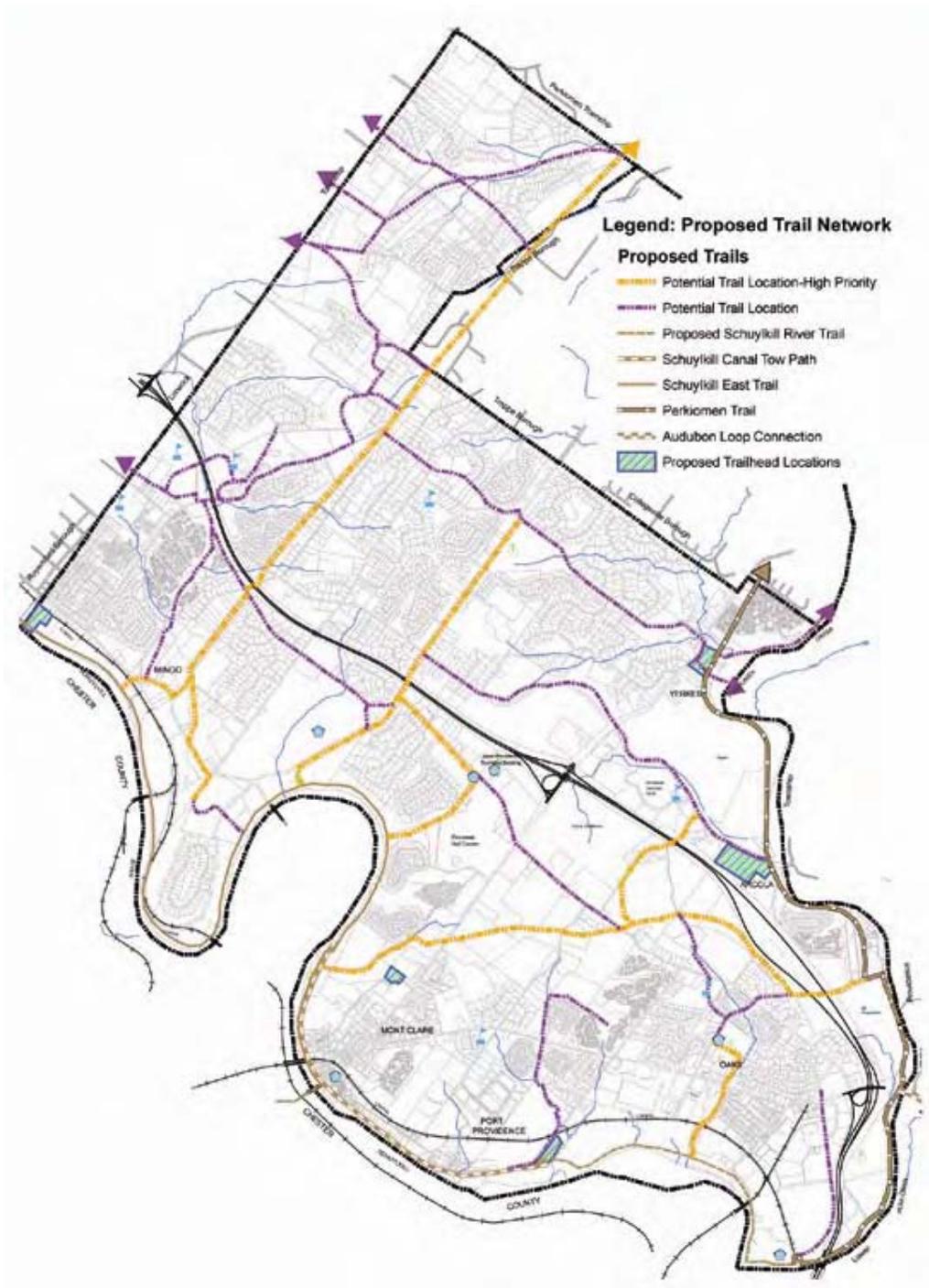
- Design and build the Phoenixville Spur Trail (once land conveyance is assured).
- Acquire right-of-way or easements from land owners to develop the remaining high priority trails, as identified on the Open Space Plan.
- Coordinate with Montgomery County to ensure that Township trail segments are planned and installed in a manner that logically coordinates with planned installations of the Schuylkill River trail.
- Continue trail development and if possible, acquire right-of-way or easements from land owners to develop the remaining trails.



- Acquire areas identified for Trailheads and develop parking and associated facilities in these areas.

A sign for the Schuylkill River Trail, with the Trailhead parking lot in the background; adjacent to that parking lot is Reynolds Dog Park on Longford Road

Map 8: *2006 Open Space Plan, Township-wide Trail Plan*



PLAN FOR THE PROVISION OF HOUSING

“... present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels” [PA MPC §301.a.(2.1)]

Considering that the majority of housing stock in Upper Providence Township is in acceptable physical condition, and not in danger of being lost, the Housing Plan for the Township’s Comprehensive Plan Update will focus on the accommodation of new housing needs.

Housing Needs Analysis

2000 Census and 2007 Estimate

As of the 2000 Census there were 15,398 persons in the Township, and it is estimated that as of July 1, 2007 the population now totals 19,156 persons⁴. The Census also tabulated that there were 5,545 dwelling units in the Township, equating to 2.77 persons per dwelling unit; using Township permit data combined with the 2000 Census information, as of 2007 there are 7,280 housing units (2.63 persons per dwelling unit).

Therefore, according to the permit data, 1,735 new dwelling units were built between 2000 and 2007 with an estimated new population of 3,758 living in those homes. However, it should be noted that based on the persons per household calculation for 2007 (2.63 persons) that using this population estimate, the Township has a surplus of 378 dwelling units.

2020 Projection

Based on information from Delaware Valley Regional Planning Commission (DVRPC), it is projected in the year 2020 the population of Upper Providence Township will be 22,313 persons⁵. Using that population projection, the Township will have an increase of 6,915 persons since the year 2000.

Figure 10: Population Projection

	2000	2005	2007	2010	2015	2020	2025	2030
Population Projection:	15,398	18,391	19,156	19,772	21,077	22,313	23,476	24,575

Source: Delaware Valley Regional Planning Commission (DVRPC), Regional Data Bulletin “Municipal, County, and Regional Population Estimates, 2000-2007,” No.87, dated July 2008

⁴ Delaware Valley Regional Planning Commission (DVRPC), Regional Data Bulletin “Municipal, County, and Regional Population Estimates, 2000-2007,” No.87, dated July 2008

⁵ DVRPC Regional Data Bulletin, “Regional, County, and Municipal Population and Employment Forecasts, 2000-2035,” No. 14, August 2007.

Using the 2.63 persons per household number determined with the 2007 housing and population data, and the projected population of the Township by 2020, there will need to be an estimated 2,629 new dwelling units.

Figure 11: Total Dwelling Units

	2000	2001	2002	2003	2004	2005	2006	2007	2008	YTD*
Single Family Detached	3,501	3,650	3,767	4,009	4,179	4,404	4,510	4,624	4,671	4,681
Townhouses (attached)	1,716	1,716	1,716	1,824	1,860	1,935	1,996	2,054	2,101	2,117
Other Types	602	602	602	602	602	602	602	602	602	602
Total DU's	5,819	5,968	6,085	6,435	6,641	6,941	7,108	7,280	7,374	7,400
Difference from 2000	274	423	540	890	1,096	1,396	1,563	1,735	1,829	1,855

*Includes the number of permits issued for this year

**Census 2000 tabulated 5,545 dwelling units in Upper Providence Township

Build-Out Analysis

Completed as part of the *2006 Open Space Plan*, a total number of dwelling units was estimated for the Township; at that time it was estimated that 2,320 new dwelling units could potentially be built in the Township.

Figure 12: Township Build Out (from 2006 Open Space Plan)

Total Single Family Units:	1,801
Total Age Restricted Units:	1,023
Total New Units:	2,824

However, with some updating considering the land developments since 2000, open space preservation, and other changes to zoning regulations, it is now estimated that 2,824 new units could potentially be built in Upper Providence (above the number from the 2000 Census).

Housing Need

Given the Build-Out Analysis it can therefore be concluded that over the 10 year projection of this plan, the Township can adequately accommodate the housing needs of new residents. If the projected build-out of 2,824 dwelling units comes to fruition, and exactly 6,915 new persons move into the Township between 2000 and 2020, the Township will have an excess of 195 housing units.

Figure 13: Housing Need

	2007	Year 2020	Year 2025	Year 2030
Number of new persons	3,758	6,915	8,078	9,177
New Dwelling Units Needed*	1,429	2,629	3,071	3,489
Difference **	306	195	(247)	(665)

*Based on 2.63 persons per household

**Based on Build-out calculation

Beyond 2020

While this Comprehensive Plan update looks at a ten year window of development potential, we should have an understanding of potential impact beyond this plan's scope. With this in mind, the same calculations discussed above were completed for the years 2025 and 2030. Those calculations show that by 2025 the Township will be completely built-out; assuming the population projections are accurate, there will be a deficit of 247 units in 2025 and 665 dwelling units by 2030.

Housing Mix

As of the 2000 Census there were 5,545 dwelling units within Upper Providence Township and of those 5,545 dwelling units over 60% of them were single-family detached, 29% were single-family attached homes, 10% were multi-family attached units, and less than 1% (0.20%) were mobile homes. The exact breakdown is as follows:

Figure 14: Housing Mix, Census 2000

2000 Census		
	Dwelling Units	Percent to Total
Single Family-detached	3,330	60.10%
Single Family-attached	1,613	29.10%
Other Attached Units*	592	10.60%
Mobile homes	10	0.20%
Total dwelling units	5,545	100.00%
*Other Attached Units Consists of:		
2 units	40	0.70%
3 or 4 units	118	2.10%
5 to 9 units	106	1.90%
10 to 19 units	152	2.70%
20 or more units	176	3.20%
Total	592	10.60%

As shown in the previously, the township issued the following permits over the last nine years:

Figure 15: Housing Permits Issued

	2000	2001	2002	2003	2004	2005	2006	2007	2008	YTD
SF-Detached	171	149	117	242	170	225	106	114	47	10
SF-Attached	103	0	0	108	36	75	61	58	47	16
Other	0	0	0	0	0	0	0	0	0	0

Therefore, the current housing mix is the following; it shows an increase in single family detached and a decreased share of all other housing types:

Figure 16: Housing Mix Estimate (2009)

	Dwelling Units	Percent to Total
Single Family-detached	4,681	63.26%
Single Family-attached	2,117	28.61%
Other Attached Units	592	8.00%
Mobile homes	10	0.14%
Total dwelling units	7,400	100.00%

To understand how this mix impacts the Township, we should review the amount of available land for residential development and determine types of units available under the base zoning. As shown in the Build-Out analysis from the *2006 Open Space and Environmental Protection Plan* the vacant land available for development is zoned as follows:

Figure 17: Developable Land

Zoning District	Acreage	% of total
R-1	729.8	98.65%
R-2	10.0	1.35%
Other Zoning Districts	0.0	0.00%
Total	739.8	

Within the R-1 Zoning District, with one exception (OSR-2 Overlay zoning), the only permitted housing type is single family detached. (OSR-2 requires a minimum of 100 acres and a proximity to an interchange of Route 422; consequently, the application of this overlay zone will be limited.) The R-2 Zoning District is just as limiting; dwelling units developed on the remaining 10 acres will be single family detached, typically on 15,000 square foot lots. Therefore, based on the remaining land and the uses available within those zoning districts, it becomes apparent that most of the units likely to be built in the Township on the open land will be single family detached homes.



While it would seem logical that the majority of the remaining land in the Township would be planned for development of the most plentiful housing type in the Township, the aim of the housing plan has to be to provide adequate land for the development of all basic housing types, as listed within the *Municipalities Planning Code*. Those basic types are “single-family and two-family dwellings, and a reasonable range of multifamily dwellings in

various arrangements, mobile homes and mobile home parks” [Reference PA MPC §604.(4)].

It should also be noted that some developments either under construction currently, in the latter stages of the development approval process, or approved but seeking some changes to the housing type, will alter the housing mix within the Township. However, the Comprehensive Plan and specifically the Housing and Land Use elements should still provide adequate land, as stated above.



Houses under construction in Burbank Grove, a mixed housing type development, Spring 2010.

Housing Plan

In summary of the previous information, the following can be concluded:

- By using the most currently tabulated projections and determining the potential build-out of the vacant parcels within the Township, it can be concluded that housing need will be met for the next ten years, but beyond that ten year window, the Township will likely approach complete build-out.
- Over the last ten years, the mix of housing units built within the Township has been exclusively single-family attached and detached, and while these housing units have met the needs of new or relocated Township residents, the mix should include some additional multifamily housing types in select locations or as options within some districts within the Zoning Ordinance.

Based on these conclusions, we determined that the land currently zoned for residential development is adequate for the projected population, but there should be some minor amendments to the zoning ordinance so that it adequately addresses the potential for providing a “reasonable range of multifamily dwellings in various arrangements...” Therefore, the following recommendations are made:

- Amend the Zoning Ordinance to either include a new overlay zoning district that would allow for the development of multifamily units in select areas within the Township or amend the ordinance by updating existing districts or adding new ones. (See specific recommendations in the Land Use Plan portion of this document.)
- Investigate the rezoning of select tracts of land or portions of tracts currently zoned low density to a higher density district (either existing or new) that would allow for the development of multifamily units.
- The Zoning Ordinance should be amended to make accommodations for mobile home parks on industrially zoned land on the fringes of areas developed with, or planned and zoned for residential development. (Analyses of industrially zoned land has consistently found that there is surplus land in the industrial districts, which is not needed to meet the demands for industrial and related development.)

PLAN FOR THE CONSERVATION OF ENERGY

“...promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element which systematically analyzes the impact of each other component and element of the comprehensive plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce energy consumption and proposes other measures that the municipality may take to reduce energy consumption and to promote the effective utilization of renewable energy sources.” [Section 301.1.]

A “new” element listed within the MPC, this element is optional; however, the Township Board of Supervisors, and Staff have expressed a strong need for it. This element will be increasingly significant for sustainable development, and as a background for future grant applications, and other funding.

Current Energy Conservation Programs

Residential Recycling

While the Township provides recycling bins for plastic, glass, and paper recycling pick up, it contracts out recycling (and trash) pick up to private haulers. The four haulers are listed on the Township’s website and must be contacted by individual property owners to arrange pick up; the Township does not endorse any one hauler.

Township Composting Site

Located at 1094 Longford Road, near the railroad (south of Brandon Circle), the site started as the Township’s Christmas tree dumping area, but as of October 21, 2009, the site has been opened to accept grass clippings, leaves, shrubbery clippings, ornamental shrubbery stumps, and sticks and tree limbs (less than five inches in diameter). Hours of operation are available on the Township’s website.

Traffic Signal Upgrade Activities

The Township has completed the conversion of the traffic signal lamps from incandescent bulbs, typically 165 watts, to LED bulbs, typically 15-18 watts, and requires the use of LED bulbs and other energy efficient equipment on all new traffic signal installations. With 8 to 12 signal heads with three bulbs each at each intersection and 29 signalized intersections within or adjacent to the Township, the reduction in energy consumption and cost savings for the operation of the traffic signals have been significant. Other advancements in traffic control and signal coordination are also being implemented where feasible with new signal projects to improve the efficiency of the highway network and reduce motorist delays. Provisions for

safer pedestrian and bicycle travel across or along the roadway network is also being implemented with roadway and intersection upgrades to encourage use of these alternative travel modes.

Energy Consumption Analysis & Measures for Reduction

The major elements of Housing, Land Use, Transportation, and Community Facilities, within this Plan Update all have a direct impact on the current and future conservation and usage of energy within Upper Providence Township. Consumption of energy by existing land uses is not just in the amount of power fed into these homes, businesses, and offices, it is also the amount of energy consumed traveling to and from these land use, the energy used to maintain those land uses, and the energy consumed to maintain the transportation network connecting those uses. We should note that energy consumption analysis can be never ending, as with any sustainability analysis, there is a point of diminishing returns.

Case in point, given the number of homes detailed within the *Plan for Housing*, one can certainly tally the monthly utility bills and determine how much energy a single home is using, and then extrapolate that figure to determine the energy consumption of a block, neighborhood, and eventually the entire Township. However, that is not the complete picture. Energy consumption tallies for housing would have to include transportation costs (both a general fuel cost and a cost to maintain the vehicle and network that vehicle travels on), it would have to include the cost for streetlights, the cost for traffic signals, and the cost of police (and their associated transportation costs, of course); the list can be endless.

Therefore, instead of detailing the exact consumption of each element within this Plan for the Conservation of Energy, the following list discusses each element and the methods in which each element strives to conserve future energy consumption:

- *Community Facilities*: discussed within that element is the expansion of the Township's municipal campus, park master planning efforts, and open space preservation. Primarily the recommendations of this element are carried-over from pre-existing plans. While these plans were not written to satisfy or with the primary goal of reduction in energy consumption, each plan strives to minimize any impact as much as possible. The Campus Master Plan recommends the Township strive for Leadership in Environmental and Energy Design (LEED) certification for all buildings built as part of that campus expansion. The proposed new administration building, the first building projected for Phase 1, has been endorsed by the Township Board of Supervisors to be LEED certified. Utilities are also being planned to minimize energy consumption (elimination of a potential sewer pump station, for example). The Park Master

Plans discusses using environmentally friendly building techniques as much as possible (reducing the consumption of energy both as an end user, but through the production and construction process as well). Finally, the open space preservation discussed within that element (and the 2006 Open Space Plan) is the strongest method of energy conservation. An absence of development certainly minimizes future energy consumption; realistically, compact development and less energy consumptive designs will reduce overall consumption to a greater degree than if the land would be developed as typical one-acre development.

- *Plan for Housing*: as stated in the Housing Plan, housing within the Township is typically suburban in design. This does not mean that the mix of densities and housing types is not recommended or beneficial to Township residents; the method in which the Township has developed has satisfactorily met the needs of residents. However, from an energy conservation standpoint, this pattern of land development is energy inefficient. The recommendation within the Housing Plan for higher density development, which is based on the need for housing without having a plethora of available developable land, may not specifically lead to less energy consumption (given the higher population), but it will lead to a more efficient use of energy. The higher density developments are proposed for those areas that either currently have or can potentially have the adequate infrastructure to house this new population and be located in areas where higher density is logical from a land use standpoint. Even lower density developments, when laid out as clusters in smaller lots, is more energy efficient than traditional larger lot single-family developments; this development type has the added benefit of preserving open space.
- *Plan for Land Use*: as with the Housing Plan, the general land use pattern within the Township is somewhat energy inefficient. Again, this is not to say that the land use patterns are improper; in the most general sense, the Township is very successful and prosperous. From an energy consumption standpoint, there are four general recommendations within the Land Use Plan that will reduce or make the energy consumption within the Township more efficient. The first, similar to the Housing Element, recommends an increase in the density of uses, specifically within the identified Village Areas. Yet again, the increase in density may not reduce energy consumption, but it will create a more efficient network in which energy gets used (i.e. less single destination trips). Secondly, and related to the first general recommendation, the mix of uses within the village areas will be more efficient. Thirdly, the Element recommends specific land uses in those areas where adequate infrastructure currently exists or can be installed to handle the increase in population (as mentioned in the housing portion of this section). And finally, this Element recommends

open space preservation in concordance with the 2006 Open Space Plan, and as discussed above, this land use category would result in energy conservation.

→ *Plan for Transportation*: other than the recommendations within the Transportation Element to reduce congestion and find more efficient ways to move people and goods, the plan has three specific areas of energy conservation. First, the endorsement of the Trail Plan, first designed within the 2006 *Open Space and Environmental Resource Protection Plan*, which would virtually connect the entire Township through a series of walking and biking trails. Complimenting the trail and sidewalk network are provisions for the safe and efficient movement of pedestrians and bicycles across roadways and through intersections as part of future transportation projects. Secondly, the Transportation Plan offers recommendations for the use and expansion of Public Transit. Accommodations for existing or potential future bus service in the major highway corridors and at major activity centers, as well as, provisions for adequate pedestrian access and amenities to support and encourage transit use are recommended considerations for the land development design process. Thirdly, the Township is participating with state and county agencies, and the private sector, to implement more efficient ways to operate and manage the transportation network on a day-to-day basis and in response to incidents along the major highways.

Other Recommendations for Reducing Energy Consumption

The following list is additional methods that can be investigated and potentially implemented by the Township to both reduce the amount of energy consumed and the efficiency in which that energy is consumed:

[1] Review of existing zoning techniques and investigation of new/updated techniques:

→ *Density Zoning / Clustering Techniques*

- This can include a range of zoning ordinance language, everything from Performance Zoning (previously investigated by the Township), Incentive Zoning (currently in use in the ARR and OSR-2 district), and Clustering options within the existing districts; all zoning technique to more efficiently use undeveloped land should be investigated.

→ *Mixed Use*

- As stated previously in this element, a mixture of uses within certain zoning districts should be established to ensure that trips are reduced so that automotive traffic can be reduced.

→ *New Uses*

- By-right land uses within the existing zoning ordinance should be routinely reviewed to ensure that standards are being kept modern,

energy is ensured efficiency (in terms of mixture of uses and reduction in driving), and the needs of the Township residents are being met with local businesses.

[2] Site Development Standards (LEED for Neighborhoods)

Although the developable land within Upper Providence Township is becoming increasingly scarce, to responsibly develop that remaining land, the Township should investigate the adoption of Leadership in Environmental and Energy Design-Neighborhood Development (LEED-ND) standards. The LEED-ND rating system responds to land use and environmental considerations primarily for the planning and development of entirely new neighborhoods; however, the standards have applicability to existing neighborhoods, though just in a more limited fashion. These standards can apply when an owner or group of owners are looking to retrofit homes, offices, shops, or in areas that may be redeveloped.

Within the LEED 2009 for Neighborhood Development Handbook developed by Congress for the New Urbanism, Natural Resources Defense Council and the U.S. Green Building Council, there is the following statement:

“LEED for Neighborhood Development is not meant to be a national standard that replaces zoning codes or comprehensive plans...local development patterns and performance levels vary greatly across the country because of land regulation...LEED-ND can be used to analyze whether existing development regulations, such as zoning codes, development standards, landscape requirements, building code, or comprehensive plans are “friendly” to sustainable developments.”

LEED-ND is not meant to limit land development or overly control new or existing development. It is intended to help local officials and residents better understand and better guide land development.

From an energy conservation standpoint, these standards will guide development in the most energy efficient methods. Specifically, that same manual suggests the incorporation of “on-site nonpolluting renewable energy generation, such as solar, geothermal, small-scale or micro hydroelectric, and/or biomass, with production capacity of at least 5% of the project’s annual electrical and thermal energy cost.” While the feasibility of implementation of LEED-ND ratings and the specific ordinance language to support the tenets (i.e. solar energy or wind power ordinance language) will need to be investigated, this manual and other standards can aid the Township in understanding the steps toward a more energy efficient development pattern.

[3] Site Design Standards

→ *Building-specific LEED standards for municipal facilities*

Used within the Campus Master Planning effort for the new building construction, LEED standards should be reviewed and potentially adopted as a policy for the development and construction of all municipal facilities.

→ *Building-specific LEED standards for privately developed buildings*

In addition to standards for municipal facilities and standards for neighborhood development, the Township should investigate the implementation of LEED standards for other subdivision and land developments (for the incorporation within the Township’s Subdivision and Land Development Ordinance). These can include the following types of standards, among many others:

- Light Pollution Reduction
- Recycled content in building materials and infrastructure
- On-site renewable resources
- Solar Orientation of buildings
- Heat island reduction
- Certification of Green buildings
- Siting of geo-thermal walls and trenches
- Water efficient landscape standards



Two views of a green roof in Upper Providence Township. This roof was installed on top of Staples in the Court at Upper Providence (Township Line Road & Ridge Pike (Main Street).

Photographs Courtesy of Providence Ridge Associates.

The Township should review the existing landscaping standards and determine the water efficiency of those standards. While the feasibility of water efficient landscaping standards should be reviewed for adoption into the Subdivision and Land Development Ordinance, through the Municipal Campus project, the Township should set the standard by example through the following:

- Plant species
- Plant Density
- Irrigation efficiency
- Use of captured rainwater
- Use of recycled wastewater
- Use of non-potable water sources (i.e. stormwater, air-conditioning condensate, and foundation drain water)
- Recycled content in building materials and infrastructure

→ *Renewable energy*

The Township should review existing model ordinances and determine the feasibility and applicability of those standards to the needs of the Township. While the feasibility of the use of renewable energy should be reviewed for adoption into the Subdivision and Land Development Ordinance or other applicable codes, through the Municipal Campus project, the Township should set the standard by example through investigating the use of as many renewable resources as feasible.

PLAN FOR THE MOVEMENT OF PEOPLE AND GOODS

The plan to provide for the movement of people and goods through the Township offers an overview description of the current and potential future transportation network serving Upper Providence Township. It provides background information on current traffic conditions and also discusses the ongoing efforts by the Township to improve the efficiency of the area roadways and intersections. This chapter also includes recommendations for further roadway and intersection improvements to better serve the growth of the Township and the needs of the Land Use Plan.

Several local and regional transportation planning studies that address the roadway network in the Township have also been completed in recent years and others are currently underway. Where data and recommendations from these work efforts are available, they have been reviewed and incorporated into the Township's Circulation Plan and corresponding recommendations for future action. The Township's Official Map and the Ultimate Right-of-Way Map have also been considered in the development of the Circulation Plan and corresponding improvement recommendations.

Transportation Setting

The transportation system serving Upper Providence consists of an extensive and varied highway network that is supplemented by transit (bus) service and a network of sidewalks and trails for pedestrian and bicycle use. These components serve local and regional travel needs brought about by the past residential and non-residential development in the Township, as a result of the Township's location within the region and the regional highway network that traverses the Township.

The roadway network in Upper Providence Township consists of township and state roads that serve local and regional travel. The roadway network that serves the Township is depicted in Map 9, which also highlights the local roadways intended to serve higher traffic flows and are classified by the Township as arterial, collector and feeder roads. Although not classified on the map, the US 422 Expressway is a limited access, regional, state highway. The remaining roadways depicted in the map background are local residential, village or private roads that are intended to serve local traffic needs with minimal through traffic.



