

Upper Merion Township Vision 2020



*A vision for the community and the
framework necessary to achieve it*

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**In