CLASSIFICATION

- Arterial
- Collector
- Feeder

Note: Other Roadways Classified as Residential or Village Roads

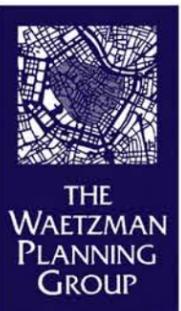


FAZ ASSOCIATES TRANSPORTATION PLANNING
TRAFFIC ENGINEERING
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Revisions	
Date	Change Made/Reason

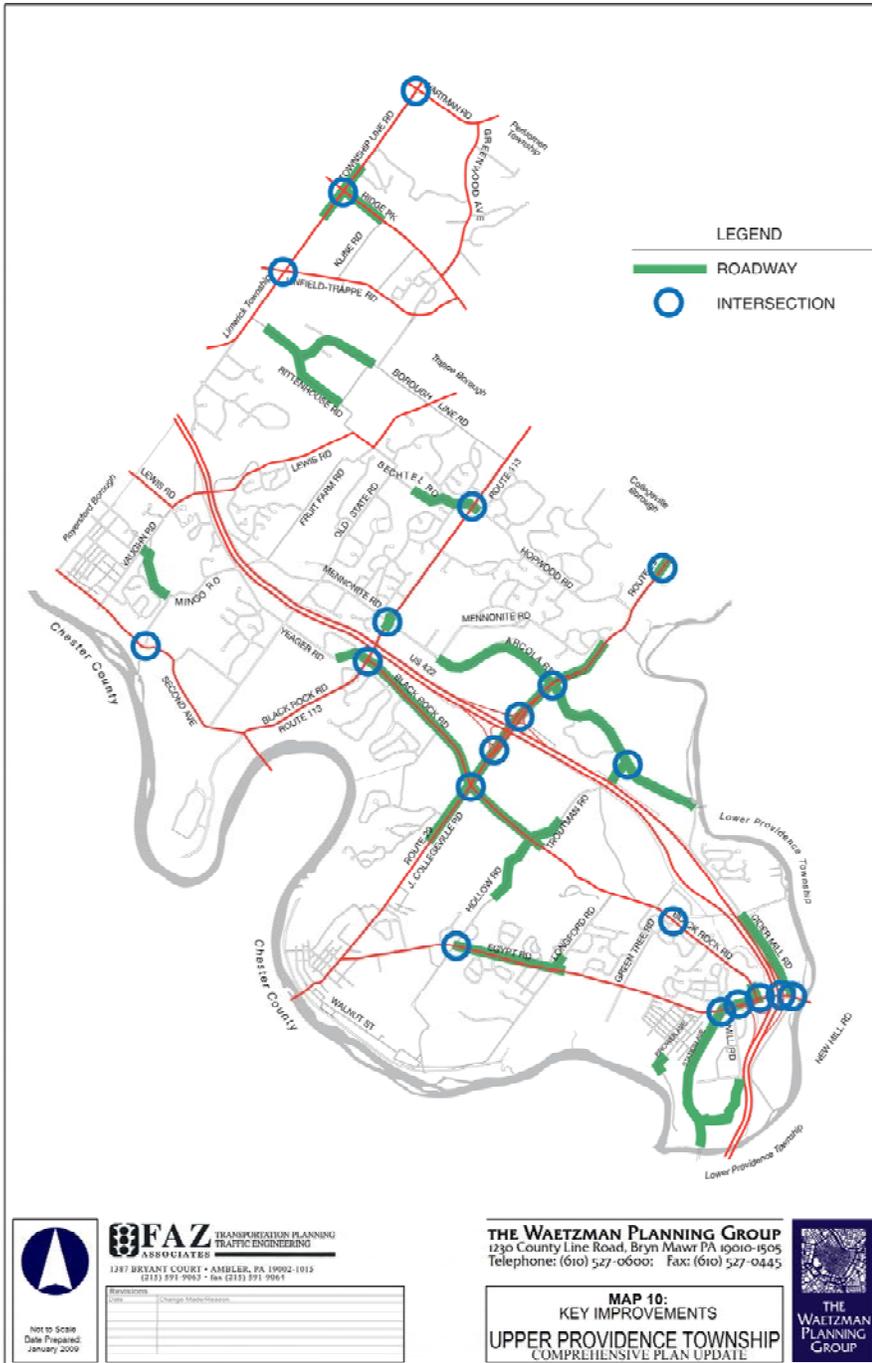
THE WAETZMAN PLANNING GROUP
1230 County Line Road, Bryn Mawr PA 19010-1505
Telephone: (610) 527-0600; Fax: (610) 527-0445

MAP 9:
ROAD NETWORK AND CLASSIFICATIONS
UPPER PROVIDENCE TOWNSHIP
COMPREHENSIVE PLAN UPDATE



A significant number of roadway and intersection improvements have been completed within the Township in recent years through local, state and private sector projects. These have included road widening, realignments, road extensions and intersection improvements, such as, turning lanes and signalization. Key roadway and intersection improvements are illustrated in Map 10. The more significant improvements have been along Route 29, Ridge Pike, Egypt Road, Arcola Road, Cider Mill Road and the recent realignments and widening of Hollow Road, Rittenhouse Road and Troutman Road. These projects have improved roadway conditions, drainage and overall traffic flow through these areas of the Township.

Map 10: Key Improvements



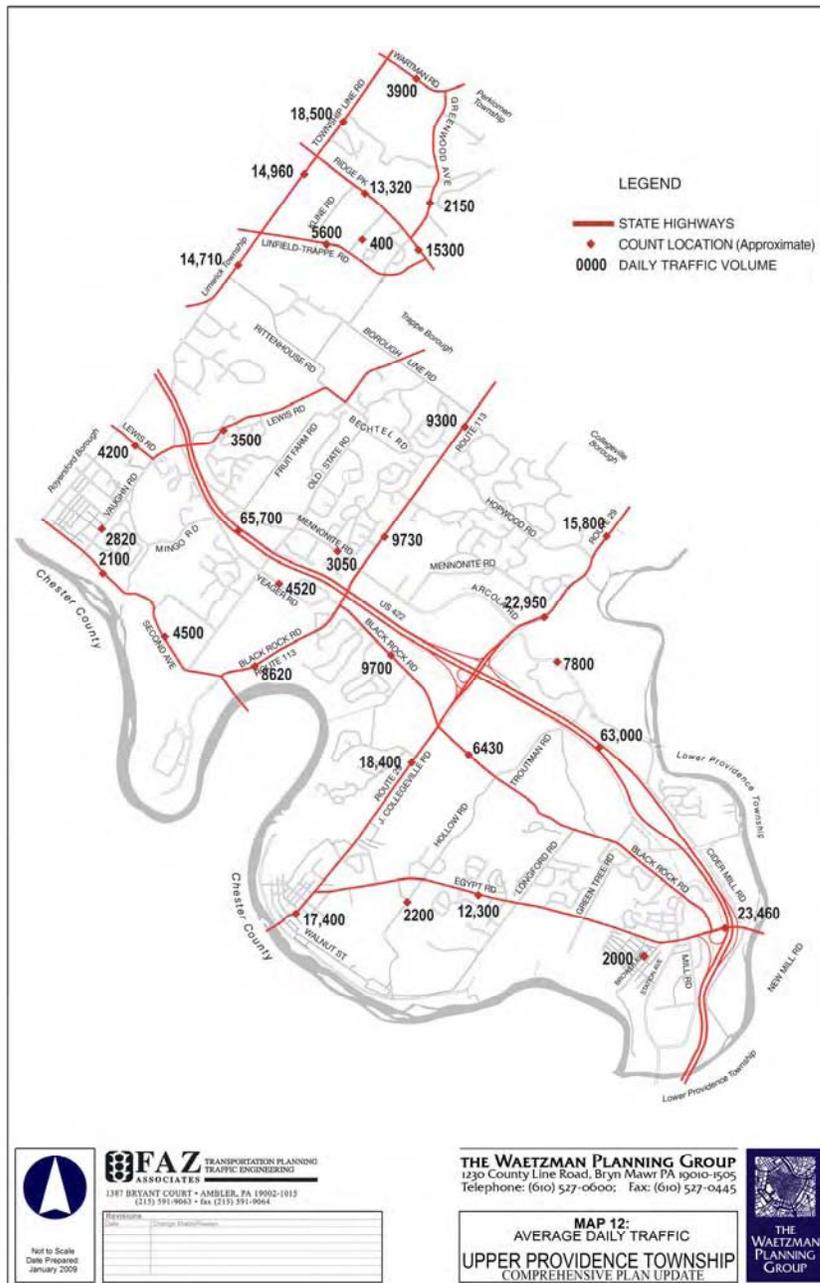
The roadways that are state highways and the responsibility of the Pennsylvania Department of Transportation (PennDOT) and the intersections that are controlled by traffic signals, which are also regulated by PennDOT, are illustrated in Map 11. There are 29 signalized intersections within and adjacent to the Township. This includes two flashing signals (Bridge Street (Route 29) at Egypt Road and Egypt Road at Fairmount/Eden Boulevards), signals that are permitted to and operated by adjacent municipalities and signalized driveways for large developments. This includes access for the Court at Upper Providence, Providence Town Center, Wyeth Pharmaceuticals, GlaxoSmithKline / Quest and the Wawa Shopping Center in the Colledgeville Professional Center. Interconnected and coordinated traffic signal systems have also been established in the Route 29, Egypt Road, Ridge Pike and Township Line Road corridors to deal with the closely spaced signalized intersections. By comparison, in 1994 the Township had nine traffic signals and no interconnected signal systems. Many of the earlier traffic signal installations have also been upgraded and modernized as a result of intersection improvements and efforts to provide more efficient intersection operations. All of the traffic signals in the Township have timing patterns that respond to changing traffic demands and operate with lower wattage LED traffic signal heads.



Map 11: Traffic Control

Daily traffic flows on the roadways in the Township range from a few hundred vehicles per day on a typical residential street to over 65,000 vehicles per day on US 422. The current (2009) Average Daily Traffic (ADT) volumes for a sampling of roadways in the Township are displayed in Map 12. The depicted volumes are from PennDOT, Delaware Valley Regional Planning Commission (DVRPC) and Upper Providence Police Department traffic count programs. In addition to US 422, other high volume roads in the Township are Route 29 (S. Collegeville Road/Bridge Street), Egypt Road and Township Line Road, which all have average traffic volumes that range from 15,000 to 20,000 vehicles per day. The remaining Collector and Feeder roads in the Township have average daily traffic volumes typically ranging from less than 5,000 to 10,000 vehicles per day.

The remaining Collector and Feeder roads in the Township have average daily traffic volumes typically ranging from less than 5,000 to 10,000 vehicles per day.



Map 12: Average Daily Traffic Counts

Recent and longer-term changes in traffic on select roadways within the Township are summarized in Figure 18. The 1991, 2001 and current (2009) average daily traffic volumes are shown, where available data permits, for various roadway segments and roadway types. These volumes were obtained from PennDOT and DVRPC traffic data sources, including those used for the previous mapping of average daily traffic. While US 422 continues to experience the highest traffic volumes and recent increases, the traffic growth experienced on many of the Township's roadways, especially portions of Route 29, Township Line Road and Egypt Road have been significant. This growth is due to the past and recent development in the Township, travel demands created by development in surrounding municipalities and the regional travel demands carried by US 422 and other major connecting roadways.

Figure 18: Average Daily Traffic Comparisons

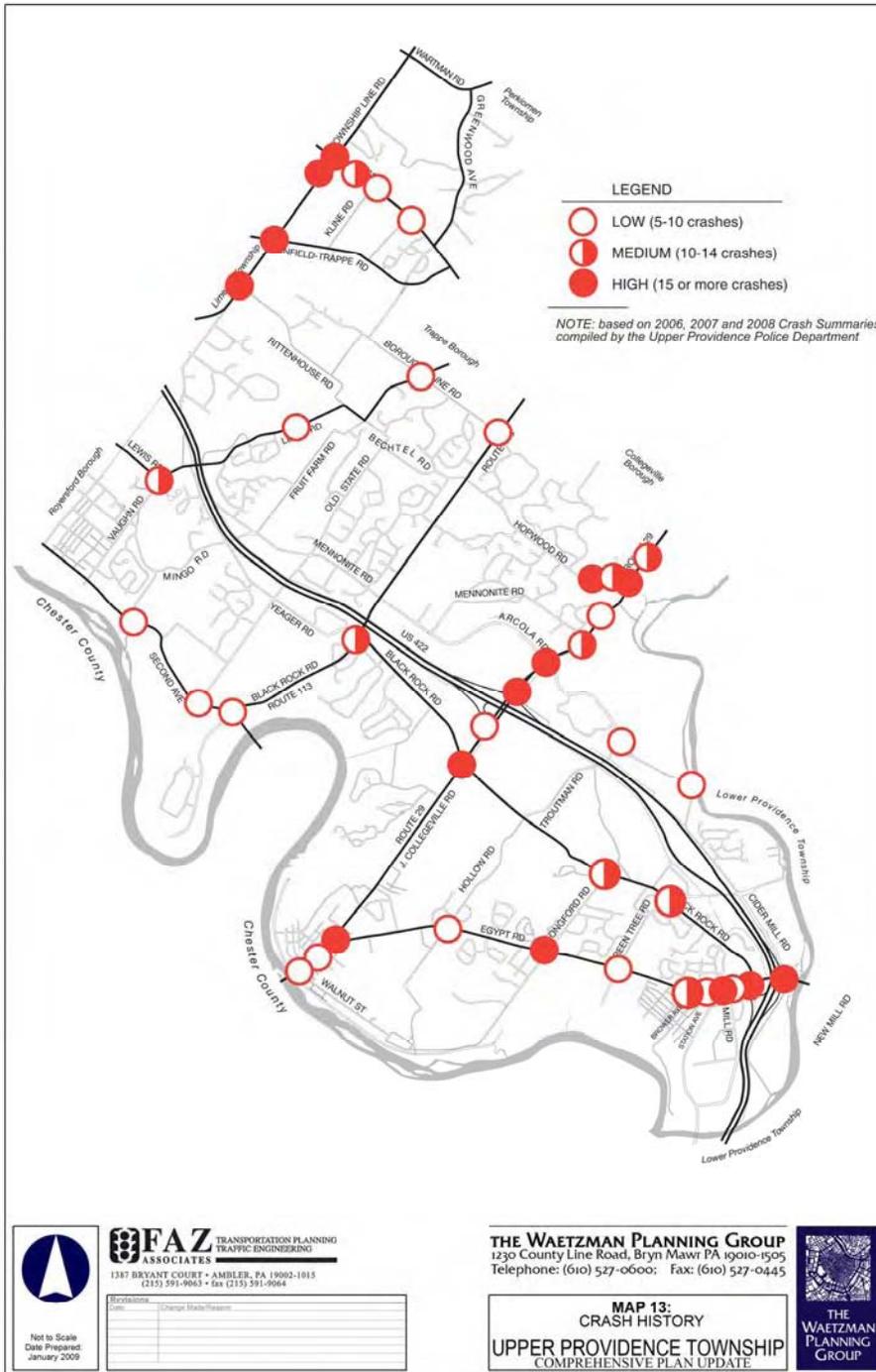
Location	Average Daily Traffic		
	1991 ⁽¹⁾	2001	2009
US 422 West of Route 29	41,000	54,000	65,700
US 422 East of PA 29	39,000	54,000	63,000
US 422 East of Egypt Road	43,000	57,000	64,400
Black Rock Road East of Route 29	2,800	5,400	6,430
Black Rock Road West of Route 29	4,800	7,800	9,700
Egypt Road East of Black Rock Road	11,500	23,000	23,460
Egypt Road East of Route 29	5,500	10,000	12,300
Greenwood Avenue North of Ridge Pike	---	600	2,150
Route 113 South of Borough Line Road	---	8,300	9,300
Route 113 North of Second Avenue	---	6,200	8,620
PA 29 North of US 422	15,900	18,000	22,950
Route 29 South of Black Rock Road	8,800	11,000	18,400
Route 29 at Collegeville Borough Limits	---	16,000	15,800
Route 29 South of Egypt Road	16,500	16,000	17,400
Route 29 South of US 422	10,900	17,000	18,000
Ridge Pike East of Township Line Road	9,300	12,000	13,320
Ridge Pike East of Greenwood Avenue	---	14,000	15,300
Township Line Rd, North of Ridge Pike	---	12,000	18,500
Township Line Rd, South of Ridge Pike	5,900	11,000	14,960

⁽¹⁾ Includes 1989, 1990 and 1991 count data.

The number of crashes (accidents) that occur at an intersection can often provide an indication of the intersection's operating conditions. The frequency of crashes at an intersection is typically correlated with the volumes of traffic passing through the intersection. However, lower volume intersections that experience a higher number of crashes can also be an indication of operational problems. A review of police crash summary data for the three year period 2006, 2007 and 2008 resulted in the intersection

crash history depicted in Map 11, on the following page. The intersections experiencing more than 15 crashes in the three year period, or an average of five crashes per year, are labeled as high, those experiencing 10 to 14 crashes are labeled as medium and those with five to nine crashes are labeled as low.

The intersections not highlighted had less than five crashes reported to the Police in the three year period and are not considered to have a crash history. Several roadways and their intersections, including Ridge Pike and Route 29, have also been upgraded during the three year period and improvements to Egypt Road are planned in the near future. These improvements may affect the future crash history for these locations.



Map 13: Crash History

Transit service is provided in the Township through two bus routes operated by the Southeastern Pennsylvania Transportation Authority (SEPTA). Route 93 operates between Pottstown and Norristown along Ridge Pike with a stop at the Court at Upper Providence shopping center. Route 99 operates between Royersford, Phoenixville and Norristown along Bridge Street,



SEPTA Route 93, providing service from Norristown to Pottstown along Ridge Pike, near its stop at the Court at Upper Providence Shopping Center.

Route 29 with a stop at the Providence Town Center, Arcola Road, Cider Mill Road and a portion of Egypt Road with service to the Oaks area, including Oaks Mills and the Expo Center. Both routes operate with hourly service typically from 6:00 AM to midnight seven days a week.

In addition to sidewalks in most residential developments, the Township is implementing an extensive trail system for pedestrian and bicycle travel. The trail system, which is more fully detailed in the Township's Open Space Plan, is intended to connect various neighborhoods and provide access to local and regional park and recreational facilities. Regional pedestrian and bicycle travel is also served through connections with the County's Schuylkill River Trail and Perkiomen Trail, which extend along the southern and eastern boundaries, respectively, and provide several opportunities for local access.

Transportation Planning Studies

Upper Providence Township has participated, and is currently participating, in several regional transportation planning studies with neighboring municipalities, Montgomery County, DVRPC and PennDOT to address local and regional transportation needs. These regional efforts provide an on-going program of transportation improvements that is monitored and updated on a regular basis to address current and future traffic conditions in the Township and surrounding areas.

US 422 Master Plan Study—This current study underway by DVRPC is examining the land use patterns and corresponding traffic conditions along the entire length of the US 422 expressway, which encompasses 24 municipalities in Montgomery, Chester and Berks Counties. Preliminary

recommendations for highway and intersection improvements, alternative transportation services, including new transit service, bicycle and pedestrian facilities and land use policy changes that encourage sustainable growth have been identified and presented for review by local and regional agencies.

Schuylkill Valley Metro/R6 Rail Extension Studies—This prior study and the current study both exam the feasibility of providing some form of commuter rail service to Reading, Pottstown, Phoenixville and King of Prussia from Norristown and Philadelphia. This proposed long-range project, if advanced through design and approval phases and implemented, could provide alternate rail transit service for regional travel in the US 422 Corridor with stops in or near Upper Providence.

Township Line Road Corridor Study—In 2001 the Montgomery County Planning Commission (MCPC), in cooperation with Upper Providence Township, Perkiomen Township and Limerick Township, sponsored a detailed evaluation of Township Line Road from the US 422 Interchange to Limerick Road. The study evaluated current and future traffic operations and safety concerns along Township Line Road; and, developed recommendations to address these conditions and better serve future traffic demands. The recommendations for the section of Township Line Road north of Ridge Pike include widening the roadway for improved shoulder/deceleration lanes, center left turn lanes at all intersections and the adjustment, as practical, of the horizontal road profile. Between Ridge Pike and US 422 an ultimate five lane cross-section, left turn lanes for all approaches and new signalized intersections were recommended.

Phoenixville Area Multi-Modal Transportation Study—This 2003 DVRPC study, which included the participation of the communities in the Phoenixville area, including Upper Providence Township, was a comprehensive regional transportation planning analysis. Current and future land use patterns and a wide range of local and regional highway, transit and pedestrian/bicycle improvements were identified, evaluated and project recommendations were made for implementation by the study's 2025 horizon year. Other regional road improvements, such as the Pennsylvania Turnpike's new slip-ramp interchange at Route 29, roadway and intersection improvements in Phoenixville and a US 422 interchange at Pawlings Road were also identified indirectly benefit traffic conditions in the Township.

InterCounty Relief Route Study—This 2006 DVRPC study was a follow-up to the Phoenixville Area Multi-Modal Transportation Study that examined in more detail the effects of a potential new road connection between Route 29 in Upper Providence and Route 113 in the Phoenixville area. The recommended roadway configuration would be a two lane facility within a multi-use right-of-way that could occupy a portion of the PennDOT right-of-way obtained for the previously proposed Phoenixville Spur.

Route 113 Heritage Corridor Study—This 2005 study sponsored by the Montgomery County Planning Commission examined the land uses and traffic operations of the Route 113 Corridor through the County. The

recommendations of this study focused on restoring and maintaining, where feasible, the rural character of the roadway. Minor road widening and intersection improvements, including a realigned intersection at Route 113 with Second Avenue and Dreibelbis Road along with replacement of the one-lane bridge on Route 113 were recommended for the Upper Providence section of the corridor.

Egypt Road Corridor Study—This 2003 PennDOT sponsored study examined the traffic operations of the various signalized intersections along Egypt Road from US 422 eastward through Lower Providence and West Norriton Townships to Ridge Pike. The study recommendations included traffic signal upgrades, intersection improvements, signal interconnection and coordination, and expanded monitoring capabilities.

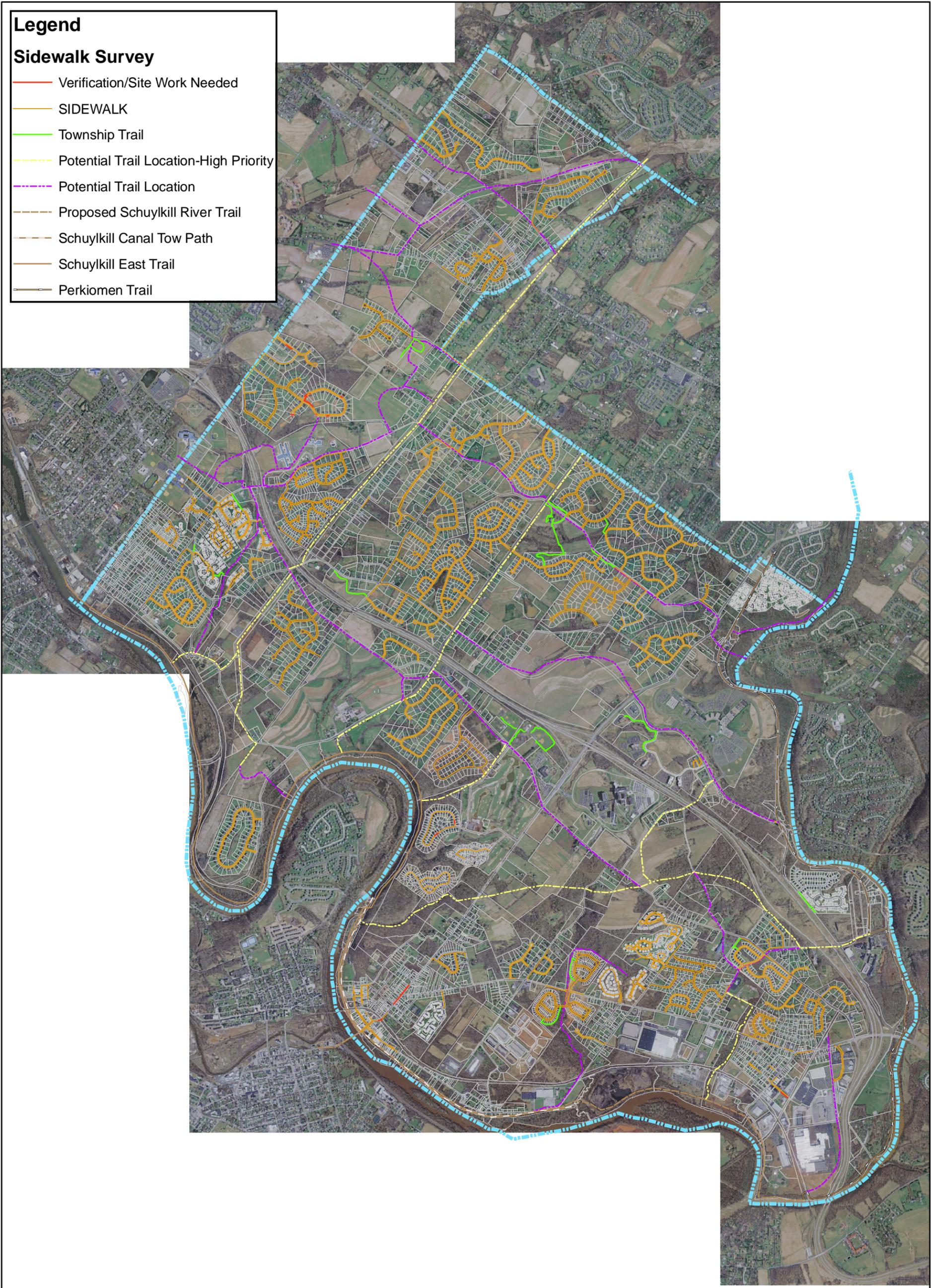
Sidewalk Study—This Township driven and funded Survey examined the existing sidewalk network within Upper Providence. The Survey was completed in 2009; please see **Map 14: Sidewalk Survey** on the following page. The guiding focus of the Survey to develop an overall understanding and map of the pedestrian network within Upper Providence Township; the map identified those areas with installed sidewalks, areas in need of further study or site visit, and showed the interrelationship between the proposed trail network and the existing sidewalk network. While there were no formal recommendations as part of this study, the final Survey Map is used by the Planning Commission and Board of Supervisors in their review of land development applications.

Each of these regional transportation planning studies represent comprehensive analyses of the portions of the Township's transportation system that are included in the respective study areas. These studies and their data also provide opportunities to expand the travel projections and improvement recommendations to reflect the needs of the entire Township. The data, findings and recommendations of these various studies provide valuable input to the Circulation Plan and update the prior Township-Wide Traffic Study, the Route 29 Corridor Study, related transportation improvement programs and future updates of the Upper Providence Township Official Map and Ultimate Right-of-Way Map.

Legend

Sidewalk Survey

-  Verification/Site Work Needed
-  SIDEWALK
-  Township Trail
-  Potential Trail Location-High Priority
-  Potential Trail Location
-  Proposed Schuylkill River Trail
-  Schuylkill Canal Tow Path
-  Schuylkill East Trail
-  Perkiomen Trail

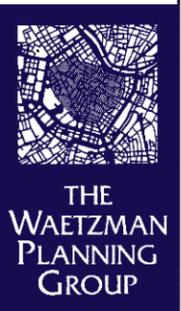


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Date	Change Made/Reason

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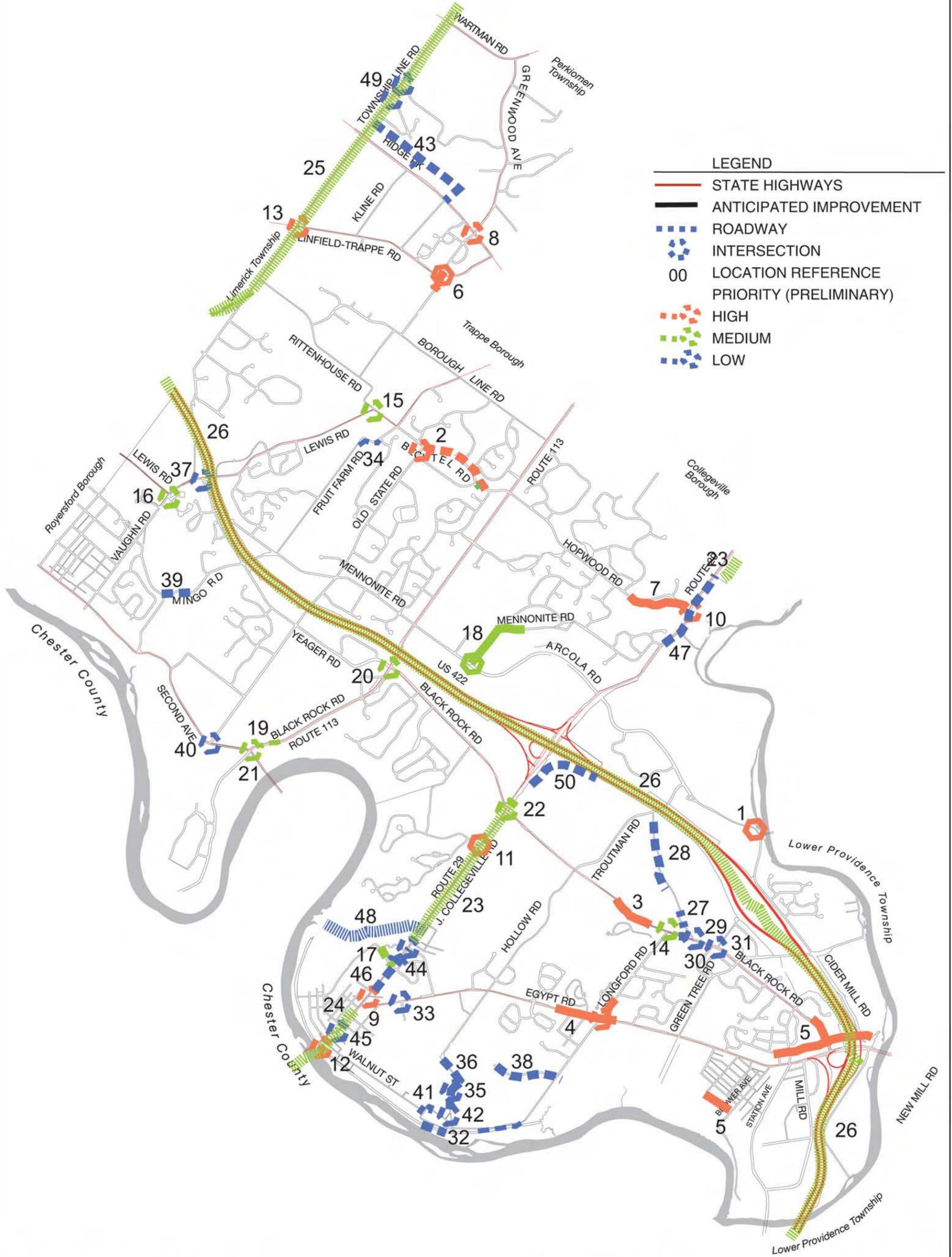
MAP 14:
SIDEWALK SURVEY
UPPER PROVIDENCE TOWNSHIP
COMPREHENSIVE PLAN UPDATE



Circulation Plan Elements

The data and findings described in the previous sections along with elements of the proposed Land Use Plan served as a basis for the Circulation Plan and corresponding recommendations for roadway, intersection and other transportation system improvements. The components of the Circulation Plan are represented on the Circulation Plan, Map 12. This map depicts locations dealing with recommendations from the described planning studies, proposed roadway realignments or extensions to deal with specific local problem areas, and where various intersections and road segments are in need of improvement due to existing conditions, traffic flows and safety considerations. The types of deficiencies and the potential improvements recommended for the identified intersections and roadways are also listed in the following Figure 16, Circulation Plan Improvement Summary.

The roadway and intersection improvement locations included on the Circulation Plan Map (Map 15, on the following page) and in the accompanying figures (19 through 21) are ranked as high, medium or low in terms of relative priority. The priorities are based on the general severity of the problems at the specific locations, the existing physical conditions of the roadway or intersection, and the potential for future traffic increases from development within and outside of the Township. The complexity of the improvements, including the required design and approval processes, funding requirements and responsibilities for implementation were also considered in establishing the listed priorities. While the priorities are offered as a guide to future consideration of specific problems, they do not necessarily reflect the sequence for implementation. Project advancement will be driven, in part, by the availability of future funding, development trends and the design, review and approval steps needed for each improvement. Various improvements, especially those for US 422, are also regional in nature and require extensive coordination with participating public agencies and surrounding municipalities. In these instances the Township can provide support to the responsible agency.



LEGEND

- STATE HIGHWAYS
- ANTICIPATED IMPROVEMENT
- ROADWAY
- INTERSECTION
- 00 LOCATION REFERENCE
- PRIORITY (PRELIMINARY)
- HIGH
- MEDIUM
- LOW

Not to Scale
Date Prepared:
January 2009

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MAP 15:
CIRCULATION PLAN
UPPER PROVIDENCE TOWNSHIP
COMPREHENSIVE PLAN UPDATE

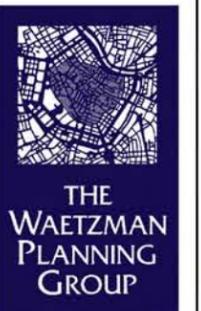


Figure 19: Improvement Summary, High Priority

Map Ref.	Location	Problem Type ¹	Potential Improvements
High Priority Locations (Listed Alphabetically)			
1	Arcola Road at Cider Mill Road/Perkiomen Creek Bridge	A, E, F	Replace bridge with three lane cross-section and sidewalk. Convert to a 3-way stop or signalize.
2	Bechtel Road at Old State Road	A, D	Extend Bechtel Road, improve intersection geometry.
3	Black Rock Road west of Longford Rd.	C, D	Widen and realign roadway, add shoulders
4	Egypt Road at Longford Road	A, D, E	Add left turn lanes, signalize
5	Egypt Road - Oaks Area (Oaks Mills Improvements)	D, E, F	Road widening, additional turn lanes and traffic signal improvements in the Egypt Road Corridor and consideration of other traffic mitigation measures for the Oaks residential area
6	Greenwood Ave./Borough Line Road at Linfield-Trappe Road	D, E	Connect Greenwood Ave., realign Borough Line Rd.
7	Hopwood Road west of Route 29	C, D	Realign and widen roadway
8	Ridge Pike at Greenwood Avenue	F	Signalize
9	Route 29 at Egypt Road	A, D, E	Add right turn lane on NB Route 29, improve turning path for right turn from Egypt Road
10	Route 29 at Hopwood Road	D	Add left turn lanes, future signalization
11	Route 29 at Rivercrest Drive	E	Provide five lane cross-section on PA 29, signalize
12	Route 29 at Walnut St./Jacobs St.	D, E	Realign Jacobs St. upgrade signalization
13	Township Line Road at Linfield-Trappe Road	E	Provide left and right turn lanes on all approaches and upgraded signalization. Provide two through lanes on Township Line Road in the long range.

¹ Legend: A - poor sight distance; B - storm drainage problem C - poor vertical geometry; D - poor horizontal geometry; E - operational problems; F - narrow roadway

Figure 20: Improvement Summary, Medium Priority

Map Ref.	Location	Problem Type ¹	Potential Improvements
Medium Priority Locations (Listed Alphabetically)			
14	Black Rock Road at Longford Road	A, D, E	Improve intersection geometry and sight lines, add left turn lanes
15	Lewis Road at Rittenhouse Road	D	Improve intersection alignment and add left turn lane on Lewis Road
16	Lewis Road at Vaughn Road	A, D, E	Realign Lewis Road, add left turn lanes, signalize
17	Lovers Lane	A, D, F	Widen and realign roadway, close or restrict use of the existing intersection
18	Mennonite Road north of Arcola Road	D, F	Widen roadway
19	Route 113 (Black Rock Road) east of Second Avenue	E, F	Widen roadway and replace bridge
20	Route 113 and Black Rock Road/Yeager Rd.	E	Add left turn lanes on Route 113, modify signalization
21	Route 113 and Second Ave./Dreibelbis Road	D, E	Realign intersection, add left turn lanes, and signalize
22	Route 29 and Black Rock Road	D, E	Provide two through lanes on Route 29, provide left and right turn lanes on all approaches
23	Route 29 Corridor	C, D, E, F	Implement Route 29 Corridor Study recommendations
24	Route 29/Bridge Street Corridor	E	Implement Phoenixville Area Intermodal Transportation Study recommendations.
25	Township Line Road Corridor	A, C, D, E, F	Implement Township Line Road Corridor Study recommendations
26	US 422 Corridor	E	Widen to six lanes and implement US 422 Master Plan Study recommendations

¹ Legend: A - poor sight distance; B - storm drainage problem C - poor vertical geometry; D - poor horizontal geometry; E - operational problems; F - narrow roadway

Figure 21: Improvement Summary, Low Priority

Map Ref.	Location	Problem Type ¹	Potential Improvements
Low Priority Locations (Listed Alphabetically)			
27	Ashenfelter Road at Crossman's Run	F	Widen/replace culvert
28	Ashenfelter Road - Troutman Road to Black Rock Road	D, F	Reconstruct and widen roadway
29	Black Rock Road at Ashenfelter Road	A, C	Realign intersection, add left turn lanes
30	Black Rock Road at Crossman's Run	F	Widen/replace bridge
31	Black Rock Road at Olympic Road	C	Realign Black Rock Road
32	Canal Street	B	Add inlets and curbing
33	Egypt Road at the Meadows Access	A	Improve intersection geometry
34	Fruit Farm Road south of Lewis Road	D, F	Widen roadway, improve alignment
35	Hollow Road at railroad overpass	C, F	Widen roadway, increase vertical clearance
36	Hollow Road north of railroad	D, F	Reconstruct and widen roadway
37	Lewis Road at Yeager Road	E	Add turning lanes, signalize
38	Longford Rd/Hollow Road Connector	E	Provide connecting local access road/driveway
39	Mingo Road at Mingo Creek	F	Widen/replace bridge
40	Old State Road at Second Avenue	D	Realign intersection
41	Port Providence Road at Canal Street	D	Add curbing & signing
42	Port Providence Road at Hollow Road	A, D	Improve intersection geometry
43	Ridge Pike. northern Service Road	E	Provide a local service and access road parallel to Ridge Pike
44	Route 29 at Macdade Road & Lovers Lane	A, D	Improve intersection geometry
45	Route 29 at Railroad Overpass	A, D	Replace overpass, widen and realign roadway
46	Route 29 at Spares Lane	A, D	Improve intersection geometry
47	Route 29 from Mennonite Road to Township Limits	D, E	Widen roadway to four lanes, add left turn lanes
48	Route 29 - Route 113 Mixed-Use Connection	E	Provide a two lane roadway and pedestrian/ bicycle trail within a multi-use right-of-way
49	Township Line Road north of Ridge Pike	E	Add a center left turn lane on Township Line Road
50	US 422 eastbound on-ramp from northbound PA 29	E	Provide new on-ramp to eastbound US 422 from northbound PA 29

¹ Legend: A - poor sight distance; B - storm drainage problem C - poor vertical geometry; D - poor horizontal geometry; E - operational problems; F - narrow roadway

High Priority Project Descriptions

Additional description of the high priority projects, which include those currently in design or underway in some form as a full or interim improvement, or are anticipated to proceed in the near future, are provided in the following section. These descriptions also indicate the private sector participation anticipated with several of the projects.

- [1] Arcola Road at Cider Mill Road/Perkiomen Creek Bridge - A new three lane bridge with a sidewalk is under design by the Montgomery County Department of Roads and Bridges. The new will provide separate left and right turn lanes from Arcola Road. Other recommended improvements for this intersection are the installation of 3-way stop control or signalization and the relocation of the nearby Perkiomen Trail mid-block crossings on Arcola Road and Cider Mill Road to the intersection.
- [2] Bechtel Road at Old State Road – This improve is to extend Bechtel Road eastward eliminating the two right angle turns for Bechtel Road through traffic and adding a stop control for Old State Road at the extended Bechtel Road intersection.
- [3] Black Rock Road W. of Longford Road - This pending Toll Brothers (Regency Hills) improvement will realign the horizontal and vertical curves on the section of Black Road between Hollow Road and Longford Road. The project will also provide a separate left turn lane on Black Rock Road at the access to Toll's Regency Hills development.
- [4] Egypt Road at Longford Road – The widening of Egypt Road and the addition of left turn lanes at the Longford Road intersection are underway as part of the Pulte Longford Crossings development and are expected to be completed in the summer of 2010. Future signalization of the intersection, when warranted, is proposed to supplement the roadway widening.
- [5] Egypt Road - Oaks Area (Oaks Mills Improvements) – The widening of Egypt Road and Black Rock Road with the provision of a left turn lane at Brower Avenue and dual left turn lanes at Station Avenue, Mill Road, the US 422 Ramps at Black Rock Road and the westbound US 422 Off-Ramp along with a right turn lane from westbound Egypt Road to Black Rock Road and traffic signal upgrades are part of the Egypt Road improvements currently under design and planned for implementation by Audubon Land Development (ALD) for the expansion of the Oaks Mills development and the planned Oaks Shopping Center. Additional consideration of potential traffic calming and other traffic impact mitigation measures are also recommended for the surrounding Oaks residential and mixed-use areas.
- [6] Greenwood Avenue/Borough Line Road at Linfield-Trappe Road - This improvement is to create a new four-way intersection on Linfield-Trappe Road with a realign Borough Line Road and connection of Greenwood Avenel. The Township is currently completing design on the initial project phase that will connect Greenwood Avenue to Linfield-Trappe Road.

- [7] Hopwood Road West of Route 29 –The widening and realignment of Hopwood Road between Morgan Lane and Donny Brook Court is proposed as part of a residential subdivision of the adjacent land. This will alleviate a sharp curve and grade condition on Hopwood Road and tie into a recommended future improvement at the intersection of Hopwood Road at Route 29.
- [8] Ridge Pike at Greenwood Avenue – With the planned connection of Greenwood Avenue to Linfield-Trappe road, signalization of the Ridge Pike and Greenwood Avenue intersection is recommended once future traffic volumes satisfy PennDOT warrant criteria.
- [9] Route 29 at Egypt Road – This improvement involves the addition of a right turn lane on northbound Route 29 and improves the turning path for right turn vehicles, including certain trucks, from Egypt Road. This improvement has been identified by PennDOT as an off-site improvement for the business park development proposed by Gambone Development for the Huginar Tract on Egypt Road opposite Macdade Road.
- [10] Route 29 at Hopwood Road – The addition of a left turn lane on northbound Route 29 and separate turning lanes on Hopwood Road along with signalization are recommended improvements for this intersection. Some or all of these improvements may also be part of the access improvements for any future development of the commercially zoned tract along the eastern side of Route 29 between Hopwood Road and Yerkes Road.
- [11] Route 29 at Rivercrest Drive – The provision of a future four-way intersection with a five lane cross-section on Route 29 and signalization are recommended future improvements for this intersection
- [12] Route 29 (Bridge Street) at Walnut Street/Jacobs Street – A realignment of Jacobs Street to intersect opposite Walnut Street, which will improve left turn movements from Route 29 (Bridge Street) and allow for improved signal timings, is recommended to improve traffic flows through the intersection and on the adjacent segments of Bridge Street. A complimentary recommendation is the relocation of the Produce Junction store and conversion of the property into a neighborhood parking lot that could also serve public use of the adjacent Schuylkill Canal and Schuylkill River Trail.
- [13] Township Line Road at Linfield-Trappe Road –A five lane cross-section is the long-term recommendation of the Township Line Road Corridor Study. The provision of separate left and right turn lanes on all approaches and upgraded signalization are also potential interim improvements for this intersection. Consideration of a joint project with Limerick Township and private sector participation from nearby developments are recommended for this intersection improvement.

The recommended improvements for the local roadways and intersections typically include additional turning and/or through lanes, new or modified traffic signal operations and other traffic control measures. For other regional improvements, the results of the various planning studies and regional

coordination efforts will dictate if and how the specific improvements are advanced. Further study and evaluations of the improvement proposals are also needed to better define the scope of the improvements are the next steps for any specific location. The depicted actions are offered to address current conditions and support development under current zoning or future changes brought about by development under the land use plan.

Other transportation related recommendations that can extend to all projects as a high priority are the consideration and inclusion, as practical, of the following actions.

- Accommodation of alternative modes of travel including pedestrian, bicycle and public transit in the design and operation of the roadway network to provide a more complete street system. The need for sidewalks, trails, pedestrian crossings and bus stop locations should be evaluated as part of any roadway or intersection improvement. The need for and availability of these facilities within or adjacent to the roadway, within the public right-of-way or in separate right-of-ways should be addressed for any project.
- Encouragement of increased public transportation services and use, as feasible, through land development design that supports pedestrian, bicycle and transit use alternatives. The feasibility of incorporating provisions for future transit service within or near a development and corresponding pedestrian access should be considered as part of the planning process.
- Expanded use of Intelligent Transportation Systems (ITS) technology in the major travel corridors to improve the efficiency of the existing and future roadway network. This includes improved demand responsive traffic signal control systems, local and regional incident response and management practices and public information on operating conditions and incidents that affect local and regional travel through the township.

Opportunities for the consideration, inclusion and implementation of these and other similar actions will vary from project to project depending on the type, extent and location of the development or transportation improvement.

PLAN FOR LAND USE

Existing Land Use

As shown on the following Figure (**Figure 22: Existing Land Use Tabulation**), Single Family Detached is far and away the most prevalent land use within Upper Providence Township. The use of a parcel as a single family detached home accounts for over 38% of the Township's land area; no other single use accounts for over 10% of the Township's land area. Office uses total 8%, or over 860 acres. Land uses listed below (in the figure) are the same as those categories defined by the Montgomery County Board of Assessment database contained within the Township's GIS data. It should be noted that some use categories, such as "Agricultural" can overlap with "Single Family Detached." The map (**Map 16: Existing Land Use**) on the following page and Figure 23, below, are updates to the information contained in the 2006 *Open Space and Environmental Resource Protection Plan*

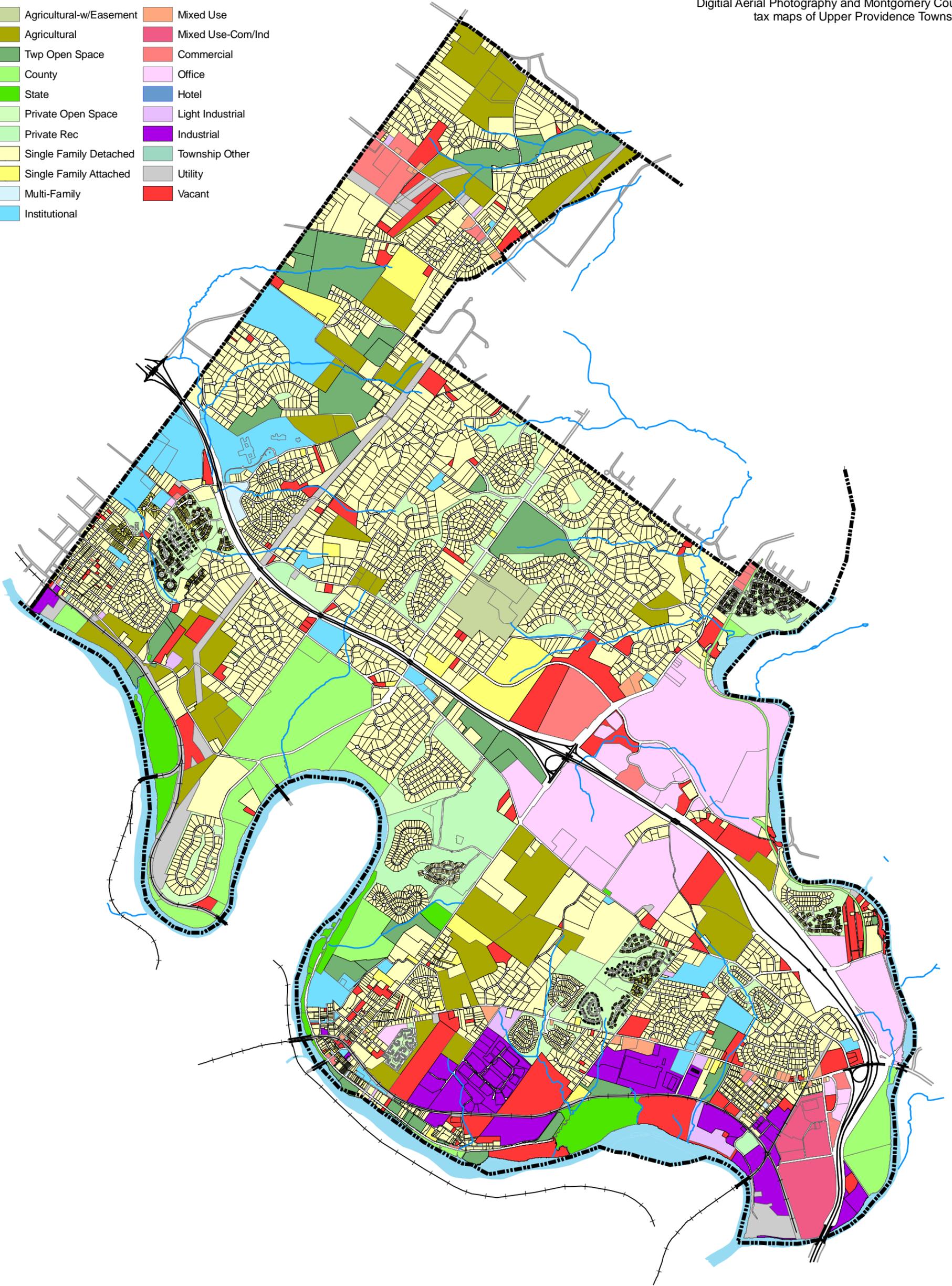
Figure 22: Existing Land Use Tabulation

Land Use	Number of Parcels	Acreage	Percent of Land Area
Agricultural	54	766.75	7.59%
Agricultural-w/Easement	3	89.05	0.88%
Commercial	23	109.33	1.08%
County	29	552.94	5.48%
Home Owners Association	197	582.14	5.77%
Industrial	82	354.91	3.52%
Institutional	54	426.78	4.23%
Light Industrial	13	47.12	0.47%
Mixed Use	34	40.43	0.40%
Mixed Use-Com/Industrial	11	127.13	1.26%
Multi-Family	362	18.28	0.18%
Office	36	867.78	8.60%
Private Recreation	10	210.85	2.09%
Single Family Attached	1616	400.03	3.96%
Single Family Detached	5289	3,877.73	38.41%
Commonwealth Owned Open Space	14	184.04	1.82%
Twp Open Space & Other	49	523.84	5.19%
Utility	56	253.02	2.51%
Vacant	170	663.55	6.57%
		10,095.71	100.00%

Existing Land Use--2009

- Agricultural-w/Easement
- Agricultural
- Twp Open Space
- County
- State
- Private Open Space
- Private Rec
- Single Family Detached
- Single Family Attached
- Multi-Family
- Institutional
- Mixed Use
- Mixed Use-Com/Ind
- Commercial
- Office
- Hotel
- Light Industrial
- Industrial
- Township Other
- Utility
- Vacant

Base map created from road G.P.S data, U.S.G.S Digital Aerial Photography and Montgomery County tax maps of Upper Providence Township.



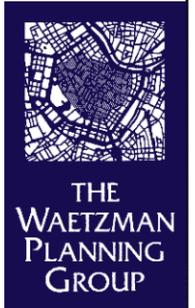
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Date	Change Made/Reason

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MAP 16:
EXISTING LAND USE
UPPER PROVIDENCE TOWNSHIP
COMPREHENSIVE PLAN UPDATE



Land Use Plan

This Plan for Land Use strives to not only continue to preserve ribbons of green throughout Upper Providence Township, but to continue to promote smart development. It strives to put forth the best planning approach to manage the remaining undeveloped land, as well as to implement the recommendations from the Housing Plan element. The accompanying Plan and the land use descriptions below will illustrate how to manage growth on those limited, remaining undeveloped parcels and focus that development where infrastructure can be expanded in a cost effective, cost efficient , and energy efficient manner, all while preserving the maximum amount of open space.

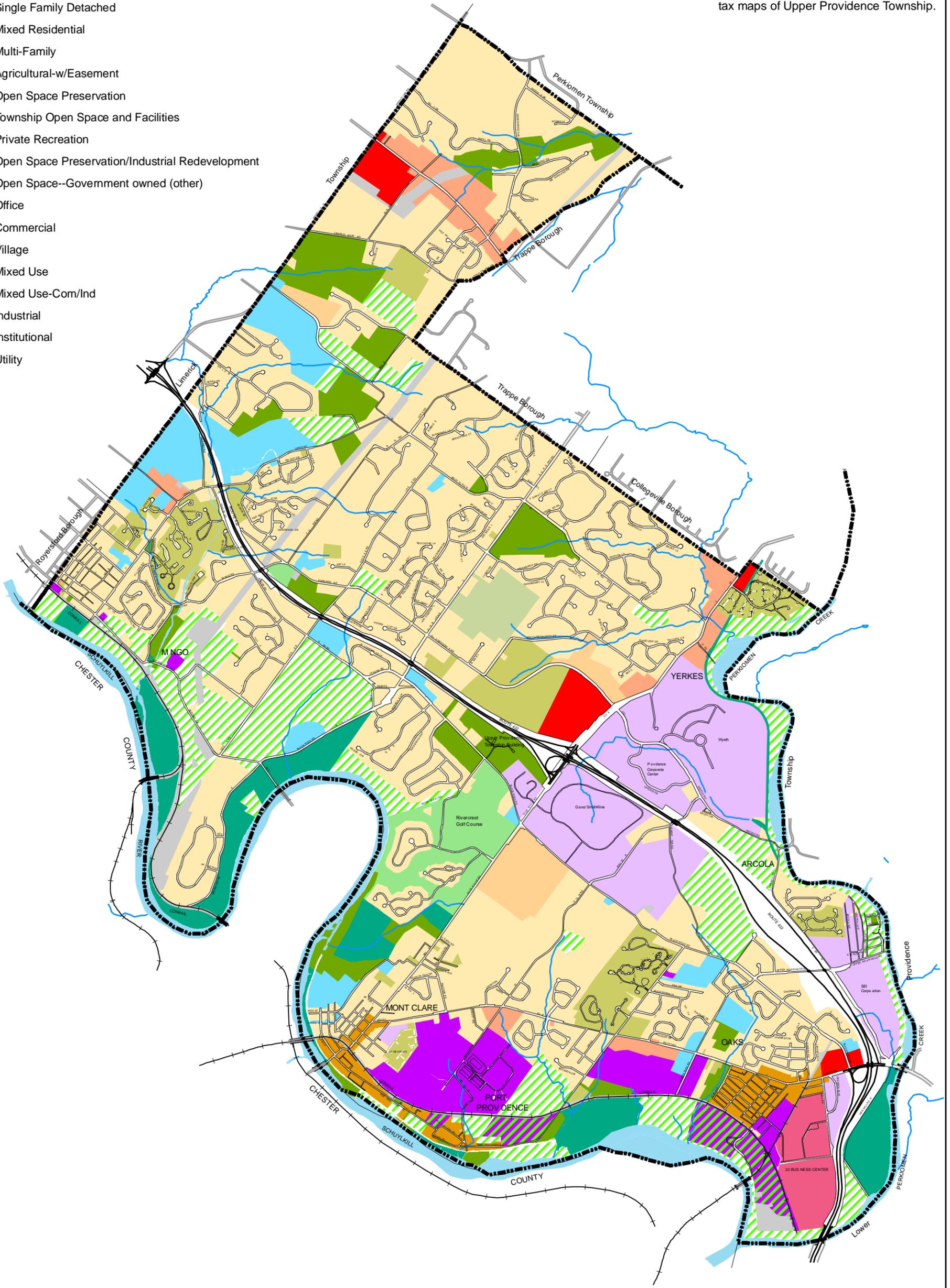
Text in this section describes the various land use categories shown on the Land Use Plan (*Map 17: Land Use Plan*), on the following page. It explains the meaning of the land use category where necessary, and the rationale for its placement on the Land Use Plan. Policies and methods for implementing the recommended land uses, is also included, which will lay the basis for some of the actions recommended in the ‘Action Plan’ found at the end of this document. (Note: Total acreages and percentage of total land area of each land use category are noted in the heading for each category; a summary is contained within **Figure 23: Land Use Acreage and Percentage of Total Land Area**, at the end of this section.)

The Land Use Plan is essentially the “centerpiece” of the comprehensive plan and brings together the recommendations contained in the various other elements. While there is a great tendency to look only at the Land Use Plan (map), it is critical to understand the meaning and recommended policies behind the various land use categories; those are explained in the following text.

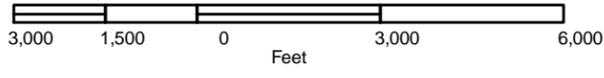
Proposed Land Use

-  Single Family Detached
-  Mixed Residential
-  Multi-Family
-  Agricultural-w/Easement
-  Open Space Preservation
-  Township Open Space and Facilities
-  Private Recreation
-  Open Space Preservation/Industrial Redevelopment
-  Open Space--Government owned (other)
-  Office
-  Commercial
-  Village
-  Mixed Use
-  Mixed Use-Com/Ind
-  Industrial
-  Institutional
-  Utility

Base map created from road G.P.S data, U.S.G.S Digital Aerial Photography and Montgomery County tax maps of Upper Providence Township.



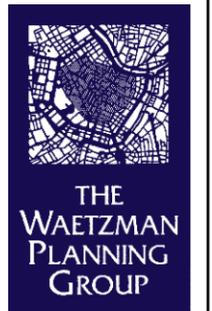

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Revisions	
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Sept. 3 2009	Changes per Planning Commission discussion

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MAP 17:
LAND USE PLAN
UPPER PROVIDENCE TOWNSHIP
COMPREHENSIVE PLAN UPDATE



Single Family Detached

(4,392.97 acres / 43.51% of total Township area)

Land within Upper Providence included within this category on the Land Use Plan is almost universally a land use of existing single family detached homes. Vacant parcels surrounded or adjacent to single family detached homes are the only exception where change of a parcel to this land use category has been recommended; none of the changed parcels was over two acres in size. This plan does not recommend any changes to the Township's Zoning Ordinance in regard to any existing single family detached housing type.

Mixed Residential

(160.73 acres / 1.59% of total Township area)

The recommendation of this plan is to investigate and author a new zoning district(s) that allows for a mixed residential development on the first two parcels identified under this category on the Land Use Plan. However, it should be noted that each of the parcels identified with this land use category should be treated separately. In other words, the parcel at the southeast corner of Black Rock Road and Collegeville Road (Route 29) should have a different overall density and character than the area north of Arcola Road,

currently zoned IO-3. Those areas should be developed in the manner described below. The third parcel included in this land use category is the 'Burbank Grove' development at Rittenhouse and Township Line Roads; development of this project has begun.



A view of the southeastern corner of Black Rock Road and Route 29 (Collegeville Road); several tracts at this corner combine to form one of the last large areas of undeveloped land in Upper Providence Township.

Black Rock Road and Collegeville Road/Route 29

(105.88 acres / 1.05% of total Township Area)

Given the proximity to an interchange of Route 422 and large corporate campuses, this corner is an ideal place for a mixture of multi-family housing units (including single family attached units) and smaller lot single family homes. Although this is

currently zoned R-1 Residential-Agricultural, the infrastructure at the southeast corner of Black Rock Road and Collegeville Road (Route 29) can be improved to handle an increase in the density and housing types recommended this area. If the area marked on the Land Use Plan is developed as a single development, the density range should average two (2) to four (4) units per acre, with the densest housing type to be developed near the intersection of Black Rock and Collegeville Roads. However, if the parcel is developed on a parcel-by-parcel basis, the density nearest the intersection could approach six to a maximum of eight units per acre, with the portion of the parcel most remote from the corner having a density no higher than what is permitted under already available options within the Township Zoning Ordinance (i.e. flex lotting option, cluster option, or a slightly revised Open Space Residential-2 Zone). Development of this corner (slightly over 100 acres) is seen as an important transitional area and one for which there will continue to be development interest as the economy recovers. On the area closest to the intersection, a minor component of office or service uses may be appropriate adjuncts to serve the rest of the development area and the surrounding area.



A view of undeveloped portion of the IO-3 Zoning District and the Providence Town Center retail area

IO-3 area, north of Arcola Road

(32.75 acre / 0.32% of total Township area)

As with the previous area, and given the proximity to the Providence Town Center development, the White Springs Farm age-restricted and age-targeted developments, the interchange of Route 422, and the large corporate campuses, this area is appropriate for residential development with an overall density higher than what is abutting it. Such a use would replace the non-residential IO-3 uses for which it is currently zoned. However, given the size of the parcel and the proximity to less

dense housing (on the north and west sides of the parcel), densities should be kept lower than 4 units to the acre, assuming that the housing to the north and west are well buffered against the increase in density.

Burbank Grove at Township Line and Rittenhouse Roads
(22.1 acres / 0.22% of total Township area)

The final parcel in this land use category is the Burbank Grove development, which is being developed under the Township's 'Open Space Residential 2' (OSR2) zoning district. Some improvements have been completed and a few homes have been completed as of this writing; development has been stalled due to bankruptcy of the developer. The proposed development will contain a mix of single-family detached homes and townhomes. All of the homes are being built on a small portion of the overall development tract; the remainder (almost 80 acres) has been turned over to the township as open space (the former Taylor farm comprises the vast majority of this open space).

In sum, a zoning district(s) written to permit a mixture of residential units (including multi-family, single family attached, smaller lot singles) to implement this mixed residential category, should base the development density, housing mix, setbacks, and buffer requirements on the following: access and proximity to larger street classifications (i.e. collector, arterial, etc.); size of parcel; and proximity to other housing types or other types of development. (This is similar to how the Neighborhood-Convenience Commercial District had been amended, circa 2007.)

Specifically for the area at Black Rock Road and Route 29, a master plan should be developed by the Township for this area. It is comprised of six separate parcels ranging in size from just over one acre, to almost 55 acres. All the parcels are currently under separate ownership. If the Township is to be successful in achieving a logical mixed residential development in this area, a unified, coordinated master plan is recommended; it would serve as a guide to each of the landowners/developers. This is particularly important if each chooses to develop independently. Such a master plan would assure the correct mix and density of development, and ensure proper transitions between this area as a whole, and the surrounding lower density areas. The PA Municipalities Planning Code (MPC) provides for a similar technique, known as a "Specific Plan". However, based on the provisions of the MPC, the Township is not eligible to take advantage of this technique, in part because it is intended for non-residential development and is for implementation of a county or multi-municipal plan. However, the concept of a specific plan is similar to what is being recommended here and those provisions may be used as a general guide for the master plan.

Also when looking at a zoning amendment specifically for the portion of this area at the corner of the two roads (the approximate 13-acre parcel), the Township may wish to permit a certain density by right, with a higher

density by conditional use. Criteria for the conditional use could include the provision of a certain percentage of parking in garages, a greater percentage of open space than the requirement for the base district, and possibly the implementation or funding of specific public improvements related to the development of this area (above and beyond what would normally be required of a developer for this parcel).

Multi-Family

(514.79 acres / 5.10% of total Township area)

This land use refers to any attached housing unit, including single family attached units/townhomes, apartments, and condominiums. The only new area of Multi-Family housing proposed within this land use plan is an area currently zoned IO-3. Specifically, it is the area south of Arcola Road, between the Providence Town Center development and the approved (but not yet built) White Springs Farm housing development. It is recommended that the future land use of this parcel be multi-family development at a density similar to that approved in the adjacent parcel. The recommendation for multi-family development here would replace the currently permitted office uses permitted here based on its current IO-3 designation. Amended zoning would be required to implement the land use recommendation for this parcel.

Agricultural w/ Easement

(89.05 acres / 0.88% of total Township area)

This land use category maintains the existing land use within the Township. The Plan does not propose an expansion to this land use. However, it should be noted that Agricultural Easements, permanently restricting more intensive development, should be explored and used if it leads to the permanent preservation of a parcel designated as "Open Space Preservation" on this Land Use Plan. Additional techniques to preserve these lands are discussed below.

Open Space Preservation

(1,061.73 acres / 10.52% of total Township area)

Areas marked with this designation are a reflection of the policies and recommendations adopted with the 2006 *Open Space and Environmental Resource Protection Plan*. With one exception, this land use falls into one of two categories:

The first category, as a reflection of the recommendations within that 2006 Plan, is preservation along the Schuylkill River and Perkiomen Creek. These parcels, when not currently owned by the Township or another government agency (County or Commonwealth), have been designated for Open Space Preservation.

The second category includes those internal parcels marked for preservation; open preservation within these parcels will most likely include some low

density/large lot development or a cluster development type. It is the recommendation of this plan that the Township work closely with the owners of any parcel marked as 'open space preservation' to ensure that the maximum open space can be preserved. If acquisition of such a parcel or preservation through agricultural or conservation easements is not practical for any of the lands, zoning techniques should be employed which will allow reasonable development in conjunction with open space preservation. The use of TDR (transfer of development rights) and other cluster and density zoning techniques, would be appropriate. A limited TDR option currently is in place in the Zoning Ordinance; consideration should be given to the possible expansion of the use of this technique. Other zoning techniques might also be employed for any of the parcels in this category which would not otherwise be preserved from development. This may include modifications to the existing OSR Open Space Residential or OSR-2 Districts, modification to existing cluster or flex lotting options, or the drafting of new cluster type districts requiring major portions of development sites being held in some form of permanently protected open space. The exact technique for preservation or zoning strategy will ultimately depend upon the location of a specific parcel of land, its size, and a number of other factors. It is envisioned that no single technique for open space preservation will be adequate to address all parcels or areas located in this land use category.

The lands surrounding 'Parkhouse', the Montgomery County Geriatric Center, are also included in the Open Space Preservation land use category (and don't fall into one of the two previously discussed categories). While this land is owned by Montgomery County and the area currently developed (and some minor expansion) is likely to remain as an institutional use, the majority of the tract is a larger open space. It is recommended within this plan that any future development of the site maximize the preservation of existing open space. Should the County ever decide to divest itself of any of this ground, every effort should be made to minimize the impact of any development that occurs. Limited residential development would be the appropriate infill use, with maximum open space preservation. Appropriate zoning for such development, if ever necessary, would depend upon the amount of the land being relinquished by the County.

Open Space Preservation/Industrial Redevelopment

(125.53 acres/1.24% of total Township area)

As detailed above in the Open Space Preservation category, it is the priority of the 2006 *Open Space and Environmental Resource Protection Plan* to preserve all land along the Schuylkill River and Perkiomen Creek. This land use category is a reflection of that policy; it is a recommendation of this plan that any redevelopment or other changes within industrial uses along or near the Schuylkill River focus on the preservation and restoration of the riverfront ecosystem. This does not necessarily mean that any industrially used tract should revert to open space if redevelopment is contemplated; however, it indicates that any such redevelopment should be implemented in a manner which respects the goal of open space preservation. This may mean

the consolidation of built facilities and removal of unnecessary parking and impervious surfaces, the possible relocation of built facilities farthest away from the river, or a similar technique. Since each of the existing industrial uses has unique developmental characteristics, how this concept is implemented, is likely to differ from property to property. New zoning language to promote this policy will be needed.

Open Space—Government Owned, other

(461.03 acres / 4.57% of total Township area)

As represented on the map, this land use category shows the existing parcels owned by the Commonwealth of Pennsylvania and Montgomery County. While the majority of these parcels are preserved as Open Space, two notable parcels owned by the County which have been developed for various recreational uses, are also included in this category (Lower Perkiomen Valley Park and Upper Schuylkill Valley Park). In addition, the land to the northwest of Parkhouse (Montgomery County Geriatric Center), is owned by Montgomery County, but it is listed as open space preservation, as discussed above. Also currently owned by the Commonwealth, are lands associated with the Schuylkill Canal, including the lock tender's house; this area includes a 90-foot wide right-of-way measured along the Canal's centerline. The Township has leased this area from the Commonwealth since 1983. It is anticipated that Montgomery County will assume ownership of this area from the Commonwealth, in early 2010. The Canal area is an important historic and recreational resource, and the area is on the National Register of Historic Places.

Township Open Space and Facilities

(562.94 acres / 5.58% of total Township area)

Parcels categorized "Township Open Space and Facilities" include the following Township lands: parks (i.e. Anderson Farm Park, Black Rock Park, etc.); Facilities (i.e. Township Meeting Hall); Open Space (parcels near Lovers Lane and Route 29/Collegeville Road); and lands which have been dedicated to the Township, including ones with life estates for former owners (Taylor Farm on Linfield-Trappe Road, for example). While it should be noted that any of the "Open Space Preservation" parcels could eventually be categorized as "Township Open Space," if they are purchased or otherwise obtained by the Township, for this publication, the only parcels included are those actually owned by the Township as of the publication of this Plan. The land use plan recommends no changes to the status of these parcels; there is a more complete description of them in Chapter ___ and in the 2006 *Open Space and Environmental Resource Protection Plan*.

Private Recreation

(210.85 acres / 2.09% of total Township area)

Two areas of private recreation are designated on the Land use Plan; this use is classified as those recreation uses owned and controlled by a non-

government organization. The two parcels area existing private recreation sites (Nine Oaks Swim Club and River Crest Golf Course) and no expansion of this land use has been proposed. It should be noted that there are many additional open space and recreation parcels throughout the Township that are in private ownership; these are parcels which are part of many of the larger residential subdivisions. These are not individually recognized for purposes of the land use plan.

Office

(894.31 acres / 8.86% of total Township area)

Primarily representing large office campus and corporate headquarters development near interchanges with Route 422, this plan does not recommend expansion of this use within the Township. For the most part, the office category generally coincides with lands zoned IO Interchange Office and IO-2 Interchange Office Support. There are areas within the office designation which are not completely built out; in-fill development is anticipated in these areas.

It should be noted that portions of the Township zoned IO-3 which are currently zoned for office and related uses, are proposed in this plan for residential use. This includes the area north of Arcola Road on the west side of Route 29, proposed in this Plan for ‘mixed residential’ development. It also includes the area on the south side of Arcola Road, adjacent and just west of Providence Town Center, which is recommended for ‘multi-family’ development in this Plan.



A view of Providence Town Center, a “life-style” commercial development that opened in 2009 at Route 422 and Collegeville Road (Route 29). Photograph courtesy of Brandolini Companies, project developer.

Commercial

(135.46 acres / 1.34% of total Township area)

This land use is designated for three sites within the Township; they are all approved and/or built retail centers. The scale of commercial development ranges from the largest complex at ‘Providence Town Center’ (Route 29 at Arcola Rd. and Route 422) to the smallest development at the intersection of Black Rock Road and Egypt Road (proposed ‘Oaks Shopping Center’); also included is the ‘Court at Upper Providence’ at Ridge Pike and Township Line Road. There are no new areas recommended for commercial development; however, it should be noted, as detailed below in the

“Mixed Use—Commercial/Industrial” category, that when the area shown in said category reaches a certain threshold of commercial development, that that area will be required to be transitioned to a completely commercial use. In addition, the “Mixed Use” category shown along certain major roadways will contain some commercial development; in some cases, the mix will be more commercial than in others. (See description of this land use category below for further detail.)

Village

(136.67 acres / 1.35% of total Township area)

While this denotes the lands commonly accepted as Mont Clare/Port Providence and Oaks, the intent is not to have these areas developed in the same manner. Each of these two areas are separate and distinct and should be permitted to have infill development and redevelopment pursued in a manner that best preserves the character of those distinct village areas within Upper Providence Township. The Mont Clare/Port Providence village area is a primarily residential one, while the Oaks area is more mixed use, with a very strong residential ‘core’ which needs to be protected. This plan supports the preservation of these village areas, and it recommends that these areas be monitored for encroachment from larger, non-village compatible development, and that a Village Preservation Zoning District or overlay zone be considered in the future. While a Village Preservation District currently exists in the Mont Clare area, it is a district that dates back more than 30 years and does not contain an appropriate array of uses or development standards to function as most contemporary village preservation districts do.

Mixed Use

(222.02 acres / 2.20% of total Township area)

This use, noted in several locations in the Township, is similar to the village use described above. Each area marked is an individual area and should be evaluated on the merits of the land uses within that area, not compared to or made the same as other such designated areas. For example, the mixed use area along Ridge Pike should complement the existing uses there while not infringing on the existing residential uses behind them; the uses in this area should therefore continue to be a mix primarily of commercial uses along with some transitional residential uses. The area on Route 29, near the Collegeville municipal border should be monitored to ensure that any new development in the area does not encroach on the existing residential development along that corridor. This is a transitional area which continues some of the development which is extending down from Collegeville; conversions of former existing homes has already occurred, based on permission granted by the Zoning Hearing Board. Nonresidential development here would be more oriented toward professional office (similar to what has already begun to occur here) with possibly some very non-intensive commercial usage, along with transitional residential uses. A mixed use area is also proposed along Lewis Road, northwest of Vaughn

Road; this is an area where some office development has already occurred, and is a transition use to the institutional uses in this area. Finally, there are a couple of areas along Egypt Road in this category which are serving as transitions between industrial development and residential development. One of the properties included in this category along Egypt Road is the former nursery site at Egypt and Hollow Roads, currently vacant. In general, the areas in the mixed use category are limited to properties fronting along the major roads along which this category is proposed.

Mixed Use—Commercial/Industrial (127.13 acres / 1.26% of total Township area)

Specifically referring to the area surrounding the former B.F. Goodrich Tire Plant (known as the Oaks Marketplace/Oaks 300 Area), the area has been transitioning since the 1990's from a primarily industrial use to a primarily commercial area with a sub-area of entertainment/recreational uses. As required by the Community and Regional Shopping Center (CRSC) overlay regulations (in the M-1 and M-2 Districts) that apply to this area, the primary owner/developer of the Oaks Marketplace, Audubon Land Development (ALD) has submitted and had approved a Master Plan to guide the future development.

The most recent Master Plan, version 6, was submitted and accepted by the Township in 2008 and as of that submission, the CRSC uses accounted for approximately 65% of the site, leaving 35% in industrial/warehousing uses. (Once the CRSC uses account for 80% of the uses, the industrial uses must be vacated within two years.)

This percentage includes the recent opening of the Greater Philly Expo Center (214,000+ square feet of convention/exhibition space) in January of 2009, the opening of BJ Warehouse in November 2009, and a new small retail building, also built in 2009 (9,500+ square feet).

This Comprehensive Plan only proposes to carry forward the already established mix of uses and site configuration as accepted through the Land Development and Master Plan application process previously approved by the



A view of Oaks Marketplace, a mixed use site with a variety of retail, industrial, and entertainment/recreational uses

Township’s Board of Supervisors. In addition, this plan does not propose to expand the land use category of “Mixed Use-Commercial/Industrial.”

Industrial

(320.71 acres / 3.18% of total Township area)

The Comprehensive Plan does not propose to expand this land use; some areas currently zoned for industrial development primarily between the railroad tracks and the river, are now proposed for either ‘Open Space Preservation’ or ‘Open Space Preservation/Industrial Redevelopment’; refer to these categories for further discussion of the recommendations for certain industrial land uses in the Township. These changes are consistent with the recommendations of the Township’s *Open Space and Environmental Resource Protection Plan*.

Institutional

(426.78 acres / 4.23% of total Township area)

Only parcels used for schools and churches and currently designated as part of the Institutional Overlay Zoning District are marked with this category; no expansion of the land use has been proposed.

Utility

(253.02 acres / 2.51% of total Township area)

Defined as any land owned by a Public Utility, the Land Use Plan does not propose the expansion of this use within the Township. The most dominant land in this category is the PECO right-of-way extending from the river to Trappe Borough.

Figure 23: Land Use Acreage and Percent of Total Area

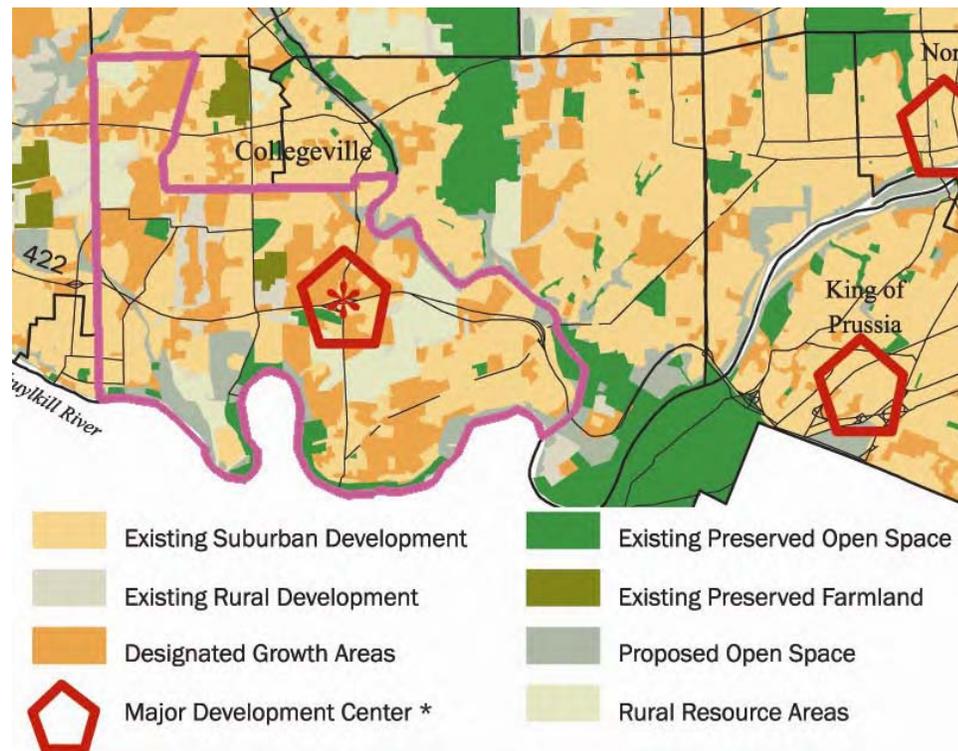
	Acreage	Percent of Total Acreage
Single Family Detached	4,392.97	43.51%
Mixed Residential	160.73	1.59%
Multi-Family	514.79	5.10%
Agricultural-w/Easement	89.05	0.88%
Open Space Preservation	1,061.73	10.52%
Open Space Preservation-Industrial Redevelopment	125.53	1.24%
Open Space-Government Owned, other	461.03	4.57%
Township Open Space and Facilities	562.94	5.58%
Private Recreational	210.85	2.09%
Office	894.31	8.86%
Commercial	135.46	1.34%
Village	136.67	1.35%
Mixed Use	222.02	2.20%
Mixed Use--Commercial/Industrial	127.13	1.26%
Industrial	320.71	3.18%
Institutional	426.78	4.23%
Utility	253.02	2.51%
	10,095.71	100.00%

COMPATIBILITY WITH SURROUNDING MUNICIPALITIES

“A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan” [PA MPC §301.a.(5)].

Montgomery County

Published in 2005, Montgomery County’s Land Use Plan identifies Upper Providence Township as a “Growing Community;” a community on the leading edge of the growing area bordering the suburban municipalities such as Lower Providence Township and Collegeville and Trappe Boroughs. Specifically, the Growth Plan Map shows Upper Providence Township in the following manner (border added for emphasis)⁶:



⁶ The asterisk (*) within the Growth Map Excerpt designates the following (quoted from the MCPC Plan, “[d]evelopment centers are graphically represented by a pentagon but the size and shape of these centers will vary significantly from the pentagon...development centers containing the asterisk, while graphically showing the pentagon symbol in a particular location, are really comprised of several somewhat separated centers of activity which together form the development center.” (page 43)

The text of the Plan states that these places:

“...have also been experiencing pressures from urban sprawl, the need for improved municipal services, and more traffic congestion on local roads. It will be crucial for these types of communities to ensure that this growth happens sensibly. Sensitive lands and open space should be protected from encroachment by surrounding development – places like riparian corridors and wetlands, in addition to providing aesthetic value for local residents, are crucial to the health of the overall local ecosystem...A variety of types of housing and development designs, as well as affordable housing, should be considered. Lastly, it will be important for these communities, as they evolve, to foster a sense of community and place for new and old residents alike.” (Pages 30-31)

As seen above, the Colledgeville Road (Route 29) exit of the Pottstown Expressway (Route 422) is designated as a “Major Development Center.” This is characterized as:

“...by a high degree of access, usually located along a major roadway, transit center, or both. The infrastructure already exists within these places to handle growth, which makes for more efficient use of public dollars” (Page 49).

The plan continues to state that while the centers are represented by a pentagon, the “size and shape of these centers will vary significantly from the pentagon, with some being fairly distinct compact concentration of activity, others having elongated shapes along road corridors, and some being more free-form configurations encompassing portions of several municipalities” (Page 43). In explaining the asterisk, the document states that, “development centers containing the asterisk, while graphically showing the pentagon symbol at a particular location, are really comprised of several somewhat separated center of activity together form the development center” (Page 43). As Development Centers are developed, the Montgomery County Land Use Plan recommends they develop in the following manner:

A variety of uses, residential and nonresidential, are acceptable and should be suited to the location. Based on current land use patterns, approximately 70% of these areas would be residential and 30% nonresidential. See Chapters 8 and 9 for location and design standards within growth areas.

Designated Growth Areas should be located along existing or planned access infrastructure. The less new roads and transportation facilities that need to be built, the less pressure on nearby land that is not designated for growth.

According to the Housing Plan, residential development should average 2.5 homes per acre. This rate would allow for

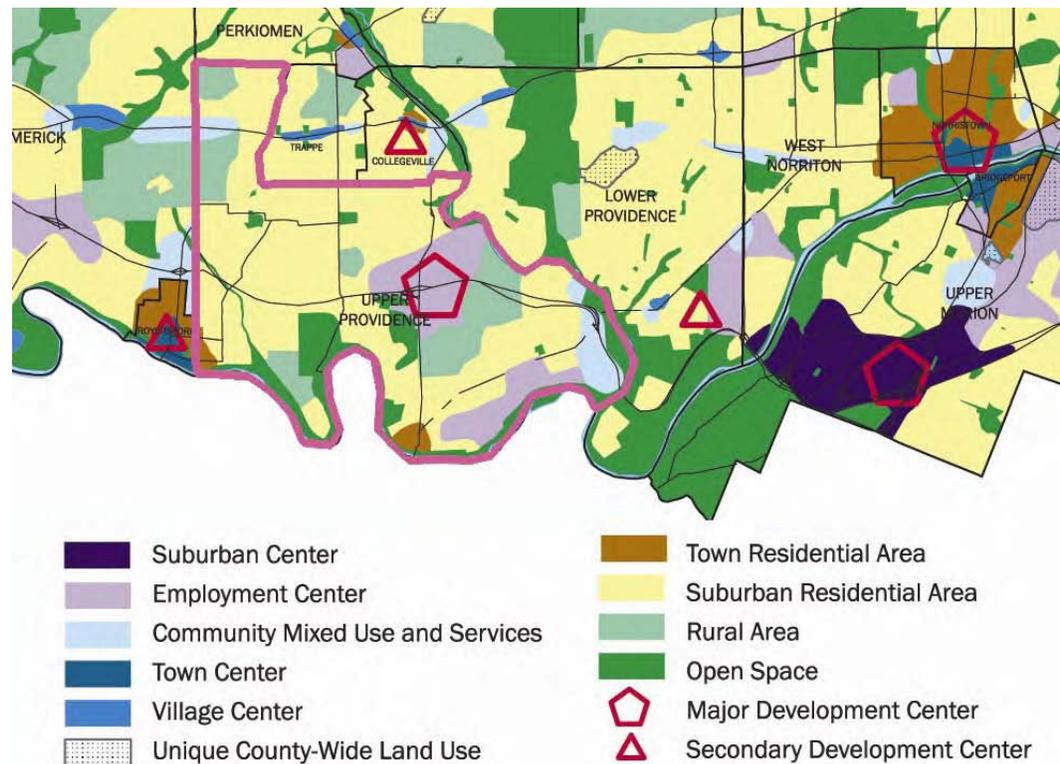
approximately 39,000 of the projected 49,000 new homes by 2025.

New development should be served by public sewers and water as shown in the Community Facilities Plan.

Design standards from Chapter 8 should be followed to encourage efficient and attractive development.

Generally, open space acquisitions should not be made in Growth Areas, unless they are for significant or unique natural resources or for local neighborhood level parks with active recreation.

Montgomery County's Land Use Plan shows the future land use within Upper Providence Township in the following manner (again, border added for emphasis):



According to the above map, the future land use within Upper Providence is characterized by the following, as reported in the Land Use Plan:

- Suburban Residential Area "...are oriented towards the automobile and often have extensive landscaping on individual properties. These areas will have a variety of housing types, with single-family detached homes the most prominent type" (Page 164).
- Town Residential Area "...are traditional residential areas that are oriented towards pedestrians more than automobiles. These areas

will generally have a variety of housing types that are often mingled within blocks or small neighborhoods” (Page 162).

- Employment Centers “...are concentrations of employment-oriented land uses, such as offices, research facilities, and industrial parks; however, although employment uses dominate the landscape of these centers, other supporting land uses also may occur, including smaller retail uses and higher density residential uses. Most office-oriented Employment Centers are located near highway interchanges while industrial-oriented ones tend to have a wider range of locations, reflecting older transportation networks based on train lines. Employment Centers often generate a lot of general traffic during peak times and freight traffic throughout the day” (Page 152).
- Rural Areas “primarily consist of open land with a traditional rural appearance that includes farms, small woodlands, some low density residential homes and rural villages” (Page 166).
- Open Space Areas “primarily consists of parks, environmentally-sensitive land, and connecting land, with little, if any, existing development” (page 167).
- Community Mixed Use and Service Areas “are local community focal points that typically have a significant retail or institutional element with surrounding residential uses. These centers are located on major roads within the community and usually have a suburban character” (Page 154).

In conclusion, both the Growth Plan and the Land Use Plan are compatible with the recommendations of this plan. The growth patterns recommended by the County’s Growth Plan identify the same areas within this plan that growth is expected and planned to occur. In addition, the Land Use Plan is consistent with the land uses proposed within this Comprehensive Plan and any suggested land uses shall not create any conflicts with existing uses.

Royersford Borough

Because the land is nearly fully developed along the shared border of Upper Providence Township and Royersford Borough, and no changes are proposed within this Comprehensive Plan for that area of the Township, there are not compatibility issues.

Limerick Township

The Limerick Township Comprehensive Plan (adopted 2009) does not present any conflicts with the land uses proposed within this Comprehensive Plan. The plan does not make any recommended changes to the existing land uses along Township Line Road (the border between the Townships). The same is true for this plan, there are no recommended changes to land uses along the shared border.

Central Perkiomen Valley Region

[Note: The Regional Comprehensive Plan is considered the current Comprehensive Plan for these municipalities: Perkiomen Township and Trappe and Collegeville Boroughs (among others—the three listed municipalities are the only ones that share a border with Upper Providence Township).]

Within the Land Use Plan of this Comprehensive Plan, there is no recommended change to the land uses bordering the Boroughs of Trappe and Collegeville; and there are no conflicts with the Regional Plan's proposed land use. It should be noted that the corridor along Route 29 and Ridge Pike have been identified as mixed use areas, but this is a continuation of the existing land uses in the area. As detailed within the Land Use Plan text, this Comprehensive Plan recommends a monitoring of the development in these areas to ensure the proper mix and businesses and protection of existing residential uses.

In the Regional Plan, it defines the areas within the Boroughs as "Borough Conservation." Due to the developed and varied nature of the land uses within the Boroughs, future development should be:

...in the "form of infill development and should be compatible with the character of the areas and heritage of the Region. (pg. 92)

Perkiomen Township (along the border of Upper Providence Township) is defined as a "Designated Growth" area, and according to the Regional Plan:

...new development, both residential and non residential, [shall] enhance the community character. Emphasis shall be placed on the development of standards that encourage good project design that preserves open space and encourages the protection of natural and historic features. (pg. 94)

Note that the land use on the Upper Providence side of the border is Single Family Detached, and by current zoning, R-1 Residential Agricultural. The language within the Regional Plan defining the preferred development within the designated growth area mirrors that of the current zoning in Upper Providence and many of the goals and objectives defined within this document and the 2006 *Open Space Plan*.

Overall, nothing within the Central Perkiomen Valley Regional Comprehensive Plan conflicts with anything proposed within the Upper Providence Comprehensive Plan Update.

Lower Providence Township

This Comprehensive Plan does not propose any changes to land uses along the shared border with Lower Providence Township, mainly due to the already established land uses along that border. In addition, the Perkiomen

Creek is the majority of that border, and as stated in the Upper Providence's *2006 Open Space Plan*, any available land should be held and preserved as much as possible. In addition, the Lower Providence Plan does not suggest any land use changes along the shared border and suggests preservation whenever feasible (note that much of Lower Providence's creek-frontage has already been preserved).

Chester County

In November 2009, Chester County updated their Comprehensive Plan, titled *Landscapes2*, to bring "together growth management and preservation strategies" (pg. 10). It shows the land uses along shared border with Upper Providence in two categories. The areas within Spring City and Phoenixville Borough are shown as "Urban Landscape"; this is described as:

...centers for commerce, civic, and cultural activities for the surrounding areas. They have a pedestrian -orientation with sidewalk systems. (pg. 29)

According to the plan, these areas are proposed to be developed through infill and:

...contain a mix of residential and commercial land uses. Neighborhoods will be in close proximity to the downtown and contain a variety of housing types.... (pg. 29)

Note that these areas, as is the case with all of Chester County, are separated from Upper Providence by the Schuylkill River, a substantial distance. In addition, both of these designated areas are opposite two of the more developed areas within Upper Providence. Therefore, because of the distance and the development level within Upper Providence, the potential impact that these urban centers may have on Upper Providence land uses, is minimal.

The remaining areas along the shared border are shown as "Suburban Landscape;" these are characterized:

...by residential subdivisions containing primarily single-family housing. This landscape contains concentrations of non-residential land uses... (pg. 30)

Although *Landscapes2* states that this land use classification is:

...targeted for substantial future growth...[with] opportunities for redevelopment to meet future needs with older structures being remodeled or replaced by new structures and new land uses... (pg. 30)

Given the level and character of the development in Upper Providence, and the lack of current conflict, there are no compatibility issues between the two municipalities.

Phoenixville Area Regional Comprehensive Plan

According to the latest update of their Regional Plan, adopted in 2008, the shared border between this regional organization and Upper Providence Township is not proposed for any substantial land use changes. Consisting of Phoenixville Borough and the townships of East Pikeland, Schuylkill, East and West Vincent, and Charlestown, this region makes up nearly Upper Providence's entire southern border; the exception is Spring City Borough (see below for a review of the potential impacts with that municipality).

Within the Regional Comprehensive Plan the main aim is to preserve the land immediately along the Schuylkill River and allow for the continuance of the existing uses. This mirrors the proposed development pattern within this Plan Update. Given this stance for preservation and the recommendation to not change the existing land use pattern, there is no potential or perceived impact between this Regional Plan and Upper Providence's Plan Update.

Borough of Phoenixville, Chester County

Although the Borough is in the process of reviewing and revising their Comprehensive Plan, the land uses along the shared border with Upper Providence are not expected to change; they will reflect those recommendations within the Regional Plan, discussed above. Therefore, there are no potential impacts between the two municipalities.

East Pikeland Township, Chester County

As with most of the bordering municipalities, there are no proposed changes to the land uses along the shared border with East Pikeland Township. This Plan Update continues the Township policy of preservation along the Schuylkill River; this Plan Update expands the areas to be preserved (over that which is defined in the 2006 *Open Space Plan*). The East Pikeland Comprehensive Plan, last updated in 2004, shows an industrial use on their side of the shared border, while Upper Providence's land is predominately open space, or land to be preserved. However, due to the width of the Schuylkill River separating these two areas, the seemingly incompatible industrial land use will not impact the open space preservation areas in Upper Providence.

Schuylkill Township, Chester County

For the most part, the land uses along the shared border with Schuylkill Township, and proposed within this Comprehensive Plan Update are not changing from the existing land uses, the previous Land Use Plan, or from the 2006 *Open Space Plan*. Within the 2006 *Open Space Plan* it was a recommendation that any land along the Schuylkill River and Perkiomen Creek be preserved to the fullest extent; there is no proposed change to that recommendation within this Plan. The only change of note would be this plan's recommendation to promote Open Space Preservation/Industrial

Redevelopment; the parcels that this recommendation applies to are near the shared border, but not directly on that border.

As for Schuylkill Township's Comprehensive Plan, last updated in 2005, the future land use along the shared bored has no proposed changes from that of the existing land uses. The area is predominantly single family detached homes; the area near the Schuylkill River is nearly fully developed. Therefore, given the recommendations within the Upper Providence Plan Update to continue the preservation policy and the Schuylkill Township Plan recommendation for no change to the shared border, there are no conflicts.

Borough of Spring City, Chester County

Because the land is nearly fully developed along the shared border of Upper Providence Township and the Borough of Spring City, and there is a substantial distance between the two municipalities (from the Schuylkill River), and there are no changes proposed within this Comprehensive Plan for that area of the Township, there are no perceived or potential impacts to either municipality.

PLAN ELEMENT INTERRELATIONSHIPS

A statement of the inter relationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.” [PA MPC §301.a.(4.1)].

Since the adoption of the last Comprehensive Plan in Upper Providence (1994) there have been two decades with double digit growth. Now, on the cusp of new census tabulations, the Township can expect another decade of growth at greater than 25% (and a 45% increase from 2000 to 2020), based on the DVRPC projections contained within this Plan. .

As evidenced in the Housing Plan within this document, the remaining land to house the new influx of people is becoming scarce. Specifically there are only 768 acres of developable land within the over 10,000 acres of Township area to house a projected new population of nearly 7,000 residents by 2020. In addition, by the calculations in the Housing Plan,

...by 2025 the Township will be completely built-out; assuming the population projections are accurate, there will be a deficit of 247 units in 2025 and 665 dwelling units by 2030.

Thus, the challenge of this plan was to provide a direction to guide the development of those remaining acres, to outline the challenges and limitations with the existing infrastructure, and to outline potential standards for environmentally friendly development. Specifically:

- the *Housing Plan* identifies that all housing types are well represented within the Township, but to house the new residents, key sites for higher density development must be identified,
- the *Land Use Plan* shows the most logical and judicious areas to plan for that higher housing,
- the *Transportation Element* details how the infrastructure needs will be addressed to accommodate the existing traffic, but also any new traffic created by this development, and
- the *Energy Conservation Element* offers the initial research into environmentally friendly development standards and building standards.

All of this must occur while understanding the existing policies and plan in place within Upper Providence Township. As stated previously, the Comprehensive Plan has not been updated for over 15 years (adopted in 1994); but that is not to say that the plan has been on the shelf and ignored for those 15 years. Other planning and research efforts have been completed since the 1994 Plan and while all of those efforts have been physically incorporated into

this Plan Update, they also have greatly influenced this Plan and most are considered to be amendments to that plan. Specifically:

- the two *Open Space and Environmental Resource Protection Plans* (1995 and 2006) establish the basis for open space preservation and development standards applied throughout this Plan Update,
- the *Historic Resource Survey for Upper Providence* (2004) enhances the resource protection standards affecting this document,
- the *Fire and Emergency Services Plan* (2006) provided a basis for infrastructure analysis within the Transportation Plan and guided the proposed changes to land use within the Land Use Plan,
- the *Community Center Feasibility Study* (2007) details the need and levels at which certain community facilities should be provided for Township residents,
- the *Municipal Campus Study* (2008) broadens the scope of the Community Center study, and begins the establishment of energy efficient building and land development standards, and
- the *Master Plan for Anderson Farm and Black Rock Parks* (2008) also details the need for certain community facilities specifically related to park facilities

Therefore, this plan can be used by Township staff, elected officials, and residents to understand a direction for the Township that will help guide development for the next ten years through the logical, judicious, and environmentally responsible development of land and the provision of services. Interrelationships of the various elements of the Plan have been judiciously considered and should result in a logical, coordinated build-out of the Township.

ACTION PLAN/IMPLEMENTATION STRATEGIES

Throughout this Plan Update, specific recommendations were made; these “actions” endeavor to address the needs, deficiencies, goals, and other essentials outlined within this Plan. These actions have been prioritized into three different categories, High (completed within 1 to 2 years), Medium (completed within 3 to 5 years), and Long-Range priorities (completed after 5 years). A fourth category, On-Going Actions, is established for those actions that are generally part of the Township’s typical review and business operation.

Priorities will change from time to time; the priorities in this Action Plan should be reviewed annually by the Township and adjustments made when necessary. It should also be noted that funding opportunities and other circumstances will occasionally move an action from a lower priority category to a higher priority one. The Action Plan should be moved as a dynamic tool.

High Priority

- Investigate the use of a Township sponsored Master Plan to guide the development of the vacant land at the southeast quadrant of the Black Rock Road / Route 29 intersection. (Land Use Plan)
- Determine how to best provide zoning to permit the development of some of the remaining IO-3 land as multi-family, as detailed within the Land Use Plan. (Land Use Plan)
- Investigate the zoning language governing the identified villages within the Township; the language should be reviewed to ensure protection of the community character and residential nature while still permitting logical redevelopment where appropriate, (Land Use Plan)
- Investigate the zoning language governing the identified mixed uses within the Township; the language should be reviewed to ensure protection of the community character while still permitting logical redevelopment where appropriate, (Land Use Plan)
- Review for completeness of those projects included on the High Priority list within the Transportation Plan. (Transportation)
- Review and amend the Zoning Ordinance to provide for the availability of multifamily housing types, as specifically detailed within the Land Use Plan. (Housing, Land Use)
- Investigate the rezoning of the IO-3 District tracts identified within the Land Use Plan that would allow for multifamily development. (Housing, Land Use)
- Research and potentially amend the mobile home park provisions in the Zoning Ordinance to permit this use on that land discussed within this Plan. (Housing)

- Review existing zoning techniques to permit a higher density and/or other techniques for clustering housing to preserve more open space. (Energy, Housing, Land Use)
- Review existing language within the Zoning Ordinance for the mixture of uses permitted within specific districts with the aim of reducing automotive traffic (Energy, Housing, Land Use, & Transportation)
- Evaluate and possibly amend the Transfer of Development Rights ordinance to better meet the Township's policy and to aid in the preservation of desired open space. (Land Use Plan)
- Open a dialog with those landowners that hold industrial property along the Schuylkill River to ensure that any redevelopment or other land development adequately preserves critical environmental features. (Land Use Plan)
- Work closely with land owners of vacant land to ensure that if any potential developments on parcels designated for open space preservation protect the critical environmental features. (Land Use Plan)
- Complete Pedestrian Network Studies for the older neighborhoods within Upper Providence Township, including an analysis of gaps between the Sidewalk Survey and Trail Master Plan.
- Continue to investigate the feasibility of traffic calming measures within older neighborhoods.
- Determine methods of encouraging public transportation services. (Transportation)
- Investigate the feasibility of incorporating future transit service within or near proposed developments (Transportation)
- Develop water efficient landscaping standards for both new and existing development. (Energy)
- Develop standards for Township residents that want to have on-site renewable energy facilities. (Energy)
- Review and complete the following trail specific Action Items from the 2006 Open Space Plan:
 - Acquire right-of-way or easements from land owners to develop the remaining high priority trails, as identified on the Open Space Plan.
 - Coordinate with Montgomery County to ensure that Township trail segments are planned and installed in a manner that logically coordinates with planned installations of the Schuylkill River trail.
 - Continue trail development and if possible, acquire right-of-way or easements from land owners to develop the remaining trails.
 - Acquire areas identified for Trailheads and develop parking and associated facilities in these areas.

→ Review and complete the following Action Items from the 2006 Open Space Plan:

- Re-evaluate existing language concerning flex lotting and cluster subdivisions, with the aim of increasing the amount of the open space preserved.
- Re-evaluate minimum tract size in OSR District so that it may be broadly applied. (This district may be considered as a replacement for flex and cluster.)
- Draft an amendment to allow preserved off-site lands to be calculated toward a development's yield.
- Review and update open space standards and criteria (Article IVA)
- Review fee-in-lieu of dedication provisions and amount per lot/dwelling.
- Review possibility of fee in lieu for non residential development
- Continually coordinate with the following organizations to create partnerships for open space acquisition or development, and for trail development: Spring-Ford Area School District, Neighboring municipalities, MCPC/County Parks Department/Open Space Board, Perkiomen Watershed Conservancy, Montgomery County Lands Trust, Other agencies or organizations, and Potential Developers
- Investigate the potential for a boat access point in the Dam Pool upriver from Lock 60.
- Have the Township Committee review the parcels identified for acquisition outside of the Preservation Areas. This review should determine if the parcels are still worthy of acquisition, feasible for open space development, and any funding that may be needed to acquire the parcels.
- Work with the County to encourage landowners in the ASA program to sell their development rights.
- Develop a boat access for the Mingo Basin should be included to promote birding and nature study in the basin.
- Investigate the potential for an easement at the Mont Clare Playground in favor of the Township to ensure its longevity.
- Investigate Performance Zoning techniques.

Medium Priority

- Review for completeness those projects included on the Medium Priority list within the Transportation Plan. (Transportation)
- Review annually those techniques with the Zoning Ordinance for steep slope, wetland, floodplain, stream corridor, groundwater, and woodland protection (Natural Features)
- Review permitted land uses in various zoning districts to ensure that standards are being kept current and that the needs of the Township residents' are being met adequately. (Energy, Land Use)

- Investigate the LEED for Neighborhood Development standards for their applicability, use, and potential for adoption into Township ordinances. (Energy)
- Investigate LEED building standards for incorporation into municipal building projects and other buildings developed within the Township. (Energy)
- Review and complete the following trail specific Action Items from the 2006 Open Space Plan:
 - Begin immediately to negotiate with PennDOT with respect to the conveyance of the Phoenixville Spur Land represented on the Preservation Area Map.
 - Design and build the Phoenixville Spur Trail (once land conveyance is assured).
 - Negotiate easements and any liability agreements necessary for the PECO right-of-way Trail.
 - Design and begin building the PECO power line trail.
- Review and complete the following Action Items from the 2006 Open Space Plan:
 - Investigate the potential for a boat access point in the Dam Pool upriver from Lock 60.

Long-Range Priority

- Review Historic Survey information to determine status of structures listed within that survey, determine if the status of any structure within that survey should be revised, and determine if any new structures should be included. (Community Facilities)
- Expand the use of Intelligent Transportation Systems (ITS) technology in the major travel corridors in the Township. (Transportation)
- Review for those projects included on the Low Priority list within the Transportation Plan. (Transportation)
- Explore the feasibility zoning language for riparian buffer protection (Natural Features)
- Review Energy Conservation efforts within the Township to ensure they are adequately providing an avenue to conserve energy consumption (G/O, Energy)

On-going Actions

- Work closely with the Commonwealth and Montgomery County to ensure that any of those government holdings continue to be permanently preserved. (Land Use Plan)

- Annually review the land designated as Open Space Preservation within the Land Use Plan. Determine if the land is still desired by the Township or if potential development may encumber the opportunity for preservation. (Land Use Plan)
- Evaluate the need for sidewalks, trails, pedestrian crossings, and bus stop locations as part of any intersection and road improvement. (Transportation)
- Continue to move forward on the municipal campus expansion and community center development, so that municipal services keep pace with the needs of Township residents (Community Facilities).
- Review and address the development plans outlined within the Park Master Plans to ensure that they are adequately meeting the needs of Township residents. (Community Facilities)
- Review level of service of municipal services to ensure that it is adequately meeting Township resident's needs and those of projected future residents. (G/O, Community Facilities)
- Review the adequacy of recreation and open space provisions and determine if it is currently meeting resident's needs (G/O, Community Facilities)
- Review Subdivision and Land Development Ordinance to ensure that regulations continue to ensure the scenic and residential nature of the Township (G/O, Land Use)
- Review existing and proposed housing developments to ensure that housing mix is adequate to meet existing resident and future resident needs (G/O, Housing, & Land Use)
- Review existing regulations to ensure that language continues to protect critical natural features and resources within the Township (G/O, Energy, & Natural Features)
- Review existing regulations to ensure that language continues to protect the integrity of the Township's villages (G/O, Land Use Plan, & Natural Features)
- Review previously completed plans and studies to ensure they still adequately address the efficiency of the circulation system (G/O, Transportation)
- Review the provision of water and sewer systems throughout the Township and ensure they are adequately meeting market demand and anticipating where new demand may occur within the Township (G/O, Community Facilities)

Implementation Priorities & Responsibilities

Figure 24: Implementation Priorities & Responsibilities

Action	Priority	Responsibility	Potential Funding Sources
Investigate the use of a Township sponsored Master Plan to guide the development of the vacant land at the southeast quadrant of the Black Rock Road / Route 29 intersection. (Land Use Plan)	High	Board of Supervisors, Planning Commission, Planning Consultant	
Determine how to best provide zoning to permit the development of some of the remaining IO-3 land as multi-family, as detailed within the Land Use Plan. (Land Use Plan)	High	Board of Supervisors, Planning Commission, Planning Consultant	Land Use Planning and Technical Assistance Program (LUPTAP)
Investigate the zoning language governing the identified villages within the Township; the language should be reviewed to ensure protection of the community character and residential nature while still permitting logical redevelopment where appropriate, (Land Use Plan)	High	Board of Supervisors, Planning Commission, Planning Consultant	Community Revitalization Program (DCED); LUPTAP; Community Development Block Grant (portions)
Investigate the zoning language governing the identified mixed uses within the Township; the language should be reviewed to ensure protection of the community character while still permitting logical redevelopment where appropriate, (Land Use Plan)	High	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP

Action	Priority	Responsibility	Potential Funding Sources
Review for completeness of those projects included on the High Priority list within the Transportation Plan. (Transportation)	High	Board of Supervisors, Planning Commission, Traffic Consultant	Community Development Transportation Lending Services Corporation, Pennsylvania Infrastructure Bank
Review and amend the Zoning Ordinance to provide for availability of multifamily housing types, as specifically detailed within the Land Use Plan. (Housing, Land Use)	High	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP
Investigate the rezoning of the IO-3 District tracts identified within the Land Use Plan that would allow for multifamily development. (Housing, Land Use)	High	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP
Research and potentially amend the mobile home park provisions in the Zoning Ordinance to permit this use on that land discussed within this Plan. (Housing)	High	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP
Review existing zoning techniques to permit a higher density and/or other techniques for clustering housing to preserve more open space. (Energy, Housing, Land Use)	High	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP
Review existing language within the Zoning Ordinance for the mixture of uses permitted within specific districts with the aim of reducing automotive traffic (Energy, Housing, Land Use, & Transportation)	High	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP

Action	Priority	Responsibility	Potential Funding Sources
Evaluate and possibly amend the Transfer of Development Rights ordinance to better meet the Township’s policy and to aid in the preservation of desired open space. (Land Use Plan)	High	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP
Open a dialog with those landowners that hold industrial property along the Schuylkill River to ensure that any redevelopment or other land development adequately preserves critical environmental features. (Land Use Plan)	High	Board of Supervisors, Township Staff, Township Solicitor	
Work closely with land owners of vacant land to ensure that if any potential developments on parcels designated for open space preservation protect the critical environmental features. (Land Use Plan)	High	Board of Supervisors, Township Staff, Township Solicitor	
Develop water efficient landscaping standards for both new and existing development. (Energy)	High	Planning Commission, Planning Consultant	LUPTAP, Various PA DEP funding programs
Develop standards for Township residents that want to have on-site renewable energy facilities. (Energy)	High	Planning Commission, Township Staff, Planning Consultant	LUPTAP, Various PA DEP funding programs
Determine methods of encouraging public transportation services. (Transportation)	High	Planning Commission, Traffic Consultant	
Investigate the feasibility of incorporating future transit service within or near proposed developments (Transportation)	High	Planning Commission, Traffic Consultant	

Action	Priority	Responsibility	Potential Funding Sources
Complete Pedestrian Network Studies for the older neighborhoods within Upper Providence Township, including an analysis of gaps between the Sidewalk Survey and Trail Master Plan.	High	Planning Commission, Planning Consultant, Traffic Consultant, Township Engineer	Hometown Streets and Safe Routes to School Program; Construction of sidewalk could be funded through developer fee-in-lieu payments
Continue to investigate the feasibility of traffic calming measures within older neighborhoods.	High	Planning Commission, Planning Consultant, Traffic Consultant, Township Engineer	
Review and complete the following trail specific Action Items from the 2006 Open Space Plan:	High	Board of Supervisors, Twp. Staff, Planning Commission, Planning Consultant, Twp. Engineer (<i>various contributors for all 2006 Open Space Plan Actions</i>)	
→ Acquire right-of-way or easements from land owners to develop the remaining high priority trails, as identified on the Open Space Plan.	High		Hometown Streets and Safe Routes to School Program
→ Coordinate with Montgomery County to ensure that Township trail segments are planned and installed in a manner that logically coordinates with planned installations of the Schuylkill River trail.	High		

Action	Priority	Responsibility	Potential Funding Sources
→ Continue trail development and if possible, acquire right-of-way or easements from land owners to develop the remaining trails.	High		Hometown Streets and Safe Routes to School Program
→ Acquire areas identified for Trailheads and develop parking and associated facilities in these areas.	High		Montgomery County Green Fields / Green Towns Program
Review and complete the following Action Items from the 2006 Open Space Plan:	High	Board of Supervisors, Twp. Staff, Planning Commission, Planning Consultant, Twp. Engineer (<i>various contributors for all 2006 Open Space Plan Actions</i>)	
→ Re-evaluate existing language concerning flex lotting and cluster subdivisions, with the aim of increasing the amount of the open space preserved.	High		LUPTAP
→ Re-evaluate minimum tract size in OSR District so that it may be broadly applied. (This district may be considered as a replacement for flex and cluster.)	High		LUPTAP
→ Review and update open space standards and criteria (Article IVA)	High		LUPTAP
→ Draft an amendment to allow preserved off-site lands to be calculated toward a development's yield.	High		LUPTAP

Action	Priority	Responsibility	Potential Funding Sources
→ Review fee-in-lieu of dedication provisions and amount per lot/dwelling.	High		
→ Review possibility of fee in lieu for non-residential development	High		
→ Continually coordinate with the following organizations to create partnerships for open space acquisition or development, and for trail development: Spring-Ford Area School District, Neighboring municipalities, MCPC/County Parks Department/Open Space Board, Perkiomen Watershed Conservancy, Montgomery County Lands Trust, Other agencies or organizations, and Potential Developers	High		Hometown Streets and Safe Routes to School Program
→ Have the Township Committee review the parcels identified for acquisition outside of the Preservation Areas. This review should determine if the parcels are still worthy of acquisition, feasible for open space development, and any funding that may be needed to acquire the parcels.	High		Montgomery County Green Fields / Green Towns Program
→ Work with the County to encourage landowners in the ASA program to sell their development rights.	High		LUPTAP

Action	Priority	Responsibility	Potential Funding Sources
→ Develop a boat access for the Mingo Basin should be included to promote birding and nature study in the basin.	High		PA Fish and Boat Commission
→ Investigate the potential for an easement at the Mont Clare Playground in favor of the Township to ensure its longevity.	High		
→ Investigate Performance Zoning techniques.	High		LUPTAP
Review annually those techniques with the Zoning Ordinance for steep slope, wetland, floodplain, stream corridor, groundwater, and woodland protection (Natural Features)	Medium	Board of Supervisors, Planning Commission, Planning Consultant	
Review for completeness those projects included on the Medium Priority list within the Transportation Plan. (Transportation)	Medium	Board of Supervisors, Planning Commission, Traffic Consultant	Community Development Transportation Lending Services Corporation, Pennsylvania Infrastructure Bank
Review permitted land uses in various zoning districts to ensure that standards are being kept current and that the needs of the Township residents' are being met adequately. (Energy, Land Use)	Medium	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP
Investigate the LEED for Neighborhood Development standards for their applicability, use, and potential adoption into Township Ordinances (Energy, Land Use)	Medium	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP, Various PA DEP funding programs

Action	Priority	Responsibility	Potential Funding Sources
Investigate the LEED building standards for incorporation into municipal building projects and other buildings developed within the Township. (Energy)	Medium	Township Staff, Township Engineer	LUPATAP, Various PA DEP funding programs
Review and complete the following trail specific Action Items from the 2006 Open Space Plan:			
→ Begin immediately to negotiate with PennDOT with respect to the conveyance of the Phoenixville Spur Land represented on the Preservation Area Map.	Medium		
→ Design and build the Phoenixville Spur Trail (once land conveyance is assured).	Medium		Hometown Streets and Safe Routes to School Program
→ Negotiate easements and any liability agreements necessary for the PECO right-of-way Trail.	Medium		
→ Design and begin building the PECO power line trail.	Medium		Hometown Streets and Safe Routes to School Program

Review and complete the following Action Item from the 2006 Open Space Plan:			
→ Investigate the potential for a boat access point in the Dam Pool upriver from Lock 60.	Medium		PA Fish and Boat Commission
Review Historic Survey information to determine status of structures listed within that survey, determine if the status of any structure within that survey should be revised, and determine if any new structures should be included. (Community Facilities)	Long-Range	Township Staff, Planning Consultant	
Expand the use of Intelligent Transportation Systems (ITS) technology in the major travel corridors in the Township. (Transportation)	Long-Range	Planning Commission, Traffic Consultant	Community Development Transportation Lending Services Corporation, Pennsylvania Infrastructure Bank
Review for those projects included on the Low Priority list within the Transportation Plan. (Transportation)	Long-Range	Planning Commission, Traffic Consultant	Community Development Transportation Lending Services Corporation, Pennsylvania Infrastructure Bank
Explore the feasibility zoning language for riparian buffer protection (Natural Features)	Long-Range	Board of Supervisors, Planning Commission, Planning Consultant	LUPTAP
Review Energy Conservation efforts within the Township to ensure they are adequately providing an avenue to conserve energy consumption (G/O, Energy)	Long-Range	Board of Supervisors, Planning Commission, Planning Consultant	

<p>Review existing regulations to ensure that language continues to protect critical natural features and resources within the Township (G/O, Energy, & Natural Features)</p>	<p>Long-Range</p>	<p>Township Staff, Planning Consultant, Township Engineer</p>	
<p>Work closely with the Commonwealth and Montgomery County to ensure that any of those government holdings continue to be permanently preserved. (Land Use Plan)</p>	<p>On-going</p>	<p>Board of Supervisors, Township Staff</p>	
<p>Annually review the land designated as Open Space Preservation within the Land Use Plan. Determine if the land is still desired by the Township or if potential development may encumber the opportunity for preservation. (Land Use Plan)</p>	<p>On-going</p>	<p>Board of Supervisors, , Planning Commission, Township Staff, Planning Consultant</p>	
<p>Evaluate the need for sidewalks, trails, pedestrian crossings, and bus stop locations as part of any intersection and road improvement. (Transportation)</p>	<p>On-going</p>	<p>Township Staff, Township Professionals</p>	
<p>Continue to move forward on the municipal campus expansion and community center development, so that municipal services keep pace with the needs of Township residents (Community Facilities).</p>	<p>On-going</p>	<p>Board of Supervisors, Township Staff, Township Professionals</p>	
<p>Review and address the development plans outlined within the Park Master Plans to ensure that they are adequately meeting the needs of Township residents. (Community Facilities)</p>	<p>On-going</p>	<p>Township Staff, Township Professionals</p>	

<p>Review level of service of municipal services to ensure that it is adequately meeting Township resident’s needs and those of projected future residents. (G/O, Community Facilities)</p>	<p>On-going</p>	<p>Board of Supervisors, Township Staff, Planning Consultant, Township Engineer</p>	
<p>Review the adequacy of recreation and open space provisions and determine if it is currently meeting resident’s needs (G/O, Community Facilities)</p>	<p>On-going</p>	<p>Township Staff, Planning Consultant, Township Engineer</p>	
<p>Review Subdivision and Land Development Ordinance to ensure that regulations continue to ensure the scenic and residential nature of the Township (G/O, Land Use)</p>	<p>On-going</p>	<p>Township Staff, Planning Consultant, Township Engineer</p>	
<p>Review existing and proposed housing developments to ensure that housing mix is adequate to meet existing resident and future resident needs (G/O, Housing, & Land Use)</p>	<p>On-going</p>	<p>Township Staff, Planning Consultant</p>	
<p>Review existing regulations to ensure that language continues to protect the integrity of the Township’s villages (G/O, Land Use Plan, & Natural Features)</p>	<p>On-going</p>	<p>Township Staff, Planning Consultant</p>	
<p>Review previously completed plans and studies to ensure they still adequately address the efficiency of the circulation system (G/O, Transportation)</p>	<p>On-going</p>	<p>Township Staff, Planning Consultant</p>	
<p>Review the provision of water and sewer systems throughout the Township and ensure they are adequately meeting market demand and anticipating where new demand may occur within the Township (G/O, Community Facilities)</p>	<p>On-going</p>	<p>Township Staff, Planning Consultant, Township Engineer</p>	

APPENDICES

Appendix A: Township Newsletters

Appendix B: Feb. 1, 2010 Board of Supervisors Presentation

Appendix C: Apr. 28, 2010 Planning Commission Presentation

Appendix D: Apr. 28, 2010 Planning Commission Public Meeting Minutes

Appendix E: June 9, 2010 Planning Commission Public Meeting Minutes

Appendix F: July 19, 2010 Public Hearing Presentation

Appendix G: July 19, 2010 Public Hearing Meeting Minutes

Appendix H: Review Letters

Appendix A: Township Newsletters

The following articles were published by Upper Providence Township in the semi-annual newsletter; the newsletters are mailed to every household in the Township. The first article was published in Spring 2009, the second in Fall 2009.

UPPER PROVIDENCE TOWNSHIP *Update*

www.uprov-montco.org

SPRING 2009 • VOL. 9, NO. 1

Anderson Farm Park to Offer New Amenities

Anderson Farm Park will soon offer new amenities for residents, including an amphitheater, an oval-shaped lawn for events and performances, walking trails, a playground, and more. Construction on the amphitheater is set to begin this spring. The amphitheater should be ready for use before summer's end; the rest of the improvements are expected to be complete by the end of 2010.

"We're able to make these improvements rather cost-effectively due to the slowing economy," said Sue Barker, Recreation Director. "Construction bids are coming in 20 to 30 percent lower than our engineers expected, so now is the time to take these projects on."

The township is determined to keep contributing to the local economy by continuing with planned projects, but is doing so cautiously. Grant money from the Pennsylvania Department of Conservation and Natural Resources (DCNR) will help offset the cost of the improvements.

Fun Features for the Whole Family

Anderson Farm Park already features two regulation-sized Little League Baseball fields, two regulation-sized soccer fields, a walking trail, picnic areas, a deck hockey rink, and parking lots. The improvements proposed for the park



The deck hockey rink, completed in 2008, is Anderson Farm Park's latest improvement.

answer a call from residents for more local, community-oriented activities—these will provide more usable places to gather and have fun in our parks.

The conceptual plan for the park improvements features an amphitheater for theater and arts programming, a large oval-shaped lawn for events and performances, tennis and basketball courts, and a playground. It also calls for a multi-purpose building with a concession stand and a restroom facility on the first floor and an indoor basketball court and

(continued on page 3)

Recent Development Calls for Updated Comprehensive Plan in 2009

Upper Providence's Comprehensive Plan, adopted in 1994, served us well during a period of rapid residential and commercial growth. The township continued to update large portions of the plan during the past 15 years, and now that development is slowing, the Planning Commission is reviewing and updating the entire Comprehensive Plan. The township expects to adopt the updated plan in October.

Our Comprehensive Plan provides the framework and policy direction for township land-use decisions, and projects 10 years into the future. The Planning Commission, along with Waetzman Planning Group, will take into account current and projected population, development, land use, storm water, and more while preparing the update. The new plan will be the basis for zoning amendments, subdivisions, and land development.

Focus on Using Land Efficiently

"In 1994, the main goal of the Comprehensive Plan was to guide the location of future development to maintain and enhance the scenic and low-density nature of the township," said George Waterman, township manager. "Given the fact that there has been—and continues to be—significant growth in the township since 1994, the 2009 update to the Comprehensive Plan will focus on recommending the most efficient use of the remaining undeveloped land. The basic purpose of this and future updates will be to recommend effective use of land and manage the overall growth of the township, including the increasing need for services for its residents."

In addition to land use, the Comprehensive Plan will address community facilities, the township's water service

(continued on page 2)

Spring Projects and Improvements

Sheds, fences, pools, and burning yard waste require permits.

As you wrap up your spring cleaning and look to the outdoors for this year's improvements, make sure you obtain the correct permits. Here are a few common projects that require township permits.

Building or placing a shed. Whether you plan to build a shed or place a prefabricated shed on your property, you must obtain a permit. You must also submit a plot plan to the township indicating the proposed area of the shed.

New fencing. In addition to obtaining a permit to put up new fencing, you must also submit a plot plan indicating fence placement and the proposed fencing height.

Swimming pools. Residents must have permits for swimming pools designed to hold more than 24 inches of water. They must also erect a pool barrier for safety.

Open burning. Obtain a free permit to burn open piles of yard waste during March, April, May, October, November, and December.



Specific information on the township requirements for these projects and more is available on www.uprov-montco.org under Forms. You may **download the Upper Providence Construction Permit Application** from our Web site or pick one up at the Upper Providence township offices. For more information, call Building Inspector Matthew Light at 610-933-9179. ❖

Protect Yourself from Fraudulent Contractors

Protect yourself from fraudulent home improvement contractors by verifying that they are registered with the Pennsylvania Attorney General's Bureau of Consumer Protection. The simple act of asking to see your contractors' registration certificates can prevent you from doing business with fraudulent contractors.

The Pennsylvania Home Improvement Contractor Registration Act of 2008 mandates that all home improvement contractors register with the Pennsylvania Attorney General's Bureau of Consumer Protection by July 1, 2009. Registration verifies that contractors are legitimate and carry liability insurance coverage. *You should still verify that your contractors carry liability insurance coverage, even if they are registered.*

Upper Providence Township will not issue building permits to home improvement contractors who are not registered. Homeowners who apply for permits themselves and hire unregistered contractors are taking avoidable risks.

To read the Pennsylvania Home Improvement Contractor Registration Act and frequently asked questions, visit www.attorneygeneral.gov and select Consumers > Home Improvement Registration. ❖

Fraudulent Contractor Warning Signs

Avoid a home improvement contractor who:

- Does not list a number in the phone book.
- Asks you to get the required building permits.
- Only accepts cash.
- Solicits door-to-door.
- Asks you to pay for the entire job up front.

Recent Development Calls for Updated Comprehensive Plan in 2009

(continued from page 1)

plan, housing, the protection of natural and historic resources, energy conservation, and more. The plan will also include an action plan of short- and long-term implementation strategies.

First Steps Underway

The Planning Commission already started work on the goals and objectives of the 2009 Comprehensive Plan Update and the Water Service Plan and Land Use components. The updated plan will be presented to the Board of Supervisors at a public meeting before it is formally adopted.

The Planning Commission welcomes resident input at future Planning Commission meetings. Check the agendas for upcoming meetings on www.uprov-montco.org to find out when the Comprehensive Plan Update is on the agenda. ❖

Some components of the Comprehensive Plan include:

- 2006 Open Space Plan
- 2008 Park Master Plans
- Community Center Feasibility Study
- Fire and Emergency Services Plan
- Township Facilities Needs Analysis

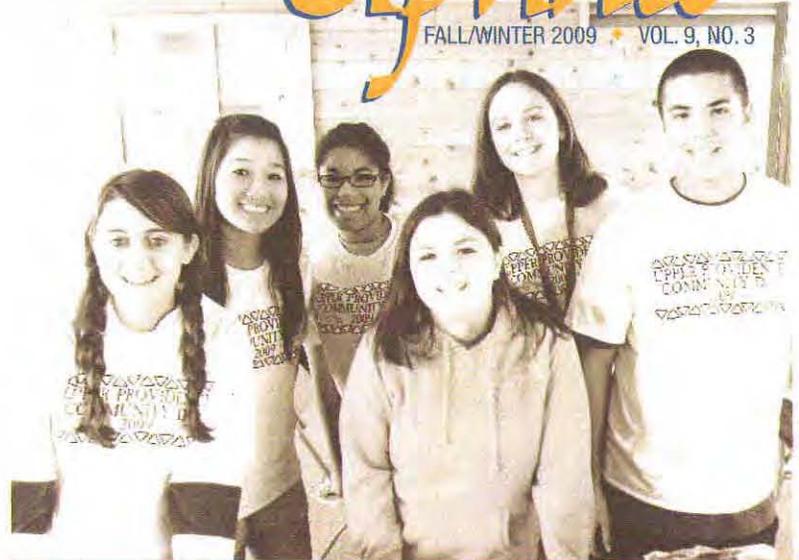
UPPER PROVIDENCE TOWNSHIP Update

www.uprov-montco.org

Residents Have a Blast at Community Day

Almost 10,000 residents attended the Upper Providence Township Community Day events on September 19, up from 8,000 last year. Sue Barker, the township's recreation director, credits some of the increase in attendance to the perfect September day. "We were lucky to have such beautiful weather. It really brought a lot of families out to Community Day." The wide variety of activities, food, crafts, and games kept everyone busy and the sunny weather kept everyone in good spirits.

During the day, kids scaled the rock-climbing wall, ran through the obstacle course, hula-hooped, and crafted unique works of art. They also got close to the animals at the petting zoo, took pony rides, and bravely faced the Orbotron. Adults browsed the marketplace for local crafts and met with businesses and nonprofits at the business expo. People of all ages enjoyed wagon rides and sampled treats from the food vendors. The soundtrack to all this fun was live music from Dr. Ben's Backbone Blues Band, the Stumptown Southern Rock Band, and the Grease Band.



Smiling volunteers handed out T-shirts on Upper Providence Township's Community Day, September 19.

The day finished with a spectacular fireworks show at dusk. Said Ms. Barker, "Thanks to all the volunteers and the families who attended, it was a great day. We're looking forward to next year!"

Turn to page 2 for more photos and visit www.uprov-montco.org for even more.

Comprehensive Plan Progresses

When towns grow, their needs become more complex and, indeed, "the complexity of Upper Providence Township has increased dramatically," said Charlie Guttenplan of the Waetzman Planning Group, the township's planning consultant, which has been commissioned by the township to produce the Comprehensive Plan.

The update to the Upper Providence Comprehensive Plan, last fully revised in 1994, is in the draft stage. Although the township has commissioned new studies and plans since 1994, this is the first full revision of the Comprehensive Plan, which assesses the township's current conditions in order to plan for upcoming years.

The 11 components of the Comprehensive Plan cover different aspects of township development (see fig.1 on page 2). The first component lists the nine main goals, each divided into objectives, of the plan. The last component is an action plan that will incorporate and prioritize recommendations from the plan. Some components of the plan are essentially complete, such as the Natural Features component, which is based on the 2006 Open Space Plan and requires only minor reviewing and updating.

Land-Use Plan Sketches the Future

The centerpiece of the Comprehensive Plan is the Land Use Plan. This map, with accompanying descriptive text, plans for and illustrates how the land in Upper Providence should be used in the future. Because the township population has about doubled during the last 15 years and will likely keep growing, all issues that arise from new development need to be considered. The location and types of new development, the amount of open space, and the preservation of township character are just a few of the concerns that the Land Use Plan addresses. The township also wants to ensure efficient use of the land, balancing different kinds of development and open space to keep Upper Providence a great place to live and work.

"Preserving open space is a high priority, and the township can achieve this in ways other than buying land for open space or parks," said Mr. Guttenplan. "There are a variety of techniques to preserve sites, and they'll be discussed in the Land Use Plan." In tandem with the Land Use Plan, Frank Zabawski of FAZ Associates, the township's traffic

(continued on page 2)

Comprehensive Plan Progresses

(continued from page 1)

consultant, is developing a traffic plan—officially called the Circulation Plan.

New Energy Conservation Plans

State planning codes leave energy conservation plans optional for municipalities, but the township has requested an integration of green initiatives within the Comprehensive Plan. The energy conservation goal includes objectives to encourage the use of alternative energy and to find cost-effective ways for the township to use alternative energy or reduce its carbon footprint.

Next Steps

Once the entire draft is complete, the Planning Commission aims to recommend the plan, produced by the Waetzman Planning Group, to the Board of Supervisors by the end of 2009. The Board of Supervisors will then request comment from Montgomery County, Spring-Ford Area School District, and surrounding municipalities. The Board will also hold a public hearing so residents can provide input. ❖

Highlights of the Comprehensive Plan's Goals & Objectives (fig. 1)

Goal	Objectives
Community Character	<p>Provide for the continued scenic and residential nature of the township by guiding the location of future development and land uses.</p> <p>Encourage master planned office, commercial, or industrial development over a period of time based on a phasing plan and a developer's agreement with the township.</p>
Balanced Land Use	<p>Continue to foster a well-integrated and balanced community with a mix of residential housing types.</p> <p>Avoid premature conversion of remaining viable farmland.</p>
Natural Features and Resources	<p>Continue to protect the critical natural features and resources of the township. Protect stream and pond water quality through development regulations.</p> <p>Develop a stormwater management plan.</p> <p>Preserve environmentally sensitive and ecologically fragile areas.</p>
Circulation (Traffic)	<p>Provide an efficient circulation system that complements the land development process, allows safe and economic movement of goods and people, and is integrated with the regional circulation system.</p> <p>Plan sidewalk locations to be installed as part of the land development process, in locations that connect residents with other neighborhoods, schools, parks, and commercial areas.</p>
Utility Systems	<p>Seek to upgrade infrastructure.</p>
Energy Conservation	<p>Promote the use of alternative energy sources by township residents and staff.</p> <p>Investigate and foster partnerships to establish methods for easing energy dependence through a cooperative effort.</p> <p>Investigate the feasibility of including incentives within the Zoning or Subdivision and Land Development Ordinances for using environmentally-friendly (green) building techniques.</p> <p>Determine if there are cost-effective ways to lower the township's carbon footprint.</p> <p>Investigate loan and grant funding to make existing township buildings, facilities, and vehicles more energy-efficient or use alternative energy. ❖</p>

H1N1 Vaccine Basics

With all the talk about the H1N1 flu virus, it's hard to keep it all straight. Your doctor is the best source of information, but here's a good primer about vaccines for H1N1 and the common (seasonal) flu.

Seasonal Flu Vaccine Not Effective Against H1N1

The vaccine against the seasonal flu, which is available each year, is not expected to be effective against H1N1. To be protected against both kinds of flu, as recommended, you'll need two separate vaccinations.

H1N1 Vaccination Locations & Availability

In most cases, you should check with your doctor's office for availability, but there are sometimes other options, especially if you are uninsured. The seasonal vaccine is available at a variety of locations, including some pharmacies and free clinics. Availability of the H1N1 vaccine is slightly more controlled so that those most at risk can be vaccinated first.

Know the Facts

Federal, state, and local governments are all working to give the public accurate, up-to-date information. For further information, visit www.flu.gov, www.h1n1inpa.com, or www.health.montcopa.org. ❖

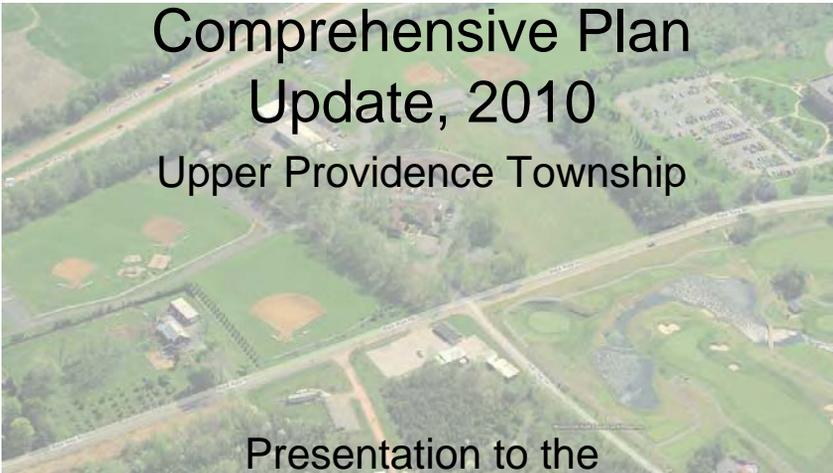
Appendix B: Feb. 1, 2010 Board of Supervisors Presentation

The PowerPoint presentation on the following pages was given at the Upper Providence Township Board of Supervisor's meeting on February 1, 2010; the presentation was given to the Board as a specific update for the significant changes to the Land Use Plan.



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



Comprehensive Plan Update, 2010

Upper Providence Township

Presentation to the
Board of Supervisors
February 1, 2010



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

- **Comprehensive Plan Update**
 - Started Spring/Summer 2009
 - First full update since 1994's Comprehensive Plan
 - This Update will consolidate the following plans into one Plan:
 - Open Space and Environmental Protection Plan (1995 & 2005)
 - Fire and Emergency Services Plan
 - Park Master Plan for Anderson Farm and Black Rock Parks
 - Community Center Feasibility Study (Phase 1 & 2)
 - Township Campus Master Plan



UPPER PROVIDENCE TOWNSHIP

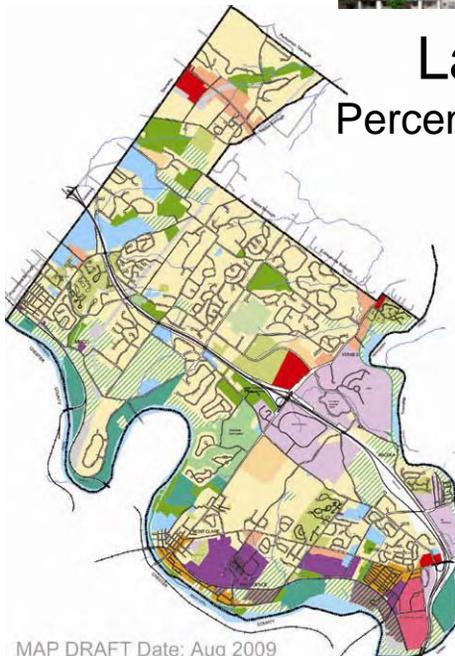
MONTGOMERY COUNTY, PENNSYLVANIA

- Comprehensive Plan Contents:
 - Goals and Objectives
 - Community Facilities
 - Water Service Plan
 - Housing Plan
 - Circulation Plan
 - Natural Features Plan
 - Land Use Plan
 - Plan for the Conservation of Energy
 - Compatibility with Surrounding Municipalities
 - Plan Element Interrelationships
 - Action Plan & Implementation Strategies



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



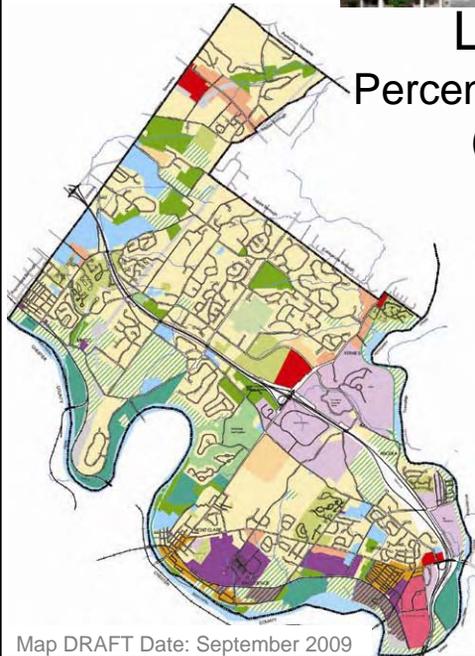
Land Use Plan: Percentage of Township Land

- **Single Family Detached:** 43.51%
- **Office:** 8.86%
- **Other Residential:** 6.69%
- **Commercial & Mixed Use:** 6.15%
- **Institutional:** 4.23%
- **Industrial:** 3.18%
- **Utility:** 2.51%

MAP DRAFT Date: Aug 2009

Land Use Plan:

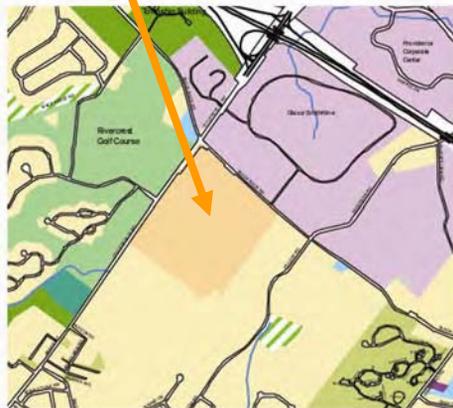
Percentage of Township Land (Preserved Land)



- **Open Space Preservation:** 10.52
- **Township Open Space and Facilities:** 5.58%
- **Open Space-Government Owned, other:** 4.57%
- **Private Recreation:** 2.09%
- **Open Space Preservation-Industrial Redevelopment:** 1.24%
- **Agricultural (w/ easement):** 0.88%

Map DRAFT Date: September 2009

Area of Significant Change

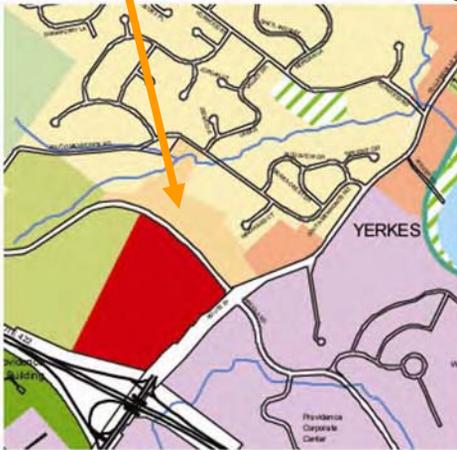


- Zoned Single Family Detached, proposed Mixed Residential
 - Potentially could allow a range of housing types
 - Limit overall density: 2 to 4 units per acre
 - Infrastructure will need to be improved with any development

Map DRAFT Date: September 2009



Area of Significant Change



- Zoned Interchange Office, to proposed Mixed Residential
 - Potentially could allow a range of housing types
 - Proposed density limited to less than 4 units per acre
 - Any development should be well buffered from existing homes on the north

Map DRAFT Date: September 2009



Area of Significant Change

- From various land uses to “Open Space Preservation/Industrial Redevelopment”
 - Preservation of land along Schuylkill River and Perkiomen Creek priority in Township’s 2006 Open Space Plan.



- Any redevelopment along the river should respect goals within Open Space Plan, examples include:
 - Consolidation of built facilities
 - Removal of unneeded parking

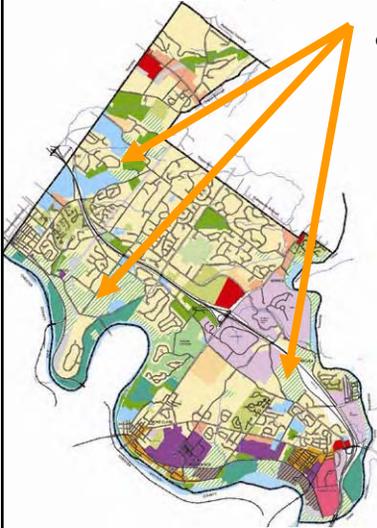
Map DRAFT Date: September 2009



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Area of Significant Change



- Open Space Preservation
 - No one technique will work for all potential open space
 - Potential techniques for preservation:
 - Subdivision open space set aside / cluster
 - Fee-simple purchase
 - Deed Restriction
 - Easement
 - Expand TDR

Map DRAFT Date: September 2009



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Comprehensive Plan Update, 2010

Upper Providence Township



Thank you for the opportunity to discuss this issue with the Board. We will be happy to answer any questions.

Appendix C: Apr. 28, 2010 Planning Commission Presentation

The PowerPoint presentation on the following pages was given at the Upper Providence Township Planning Commission meeting on April 28, 2010; this was a “Public Meeting” required by the PA Municipalities Planning Code.



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Comprehensive Plan Update, 2010



Planning Commission

Public Meeting

April 28, 2010



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

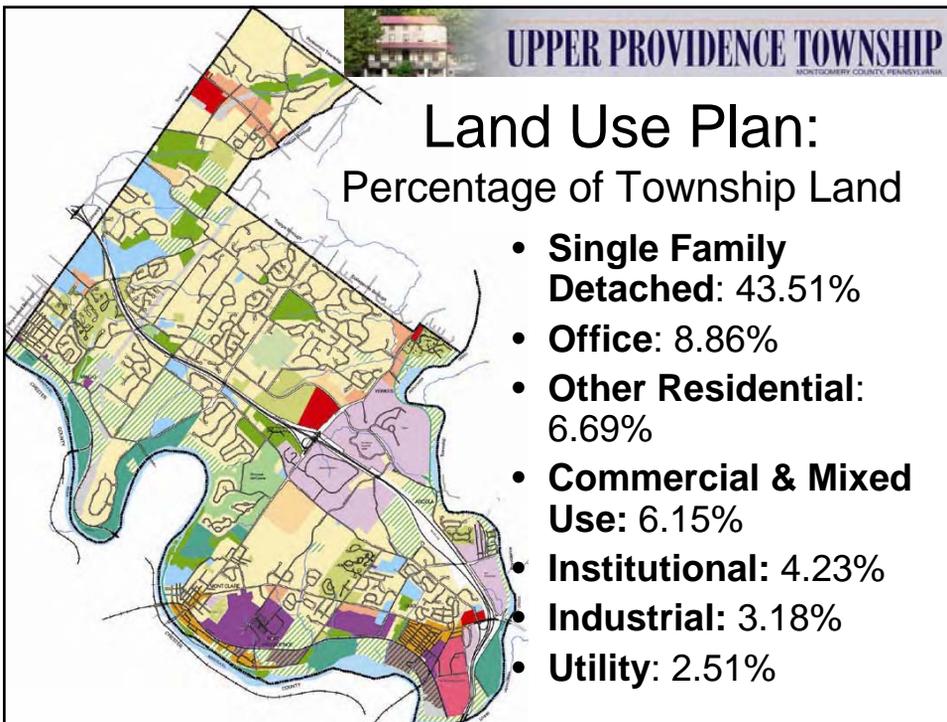
- Comprehensive Plan Update
 - Started Spring 2009
 - Long term planning and policy guide for growth and development
 - This Update consolidates numerous plans, reports, and studies from the past 15+ years into one document.
 - Three main areas of focus:
 - Land Use Plan
 - Transportation Plan
 - Housing Plan
 - Plan completed, under review, hearing to consider adoption June 7, 2010

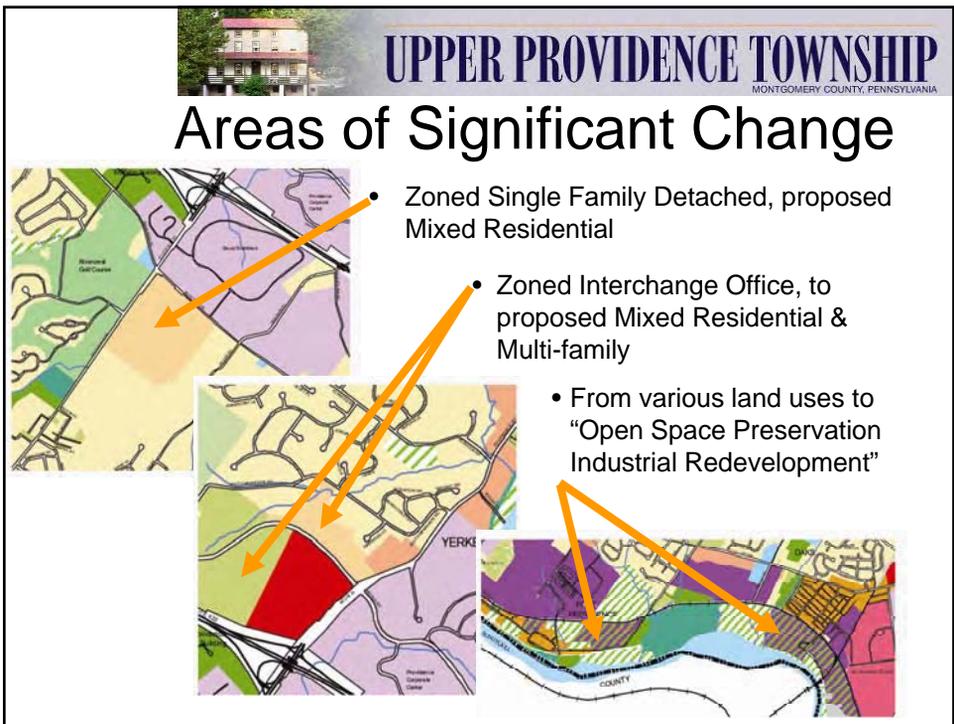
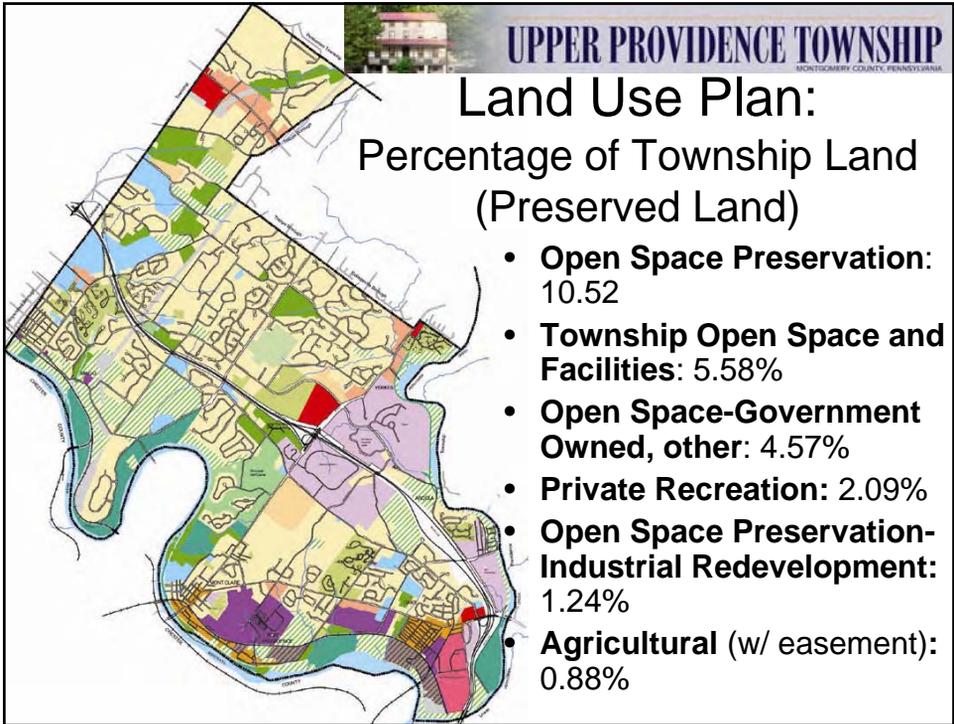


UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

- **Comprehensive Plan Adoption Process:**
 - Mailed to surrounding municipalities, Montgomery and Chester County Planning Commissions and Spring-Ford Area School District, on April 21, 2010
 - Those agencies have 45 days to submit comments/reviews to the Township
 - Planning Commission required to make a recommendation to the Board of Supervisors
 - Board of Supervisors can vote to adopt the Plan Update anytime after the 45-day review period following their public meeting



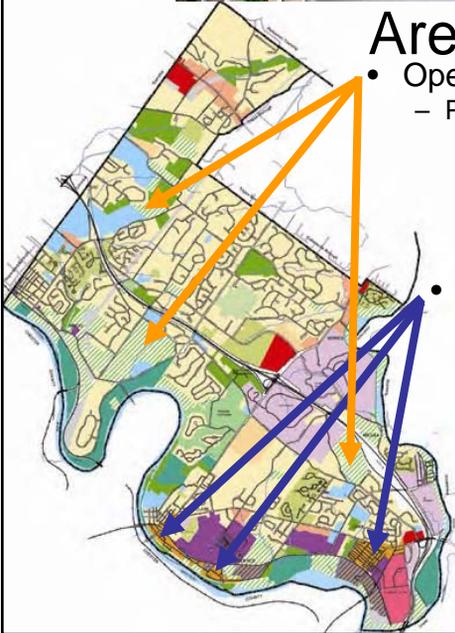




UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Areas of Focus



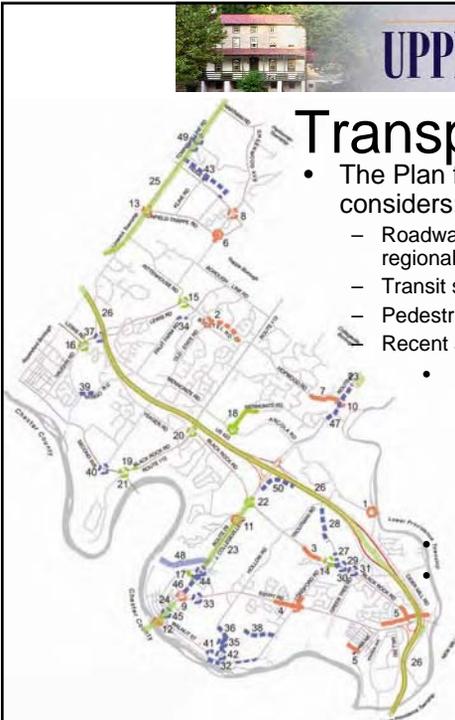
- Open Space Preservation
 - Potential Techniques for Preservation:
 - Subdivision open space set aside / cluster
 - Fee-simple purchase
 - Deed Restriction
 - Easement
 - Expand existing TDR ordinance
- Village Preservation
 - Each Village has unique characteristics to consider
 - Ways to continue and enhance character:
 - Infill dev. must reflect existing character
 - Monitor for encroachment from non-village uses
 - Consider various zoning approaches



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Transportation Plan



- The Plan for the Movement of People and Goods considers:
 - Roadway and intersection conditions, including local and regional traffic patterns
 - Transit service
 - Pedestrian/bicycle travel and local/regional trail networks
 - Recent and anticipated development patterns
 - The Circulation Plan reflects:
 - Past accomplishments, including
 - Arcola Road
 - PA Route 29
 - Ridge Pike and Township Line Road
 - Rittenhouse Road
 - Current traffic conditions and recent trends
 - Local and regional transportation planning efforts, including:
 - US 422 Master Plan
 - Township Line Road Corridor Study
 - Route 113 Heritage Corridor Study
 - Sidewalk Study/Open Space Plan



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Significant Action Items

- High Priority Action Items (completed within 1 to 2 years)
 - Land Use and Zoning:
 - Investigate the use of a Township sponsored Master Plan to guide the development of the vacant land at the southeast quadrant of the Black Rock Road / Route 29 intersection.
 - Determine how to best provide zoning to permit the development of some of the remaining IO-3 land as multi-family, as detailed within the Land Use Plan.
 - Investigate the zoning language governing the identified villages within the Township; the language should be reviewed to ensure protection of the community character and residential nature while still permitting logical redevelopment where appropriate.



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Significant Action Items

- High Priority Action Items (continued)
 - Preservation:
 - Evaluate and possibly amend the Transfer of Development Rights ordinance to better meet the Township's policy and to aid in the preservation of desired open space
 - Review existing zoning techniques to permit a higher density and/or other techniques for clustering housing to preserve more open space.
 - Work closely with land owners of vacant land to ensure that if any potential developments on parcels designated for open space preservation protect the critical environmental features.
 - Open a dialogue with those landowners that hold industrial property along the Schuylkill River to ensure that any redevelopment of other land development adequately preserves critical environmental features



Significant Action Items

- High Priority Action Items
 - Transportation:
 - Complete Pedestrian Network Studies for the older neighborhoods within Upper Providence Township, including an analysis of gaps between the Sidewalk Survey and Trail Master Plan.
 - Continue to investigate the feasibility of traffic calming measures within older neighborhoods.
 - Determine methods of encouraging public transportation services.
 - Specific Road Improvements:
 - Egypt Road and Longford Road
 - Egypt Road Corridor and Oaks Area
 - Greenwood Avenue at Linfield-Trappe Road
 - Ridge Pike and Greenwood Avenue
 - Route 29 (Bridge Street) at Walnut Street/Jacobs Street
 - Township Line Road and Linfield-Trappe Road



Significant Action Items

- High Priority Action Items (continued)
 - Other:
 - Develop water efficient landscaping standards for both new and existing development.
 - Develop standards for Township residents that want to have on-site renewable energy facilities.
 - Review and complete trail specific Action Items from the 2006 Open Space Plan
 - Review and complete other Action Items from the 2006 Open Space Plan



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA



Comprehensive Plan Update, 2010 Upper Providence Township

Thank you for the opportunity to discuss
this important planning document.

Appendix D: Apr. 28, 2010 Planning Commission Public Meeting Minutes

The following pages are minutes of the April 28, 2010 Planning Commission Meeting. [Note: a complete transcript of this meeting is on file at the Township Administration Building.]



April 28, 2010

DRAFT

PLANNING COMMISSION WORK SESSION MINUTES

PUBLIC MEETING

Chairman Hughes called the meeting to order at 7:00 P.M. Present for the Planning Commission were Messrs. Hughes, Evans, Newlin, and Caggiano. Also present was Township Manager George Waterman, Steve English of Mr. Skypala's office, Assistant Township Manager Lee Milligan, Township Engineer Mark Altrogge, Charlie Guttenplan and Geoff Grace of The Waetzman Planning Group, and Traffic Engineer Frank Zabawski.

Agenda Items: UPT Comprehensive Plan #3-031 029-974(CP)

Comments:

Mr. Hughes gave the floor to Mr. English to open the meeting tonight.

Mr. English welcomed and informed everyone that tonight's meeting is only to consider the Upper Providence Township Comprehensive Plan Update and that Mr. Guttenplan

Planning Commission Work Session Minutes

April 28, 2010

Page 2

would be giving a brief, informative presentation.

After that the Planning Commission members would have a short discussion on the topic and then the floor would be opened to audience comments.

Mr. Hughes added that any questions and unresolved explanations will be forwarded in writing to the Board of Supervisors.

Subdivision/Land Development Reviews

1.) UPT Comprehensive Plan#3-031 029-974(CP)

Mr. Guttenplan gave a brief power point presentation explaining the Comprehensive Plan update. A copy was provided to be included in the minutes.

Mr. Guttenplan explained what the Comprehensive Plan covers and what it will do for

Planning Commission Work Session Minutes

April 28, 2010

Page 3

the Township. It is a long term plan and policy guide for growth and development.

This Update started in early spring of 2009.

He also explained that this Update consolidates numerous plans, reports and studies from the past 15+ years into one document, most by reference.

The three main areas of focus are the Land Use Plan, the Transportation Plan and the Housing Plan.

The Plan is complete and under review for consideration of adoption in June, 2010.

The Comprehensive Plan has been mailed to surrounding Communities, Montgomery and Chester County Planning Commissions and the Spring-Ford Area School District.

They have 45 days to submit any comments/reviews to the Township.

The Planning Commission is required to make a recommendation to the Board of Supervisors.

The Board of Supervisors can vote to adopt the Comprehensive Update Plan by resolution anytime after the 45 day review period, following their Public Hearing.

Mr. Guttenplan discussed a few key elements of the Plan and then mentioned a couple

Planning Commission Work Session Minutes

April 28, 2010

Page 4

of the “significant” Action High Priority Items listed in the Comprehensive Plan Update. He explained that High Priority items are items that should be completed within the next 1-2 years, Medium Priority items 3-5 years, Long Range items beyond 5 years and On-going items that are occurring all the time.

Mr. Guttenplan also pointed out that Action Items may change at any time due to opportunities that may arise, with funding-for example.

Maps are located around the room to view.

He then turned the meeting back over to Mr. Hughes.

Mr. Hughes asked for questions from the audience.

Planning Commission Work Session Minutes

April 28, 2010

Page 5

Audience Comments

Gil Zimmerman of 407 Montgomery Avenue, Oaks-

Mr. Zimmerman wanted to express his feelings about the Plan.

It is not as comprehensive as it needs to be. He feels there are missing items.

He has looked at other Comprehensive Plans with Townships of similar scope and size.

He would like to see public comment and process, this process has been deficient and process has not occurred.

He doesn't understand why this Plan needs to be approved in June-they have items that are not included in the Comprehensive Plan and want included.

He feels the Township is doing the minimum required to inform residents.

P.14-Historical District-He feel Oaks needs to be included specifically in this text.

P.62-The Transportation Plan-Pedestrian data and pedestrian traffic in their community is missing. Highland Avenue is missing from the Traffic Plan.

They want the Township to represent them when dealing with PennDot.

P.74-Audubon Land Development Design and Traffic Plan should be implemented into the road improvements section. Private plans should be included since they are

Planning Commission Work Session Minutes

April 28, 2010

Page 6

referenced.

Master Plans are missing.

There is no reference to the Audubon Land Development Master Plans. He feels that these need to be included.

P.91-Statement about Oaks, they appreciate comment and consideration about preserving the Village and Residential core that needs to be protected.

Lower Merion's Comprehensive Plan is more specific with details, such as traffic calming.

The Historic Survey Data should be included in this Plan.

In the Transportation Plan-Station Avenue is missing-understands it is a private road, but the impacts are significant and spills into other residential neighborhoods.

Frank Audino of 247 Mennonite Road-

Mr. Audino questioned the process receiving comments during the 45 day review period. Wants to know how they will know when all the comments are in. Wants to know why the Planning Commission would make a recommendation without first receiving all of the review letters.

Planning Commission Work Session Minutes

April 28, 2010

Page 7

Mr. Caggiano explained to Mr. Audino that the Planning Commission doesn't need to see those letters to make their recommendation. That is up to the Board of Supervisors to read all review letters and comments before making their vote. It was also added that numerous drafts have been presented at Planning Commission Meetings and the public has been welcome to comment.

Mr. Audino expressed that the Transportation Plan was fuzzy years ago and still seems fuzzy now.

Mark Sergas of 214 Perkiomen Avenue-

Mr. Sergas asked for an explanation of what "logical re-development" and "where appropriate" meant.

Mr. Guttenplan gave an example of what these statements could mean. He added that it will be very site specific.

Mr. Sergas asked why the Master Plan from Audubon Development was not included in the Comprehensive Plan.

Mr. Guttenplan explained that it was taken into consideration when this document was

Planning Commission Work Session Minutes

April 28, 2010

Page 8

prepared. There have been Master Plans from the beginning for that site; we are currently up to version #6 at this point.

Patti Paget of 414 Brower Avenue-

She wanted to make a comment to the article in the Mercury Newspaper.

She is concerned about the comment regarding the BF Goodrich plant in the Township- she feels that since that was 30 years ago that any mention of it pulls away from today's traffic problem, it is not relevant.

She hopes the Planning Commission uses their "power" to help them.

Ben Paget of 414 Brower Avenue-

Mr. Paget asked Mr. Guttenplan to explain the difference between the current Zoning and the "proposed" Land Use Plan. Village describes a mixed-use area, where a lot of it is residential-but not all of it; Oaks is a mixed-use Village. Always has been, always will be. Mr. Guttenplan explained that the current Plan does not suggest any zoning changes to Residential neighborhoods. It is not proposed to be rezoned but to protect residential land while recognizing there is industrial development and the co-existence

Planning Commission Work Session Minutes

April 28, 2010

Page 9

of those two uses has to be addressed.

The point to the BF Goodrich comment was to show historical perspective that Oaks was developed as industrial through the proximity of the roads, water and railways. The residential development in Oaks was for the original workers associated with the industrial uses.

Betsy Daly of 257 Canal Street in Port Providence-

Asked Mr. Guttenplan to explain in a little more detail what the Village Overlay is that they are proposing.

Mr. Guttenplan explained that the "concept" is to possibly add additional uses to protect the Village in some areas, while restricting uses in others.

The Villages have very different characteristics. What works in Oaks will probably not work in Port Providence.

Ms. Daly added that she would also like to see more widespread information among Township residents.

Regarding the Historical District Overlay-she didn't see a whole lot in the

Planning Commission Work Session Minutes

April 28, 2010

Page 10

Comprehensive Plan.

Mr. Guttenplan said that about a year ago there were drafts of an ordinance developed, but it has not been moved toward adoption; the possibility exists for working on this in the future. Regarding the Historical survey-all Studies and Plans discussed in the Comp Plan are included by reference.

Ms. Daly added that she'd like to see a Riparian Buffer Ordinance.

Mr. Guttenplan expressed that there is an Action Plan item regarding the Historical Survey and that there is an Action Item regarding a Riparian Buffer Ordinance.

Mr. Hughes added that we need to be careful when it comes to Historical preservation, it can be considered an adverse taking of land and could possibly open them up to lawsuits.

Erin Murphy of 320 Perkiomen Avenue-

In the current draft-Community Goals & Objectives-Review Historical Resource Inventory and Plan. Long range goal to review Historic Survey.

Planning Commission Work Session Minutes

April 28, 2010

Page 11

She wants the Township to have complete information. She recommends adding a “goal” of creating a complete historical inventory in the Township. In the Montgomery County Comprehensive Plan-Upper Providence Township is listed as having only a partial historic survey/inventory.

She would like to see a Historic Committee created.

Mr. Guttenplan said that he would call and find out what the categorization means. The Township previously hired a Historic Preservation Planner.

Mr. Caggiano pointed out that there is a specific Action Item to review History Survey, determine status to be revised and determine any new structures be included.

Mr. Grace further explained what the Township has and that building dates are contained in the survey (when available).

Peter Anderson of 404 Montgomery Avenue-

Discussed the following:

There seems to be a consensus of residents wanting more public information and input, possibly a Citizen Input Advisory Panel.

Planning Commission Work Session Minutes

April 28, 2010

Page 12

1-Problems within the Circulation Plan-says the Comprehensive Plan calls for "increased" traffic flow down Brower Avenue.

2-Addressing the connections throughout the Township, especially from our Township to another Township.

3-The Circulation Plan needs to be enhanced with pedestrian trails and bike routes, specifically identifying pedestrian generators is a key priority.

4-He would like to include "Best Practices" in the Comprehensive Plan showing ideals and projects completed in a viewable form.

He also wants to put a halt to the Comprehensive Plan and "pump it up". Mr. Anderson would like to work together to create a Comprehensive Plan that could win an award from the APA-The American Planning Association.

Mr. Hughes thanked everyone for the way the meeting has been conducted so far tonight and he asked for everyone's patience because he wanted to call for a 10 minute executive session.

Mr. Hughes called the meeting back to order at 8:50pm. He explained that they needed

Planning Commission Work Session Minutes

April 28, 2010

Page 13

to discuss matters of possible litigation.

Mr. Hughes wanted to express some personal thoughts about a comment made that made inference or accusations that the Township is being irresponsible to the Oaks community, especially in regards to traffic matters. He feels this comment is wrong. The process of putting together this Comprehensive Plan has been going on for quite some time at public meetings twice a month. However, there was a valid point made from Mr. Audino regarding the Planning Commission making a recommendation without all the comments back.

He was asked to not call for a vote tonight. They will wait until they have all the reviews and information that they asked for and will reconvene to make a formal recommendation to the Board of Supervisors.

Mr. Hughes added that there was a good interaction tonight and stated that there have been a lot of comments regarding the Comprehensive Plan Update in the Newspaper, people being quoted and newsletters going out Township-wide. There is no hidden

Planning Commission Work Session Minutes

April 28, 2010

Page 14

agenda to “wipe out” Oaks residential neighborhoods.

Mr. Hughes stated that “we appreciate your comments and concerns-we did hear you.

The Township has responded to items in your documents previously submitted.” Mr.

Audino added that he appreciated the Board for its consideration.

Mr. Hughes added that “your concerns are our concerns”, we won’t be unresponsive-the dialog is continuing. Whatever meeting is planned for formal action by the Planning Commission will be well publicized.

Mr. Hughes thanked everyone and adjourned the meeting at 8:58pm.

***Appendix E: June 9, 2010 Planning Commission Public Meeting
Minutes***

The following pages are minutes of the June 9, 2010 Planning Commission Meeting. At that meeting, the continued review and recommendation of the Comprehensive Plan Update culminated with the Planning Commission voting to recommend the Board of Supervisors approve the Plan Update. [Note: a complete transcript of this meeting is on file at the Township Administration Building.]



June 9, 2010

DRAFT

PLANNING COMMISSION MEETING MINUTES

Chairman Hughes called the meeting to order at 7:00 P.M. Present for the Planning Commission were Messrs. Hughes, Evans, DeAngelo, Newlin, and Caggiano. Also present was Township Manager George Waterman, Steve English of Mr. Skypala's office, Assistant Township Manager Lee Milligan, Township Engineer Mark Altrogge, Charlie Guttenplan and Geoff Grace of The Waetzman Planning Group, and Traffic Engineer Frank Zabawski.

Agenda Items: Approval of Minutes 5/26/2010, UPT Comprehensive Plan Update #3-031 029-974(CP), Cresson Oaks/Hilton Inn Plan #1-043 016-933A (F).

Minutes -

Mr. Evans made a motion, seconded by Mr. DeAngelo to approve the minutes from May 26, 2010 as distributed. Vote; Unanimous.

Planning Commission Meeting Minutes

June 9, 2010

Page 2

Subdivision/Land Development Reviews

1.) UPT Comprehensive Plan Update #3-031 029-974(CP), No Expiration Date.

Mr. Hughes opened the meeting and turned it over to Mr. English to re-introduce the continuation of the Public Meeting for the Comprehensive Plan Update.

Mr. English explained that they were waiting on the recommendation from the Montgomery County Planning Commission before proceeding with the formal recommendation of the Upper Providence Township Planning Commission.

At this time Mr. English read the recommendation from the letter from the Montgomery County Planning Commission, copy attached, dated June 8, 2010.

Mr. English then turned the meeting back over to Mr. Hughes.

Mr. Hughes called for any new comments to the Comprehensive Plan Update from the audience and from the Consultants or Planning Commission members.

There were none.

Planning Commission Meeting Minutes

June 9, 2010

Page 3

Mr. Hughes wanted to add a commendation to Waetzman Planning, Charlie Guttenplan and Geoff Grace for their professionalism, due diligence in trying to provide us with the proper information required to make an intelligent recommendation to the Board of Supervisors.

Mr. Guttenplan added special thanks to Geoff Grace and the entire Planning Commission, including EDM-the engineer's office and to Frank Zabawski of FAZ Associates for all of their contributions and coordination in this process.

Mr. Caggiano made a motion, seconded by Mr. Evans to recommend approval to the Board of Supervisors, Plan#3-031 029-974(CP), dated April 14, 2010, and incorporating the comments/recommendation letter from Montgomery County Planning Commission.

Vote; Unanimous.

At this point Mr. Hughes concluded the Public Meeting portion of the Planning Commission Meeting tonight.

Planning Commission Meeting Minutes

June 9, 2010

Page 4

2.) Cresson Oaks/Hilton Inn Plan #1-043 016-933A (F), 500 Cresson Blvd, 1 Lot-4.04 Acres, Expires August 2, 2010.

Present for this discussion were Ms. Bernadette Kearney, Atty. of Hamburg, Rubin, Mullin, Maxwell & Lupin and Mr. Brad Macy of Audubon Land Development.

Mr. Milligan verified review letters were received. Waetzman Planning Group of May 19, 2010, FAZ Associates of June 3, 2010, EDM Consultants of June 3, 2010, U.P. Township Fire Marshal of June 3, 2010, Suburban Lighting Group of May 15, 2008. Ms. Kearney explained that this a final plan review and that they will comply with all of the consultant's review letters.

As part of the Conditional Use this project received it was recommended that the Hilton Inn get its own sanitary sewer and they announced they had their Planning Module approved. The Turf Club and The Hilton Inn will have their own pump stations.

The Hilton Inn's pump station was designed large enough to accommodate The Turf Club should anything ever happen to their system in the future.

There is also a restaurant on the property that will be for use of the hotel patrons and will not be advertised.

Planning Commission Meeting Minutes

June 9, 2010

Page 5

Mr. Zabawski added that he is satisfied with the parking situation and is in agreement with the plan as presented.

Mr. Evans questioned the Fire Marshal's letter.

Ms. Kearney said they were complying with all consultant review letters and would meet with the Fire Marshal to accommodate his requests.

Mr. Hughes asked if there was anyone in the audience that had any comments/questions regarding this plan. there were none.

Mr. Evans made a motion, seconded by Mr. Caggiano to recommend approval to the Board of Supervisors, Plan#1-043 016-933A (F), based on the applicant addressing the technical deficiencies as outlined in the consultant review letters from Waetzman Planning Group of May 19, 2010, FAZ Associates of June 3, 2010, EDM Consultants of June 3, 2010, U.P. Township Fire Marshal of June 3, 2010, Suburban Lighting Group of May 15, 2008.

Vote; Unanimous.

Planning Commission Meeting Minutes

June 9, 2010

Page 6

Mr. Caggiano made a motion to adjourn the meeting, seconded by Mr. Evans at
7:20p.m.

Respectfully submitted,

Chris Caggiano

Appendix F: July 19, 2010 Public Hearing Presentation

The PowerPoint presentation on the following pages was given at the Upper Providence Township Public Hearing on July 19, 2010.



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Comprehensive Plan Update, 2010



Public Hearing
Board of Supervisors
July 19, 2010



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

- Comprehensive Plan Update
 - Started February 2009
 - Long term planning and policy guide for growth and development
 - This Update consolidates numerous plans, reports, and studies from the past 15+ years into one document.
 - Three main areas of focus:
 - Land Use Plan
 - Transportation Plan
 - Housing Plan
 - Plan completed and reviewed; now presented to the Board of Supervisors for a Public Hearing



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

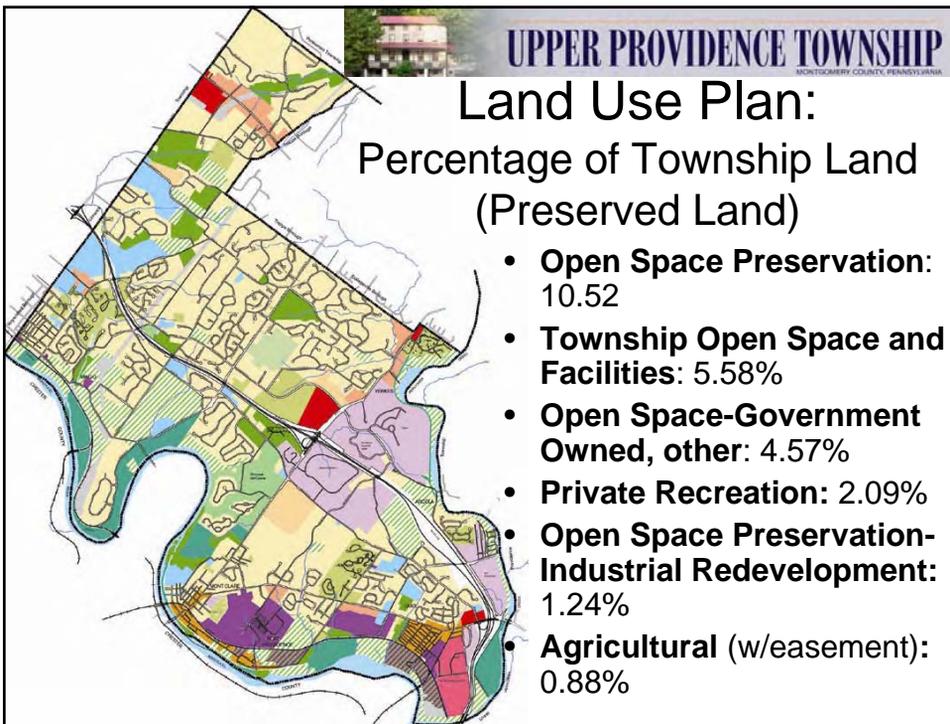
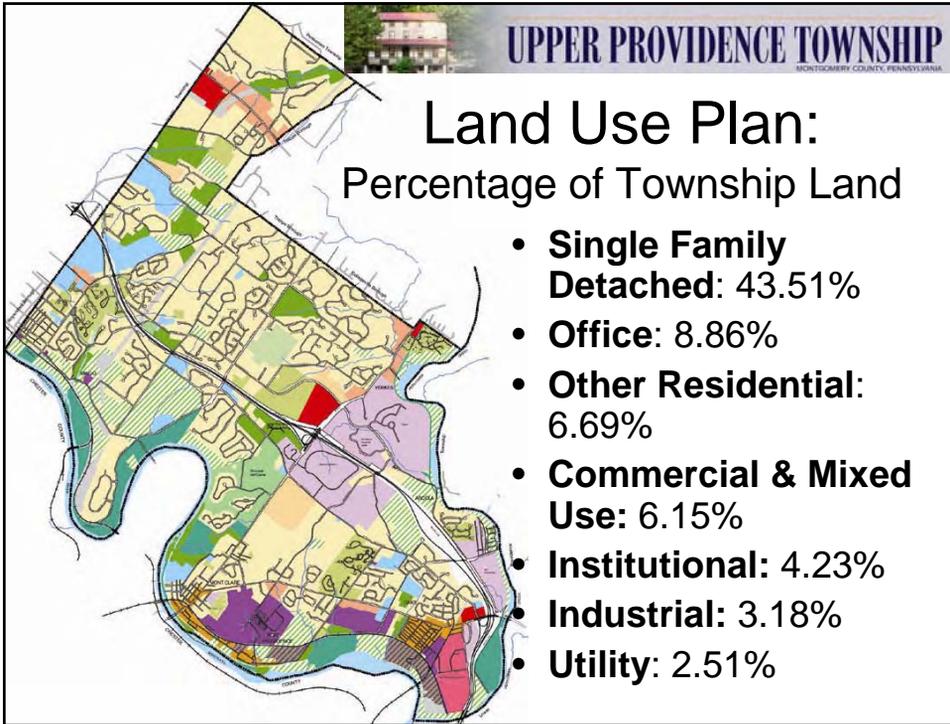
- **Comprehensive Plan Preparation Process**
 - Elements presented and discussed at advertised public Planning Commission meetings for past 15 months
 - Two (2) major Township Newsletter articles appeared in 2009
 - Two (2) Planning Commission Public Meetings held
 - April 28, 2010 and June 9, 2010
 - Board of Supervisor's Public Hearing being held this evening



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

- **Comprehensive Plan Adoption Process:**
 - Mailed to surrounding municipalities, Montgomery and Chester County Planning Commissions and Spring-Ford Area School District, on April 21, 2010
 - Those agencies had 45 days to comment on the Plan Draft
 - Montgomery County, Chester County, and Lower Providence Township returned comments
 - All three entities recommended approval
 - Upper Providence Planning Commission officially recommended the Board of Supervisors adopt the Plan Update at their June 9, 2010 meeting
 - Board of Supervisors can vote to adopt the Plan Update anytime following this Public Hearing
 - Plan must be adopted by Resolution





Areas of Significant Change



- Zoned Single Family Detached, proposed Mixed Residential

- Zoned Interchange Office, to proposed Mixed Residential & Multi-family

- From various land uses to "Open Space Preservation Industrial Redevelopment"



Areas of Focus

- Open Space Preservation

- Potential Techniques for Preservation:

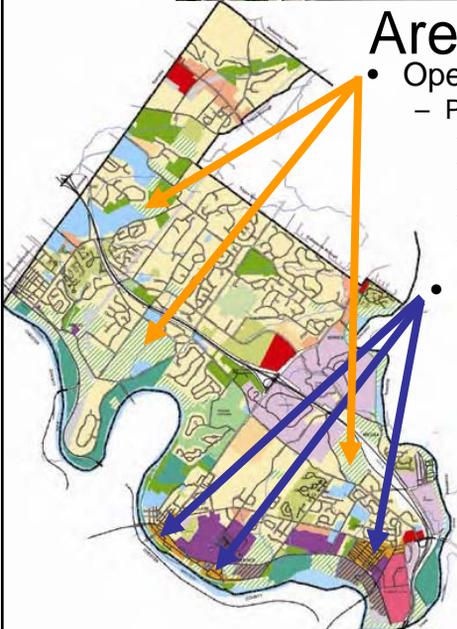
- Subdivision open space set aside / cluster
- Fee-simple purchase
- Deed Restriction
- Easement
- Expand existing TDR ordinance

- Village Preservation

- Each Village has unique characteristics to consider

- Ways to continue and enhance character:

- Infill dev. must reflect existing character
- Monitor for encroachment from non-village uses
- Consider various zoning approaches

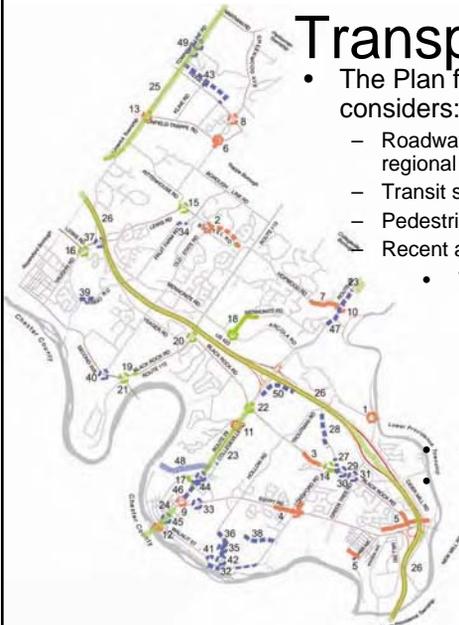




UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Transportation Plan



- The Plan for the Movement of People and Goods considers:

- Roadway and intersection conditions, including local and regional traffic patterns
- Transit service
- Pedestrian/bicycle travel and local/regional trail networks
- Recent and anticipated development patterns

- The Circulation Plan reflects:

- Past accomplishments, including

- Arcola Road
- PA Route 29
- Ridge Pike and Township Line Road
- Rittenhouse Road

- Current traffic conditions and recent trends

- Local and regional transportation planning efforts, including:

- US 422 Master Plan
- Township Line Road Corridor Study
- Route 113 Heritage Corridor Study
- Sidewalk Study/Open Space Plan



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Significant Action Items

- High Priority Action Items (completed within 1 to 2 years)
 - Land Use and Zoning:
 - Investigate the use of a Township sponsored Master Plan to guide the development of the vacant land at the southeast quadrant of the Black Rock Road / Route 29 intersection.
 - Determine how to best provide zoning to permit the development of some of the remaining IO-3 land as multi-family, as detailed within the Land Use Plan.
 - Investigate the zoning language governing the identified villages; the language ensure protection of the community character and residential nature while still permitting logical redevelopment where appropriate.



Significant Action Items

- High Priority Action Items (continued)
 - Preservation:
 - Evaluate and possibly amend the Transfer of Development Rights ordinance to increase preservation of desired open space
 - Review existing zoning techniques to permit a higher density and/or other techniques for clustering housing to preserve more open space.
 - Work closely with land owners of vacant land to ensure that if any potential developments on parcels designated for open space preservation protect the critical environmental features.
 - Open a dialogue with those landowners that hold industrial property along the Schuylkill River to ensure that any redevelopment or other land development adequately preserves critical environmental features



Significant Action Items

- High Priority Action Items
 - Transportation:
 - Complete Pedestrian Network Studies for the older neighborhoods within Upper Providence Township, including an analysis of gaps between the Sidewalk Survey and Trail Master Plan.
 - Continue to investigate the feasibility of traffic calming measures within older neighborhoods.
 - Determine methods of encouraging public transportation services.
 - Specific Road Improvements:
 - Egypt Road and Longford Road
 - Egypt Road Corridor and Oaks Area
 - Greenwood Avenue at Linfield-Trappe Road
 - Ridge P ke and Greenwood Avenue
 - Route 29 (Bridge Street) at Walnut Street/Jacobs Street
 - Township Line Road and Linfield-Trappe Road



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Significant Action Items

- High Priority Action Items (continued)

- Other:

- Develop water efficient landscaping standards for both new and existing development.
- Develop standards for Township residents that want to have on-site renewable energy facilities.
- Review and complete trail specific Action Items from the 2006 Open Space Plan
- Review and complete other Action Items from the 2006 Open Space Plan



UPPER PROVIDENCE TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

Comprehensive Plan Update, 2010 Upper Providence Township



Thank you for the opportunity to present
this important planning document.

Appendix G: July 19, 2010 Public Hearing Meeting Minutes

The following pages are an excerpt of the minutes of the July 19, 2010 Board of Supervisors Meeting and the Public Hearing for adoption of the Comprehensive Plan Update. *[Note: a complete transcript of this Hearing is on file at the Township Administration Building.]*

TOWNSHIP of UPPER PROVIDENCE

**BOARD OF SUPERVISORS WORK SESSION
MEETING**

July 19, 2010

- **Public Hearing / Adoption (Resolution No. 2010-28) : Comprehensive Plan Update**

Chairman Barker announced the opening of the public hearing for consideration of the Township Comprehensive Plan Update and then turned the floor over to Solicitor Skypala, who reviewed the purpose and procedure for the public hearing. Mr. Tom Corcoran, Court Reporter, transcribed the testimony. Mr. Skypala continued to state that the Board will enter into evidence a copy of the legal notice that was published in the Times Herald and Proof of Publication for same. Also entered is a copy of the Comprehensive Plan dated July 19, prepared by Waetzman Planning Group and FAZ Associates.

Mr. Skypala then introduced Charles Guttentplan, Township Planning Consultant, who provided a summary of the proposed Comprehensive Plan Update, by way of a powerpoint presentation. Upon conclusion of the presentation, Mr. Skypala opened the proceeding to specific questions from the audience, followed by comments and opinion testimony. A detailed transcript of the presentation, audience questions and comments are contained in the official notes of testimony taken by the Court Reporter.

At the conclusion of all questions and comments, Solicitor Skypala noted for the record that there were no more hands raised for any additional testimony. He then announced that the Board will take a 10 minute recess to discuss a question that has been raised about the MPC.

At the conclusion of the recess, Mr. Skypala announced that they would go back on the record and stated that he would look for a motion to adopt Resolution No. 2010-28, or the alternative, which would be to deny passage of the Comprehensive Plan. He then reviewed the revised language contained in the adoption Resolution, No. 2010-28, which provides for a joint meeting to be scheduled with the Township Planning Commission and residents on September 22, 2010 or another date that may be agreeable to the parties and bodies to provide for additional discussion of issues as detailed in the Resolution.

Motion-Mr. Fieo, to adopt Resolution No. 2010-28, as revised and reviewed by Solicitor Skypala; Second-Mr. Pearson; vote-unanimous.

Appendix H: Review Letters

The following pages are copies of the three review letters received from as part of the required Plan review process. Montgomery County, Chester County and Lower Providence Township each issued a letter offering commentary on Upper Providence's Comprehensive Plan Update. All recommended adoption.



MONTGOMERY COUNTY PLANNING COMMISSION

box 311 ♦ norristown ♦ pennsylvania ♦ 19404-0311 ♦ 610.278.3722
office location: suite 201 ♦ one montgomery plaza ♦ swede & airy streets ♦ norristown pa
facsimile 610.278.3941 ♦ website www.planning.montcopa.org

8 June 2010

Mr. C. Lee Milligan, M.C.P., Assistant Township Manager
Upper Providence Township
1286 Black Rock Road, Box 406
Oaks, Pennsylvania 19456



Re: County Planning Commission File Number 10-0063-001

Update to the Comprehensive Plan
Upper Providence Township

Dear Mr. Milligan,

In accordance with Section 304 of Act 247, "The Pennsylvania Municipalities Planning Code", we have reviewed the above referenced comprehensive plan update as requested on April 22, 2010. We forward this letter as a report of our review and recommendations.

Submission Summary

The MCPC has received from your office a document titled the *Upper Providence Comprehensive Plan Update*. Among the goals proclaimed in this new update is the stated desire to *provide for the continued scenic and residential nature of the Township, foster a well integrated and balanced community with a mix of residential housing types and protect the critical natural features and resources of the Township*. Furthermore, the plan aims to *adequately provide for the active and passive recreational need of the Township population*. The report is organized into several components that concentrate on the following areas- natural and historic resources, community facilities and utilities, housing, conservation of energy, movement of people and goods, land use, as well as compatibility with surrounding municipalities.

A revised Township Land Use Map is also featured in this publication, which outlines and depicts future land use designations within the municipality. Said map provides an understanding of how the Township intends to grow if the policies enunciated in this plan are carried out.

Lastly, we mention that as part of the Township strategy to implement the Comprehensive Plan, an Action Plan has been written and included in the report.

Comments

- Consistency with Montgomery County Comprehensive Plan – Formally adopted by the County Board of Commissioners in 2005, the Montgomery County Comprehensive Plan is intended to help guide land use planning decisions through the year 2025. We find that there appear to be two areas within the Upper Providence Comprehensive Plan Update which are inconsistent with the Land Use Map featured in the 2005 Montgomery County Comprehensive Plan. They are outlined as follows:

Ridge Pike Corridor

According to our Montgomery County Future Land Use Map, Ridge Pike, east of Pennapacker Road is designated a *suburban residential area*. The primary uses in such an area are *single family detached homes, less dense multi-family and single family attached uses, as well as institutional uses*. Secondary uses may include *limited small-scale supporting retail and office uses*.

The Proposed Land Use Plan featured in the Upper Providence Comprehensive Plan Update delineates the aforementioned area as “Mixed Use”. It is acknowledged that the Comprehensive Plan states that “the mixed use area along Ridge Pike should compliment the existing uses there while not infringing on the existing residential uses” and “be a mix primarily of commercial uses along with some transitional residential uses”; nonetheless, we suggest that development along this corridor match the character of the immediate neighborhood. Nonresidential buildings should have a residential character, with pitch roofs and small building footprints. Most importantly, proposed uses should be designed to limit potential impacts of traffic, noise and light.

“Rural Areas”

The part of the municipality bounded by Township Line Road, Wartman Road, Greenwood Avenue and Knoll Drive is delineated as a *rural area* on the County’s Future Land Use Map. Meanwhile, per the Upper Providence Comprehensive Plan Land Use Map, this area is designated as “Single Family Detached”. Our Comprehensive Plan prescribes that rural areas should be as open and undeveloped as possible. Moreover, new development that does occur should fit in with the overall rural character.

- Design Concerns – We notice that the Plan for Land Use chapter of the Comprehensive Plan Update does not appear to address issues regarding the desired physical design of areas or various land use types. It is suggested that a basic framework be established in each section or land use category, which deals with concerns such as the character of development, the pattern or arrangement of buildings on the site, or the scale of building. For example, in the Village Areas section, language could be added to mention that in areas with this land use designation development shall be compact and walkable with buildings built to the street.
- Open Space/Coordination with County – This chapter of the proposed Upper Providence Township Comprehensive Plan is largely a synopsis of the Township's 2006 Open Space Plan which has been previously accepted by the Montgomery County Open Space Board. Updates are provided in this chapter to the recommendations of that plan to reflect actions taken by the township since 2006. Overall, the MCPC continues to support the natural resources protection and open space preservation goals and recommendations of the township. We look forward to working with the township in the implementation of trail connections to the Schuylkill River and Perkiomen Trail as well as the overall protection the Schuylkill River and Perkiomen Creek Greenways.

We note that several of the protection areas listed in this chapter of the plan are locations where the County has acquired lands and is in the process of expanding public use and access facilities. With the acquisition of the Schuylkill Canal properties formerly held by the Commonwealth of Pennsylvania, the County hopes to work with the Township and Canal Association in the future to continue to protect this significant cultural and natural resource area and make it available to the public. As part of that land acquisition, the County also took title to the Mingo basin which has great natural resource habitat enhancement and trail potential. With the opening of the Schuylkill Trail through the Oaks area into Port Providence, many township and county residents have become acquainted with this section of the river which the plan addresses as a Greenway Protection and Historic Preservation Area. This area offers an interesting blend of natural and cultural resources that should be carefully protected as through any redevelopment of adjoining industrial properties.

- Plan for Community Facilities & Utilities – In this chapter of the report, there are separate sections that pertain to the provision of water and the Township Act 537 plan. We advise you that there is a direct linkage between the provision of water and sewer facilities insofar as that should both be provided in tandem. It is suggested that a statement be inserted in the section stating that fact.

Findings and Recommendations

With regards to the Upper Providence Comprehensive Plan Update, the Montgomery County Planning Commission commends the Township for its forward-thinking and vision in areas such as the transfer of development rights, open space planning, mixed use development, and its proposed policies for reducing energy consumption.

We therefore recommend that this plan update be adopted, provided the issues raised in this letter are resolved to the Township's satisfaction.

Please note that the review comments and recommendations contained in this report are advisory and *final disposition for the approval of any proposal will be made by the municipality.*

Best regards,



Kevin Chavous, ASLA
Design Planner
610.278.3731 e mail kchavous@montcopa.org

c: John D. Hughes, Chairman, Planning Commission
George W. Waterman III, Township Manager
Charles Guttenplan, AICP, The Waetzman Planning Group, Township Planning Consultant
Edward A. Skypala, Esq., Skypala Law Offices, Township Solicitor
William Dingman, P.E., EDM Consultants, Inc, Township Engineer
Frank A. Zabawski, P.E., FAZ Associates, Township Traffic Consultant



THE COUNTY OF CHESTER



COMMISSIONERS
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PLANNING COMMISSION
Government Services Center, Suite 270
601 Westtown Road
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West Chester, PA 19380-0990
(610) 344-6285 Fax: (610) 344-6515

RONALD T. BAILEY, AICP
Executive Director

June 7, 2010



George Waterman
Upper Providence Township
1286 Black Rock Road, P.O. Box 406
Oaks, PA 19010

Re: Draft Upper Providence Township, Montgomery County, Comprehensive Plan Update
MU-4-10-1787 - Montgomery County

Dear Mr. Waterman:

The Chester County Planning Commission has reviewed the proposed Draft Upper Providence Township Comprehensive Plan Update, dated April 14, 2010, as submitted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, Section 301.3. The referral for review was received by this office on April 23, 2010. We offer the following comments to assist in your review of the proposed plan:

LANDSCAPES:

1. The updated Chester County Comprehensive Plan, *Landscapes2*, was adopted in November 9, 2009. *Landscapes2* includes the concept of "livable landscapes," which provides a framework and vision for resource protection and growth strategies within Chester County. *Landscapes2* contains a *Livable Landscapes map* that represents a guide for accommodating expected growth while maintaining the quality of life in the County, as detailed in Chapter 4. The *Livable Landscapes map* is divided into two core areas as prescribed by the Pennsylvania Municipalities Planning Code: growth areas and rural resource areas. Growth areas consist of the Urban Landscape, the Suburban Landscape, and Suburban Centers. Rural resource areas consist of the Agricultural Landscape, the Rural Landscape and Rural Centers. *Landscapes2* also includes overlay features that define the Natural Landscape, and five Protection Areas of National Significance.

Landscapes includes four Landscape types that abut or are coincident with the Upper Providence Township area in this portion of Chester County, including the Rural, Urban, and Suburban Landscapes, as well as Natural Landscape Overlay areas and the Schuylkill River National and State Heritage Area.

The Rural Landscape is characterized by open space dominated by woodland and undeveloped areas. It contains agriculture and scattered residential development on relatively large lots, or subdivisions with protected common open space. Development is primarily served by on-lot sewer and water systems.

The Urban Landscape includes the County's historic population centers, which demonstrate a traditional development pattern characterized by grid street patterns with alleys. These areas serve as centers for commercial, civic, and cultural activities for the surrounding area. This

Page: 2

June 7, 2010

Re: - Draft Upper Providence Township, Montgomery County, Comprehensive Plan Update
MU-4-10-1787 - Montgomery County

Landscape includes the City of Coatesville, all boroughs, and selected portions of townships that demonstrate a distinctive existing or potential urban development pattern.

The **Suburban Landscape** is dominated by the built environment and is largely served by public sewer and water systems and an auto-dominated transportation network. This Landscape includes developed areas and nearby areas that are planned for additional future development. It is typically characterized by residential subdivisions containing primarily single-family housing. This landscape also contains concentrations of non-residential land uses and the largest employment centers in the county.

The **Natural Landscape Overlay** encompasses Chester County's network of natural resources. It is identified by stream corridors, steep slopes and forests, which are essential elements of the physical environment. While this designation does not preclude development or agricultural operations, it indicates major areas of natural resources that should be protected and be subject to only limited disturbance.

The **Schuylkill River National and State Heritage Area** includes a wide diversity of historic, recreational and cultural attractions in Chester and adjacent counties. This area includes all or portions of East Pikeland Township, Schuylkill Township and West Vincent Townships, as well as Phoenixville Borough and, Spring City Phoenixville, which adjoin Upper Providence Township.

Landscapes recognizes the **Schuylkill River National and State Heritage Area** as an overlay area on the *Livable Landscapes Map*. Overlay areas do not replace the underlying landscape categories, but they identify areas where special protection measures should be considered and where development activity may require additional precaution. *Landscapes* promotes preservation efforts to keep these historic resources intact. The Landscapes Vision for the **Schuylkill River National and State Heritage Area** recommends that: "Adjacent development will use context-sensitive design to integrate development and open space with these resources."

The Upper Providence Township Comprehensive Plan is clearly presented and contains useful graphics. The Plan also addresses the interrelationships with adjacent municipalities, including those in Chester County. The policies in the Phoenixville Area Comprehensive Plan are reviewed, as well as the land use plans in the Boroughs of Phoenixville and Spring City and East Pikeland Township and Schuylkill Township (which adjoin Upper Providence Township). *Landscapes2* is also reviewed regarding its relationships to the Upper Providence Township Comprehensive Plan. The Draft Upper Providence Township Comprehensive Plan Update is consistent with the guidelines of *Landscapes*.

COMMENTS:

2. The Upper Providence Township Comprehensive Plan Update includes extensive data on the Township's physical, natural, social, cultural, and economic character, as well as an action plan and implementation strategies regarding the Township's future land use, recreation policies, open space policies and natural resource preservation policies, transportation, and community facility policies. The Township Comprehensive Plan also includes a plan for the conservation of energy, plan element interrelationships as well as a "build-out" analysis.

June 7, 2010

Re: - Draft Upper Providence Township, Montgomery County, Comprehensive Plan Update
MU-4-10-1787 - Montgomery County

The Township Comprehensive Plan identifies current land uses and development trends, reviews historic growth trends, and includes guidance in the areas of zoning and other implementation techniques, as well as potential funding sources. A generalized comprehensive future land use map is included. The Plan also includes extensive and readable graphics, tables, charts, and other data that are clearly presented and engaging to the reader.

3. We commend Upper Providence Township for addressing its land use development, housing, public and community infrastructure and open space needs. The Plan's policies are important and appropriate and are compatible with *Landscapes*. We suggest that the Township Supervisors, all members of the Township Planning Commission and Zoning Hearing Board be provided with copies of the adopted Comprehensive Plan.

The continued use, reference and review of this document is the key to its success. While the Comprehensive Plan includes a useful Action Plan/Implementation Strategies section and linkages to supporting elements in the Plan's text, we suggest that these actions could be reprinted in a separate "checklist" that individually identifies the actions that are to be undertaken, the agencies that are responsible for each action, and include generalized implementation dates. These items should be distributed to all involved Township agencies so that the Comprehensive Plan's action items can be addressed on a continuing basis and remain in the forefront of attention for all municipal agencies. These actions should also be linked to a continuing effort to identify and secure funding sources for the recommended Comprehensive Plan efforts.

The Comprehensive Plan (and the separate "checklist" suggested above) should be routinely used by the Township as part of its decision-making process, including decisions relating to land use, subdivisions and land developments, and zoning matters. Agencies outside Township government should also be invited to help contribute to the implementation of the Comprehensive Plan. We also endorse a scheduled review of the Comprehensive Plan at a later date, whereby progress can be measured and mid-term adjustments can be made, if necessary. This action would also be appropriate to implement periodic policy adjustments in the Comprehensive Plan as circumstances warrant.

5. *Linking Landscapes, A Plan for the Protected Open Space Network in Chester County, PA, 2002*, is the open space element of 1996 Chester County Comprehensive Plan, *Landscapes*. The Township Comprehensive Plan addresses open space and includes a Natural Environment Inventory and Plan, an Open Space Preservation Inventory and Plan, and a Historic Resource Inventory and Plan. A sidewalk inventory is also mapped.

We suggest that the Township remain cognizant of potential desirability of integrating its open space and trails (including pedestrian paths and sidewalks) within all adjacent municipalities, including those in Chester County. The Route 29 bridge and the Route 113 bridge both offer potential opportunities for non-motorized connections into Chester County. The Chester County Planning Commission is available to discuss any such inter-municipal connections.

Page: 4

June 7, 2010

Re: - Draft Upper Providence Township, Montgomery County, Comprehensive Plan Update
MU-4-10-1787 - Montgomery County

RECOMMENDATION: Upper Providence Township should adopt the Comprehensive Plan after consideration of the comments contained in this review.

We request an official copy of the decision made by the Board of Supervisors, as required by Section 306(b) of the Pennsylvania Municipalities Planning Code. This will allow us to maintain a current file copy of your plan.

Sincerely,


Ronald T. Bailey, AICP
Secretary

RTB/WSB

cc: Charles L. Guttenplan, The Waetzman Planning Group
C. Lee Milligan, Upper Providence Township



LOWER PROVIDENCE TOWNSHIP

100 Parklane Drive • Eagleville, PA 19403 • www.lowerprovidence.org

Administration: 610 539-8020 • Fax: 610 539-6347

Police: 610-539-5900 • Fax: 610-630-2219



May 19, 2010

George Waterman III
Township Manager
Upper Providence Township
1286 Black Rock Road
P.O. Box 406
Oaks, PA 19456

cc: C. Gutterman
file: (Lee)

RECEIVED

MAY 21 2010

UPPER PROVIDENCE TOWNSHIP

Re: Upper Providence Township Comprehensive Plan Update

~~GEORGE~~
Dear Mr. Waterman,

As requested in your letter of April 21, 2010, I am pleased to submit the review comments of Lower Providence Township regarding the Upper Providence Township Comprehensive Plan Update. Lower Providence Township is well aware that the market dictates when and how growth takes place within a municipality. Lower Providence and Upper Providence have experienced similar growth pressures.

We are pleased to see that the zoning on our common boundaries will remain unchanged. Also, we are encouraged to see that your proposed changes to the Comprehensive Plan do not increase density that can place a strain on our infrastructure system. Our townships share traffic problems and concerns as well as wastewater transportation and treatment.

Thank you for the opportunity of commenting on your Comprehensive Plan. We do not have any concerns.

Sincerely,

Joseph C. Dunbar, C.P.M.
Township Manager

JCD/dw

Cc: Lower Providence Township Board of Supervisors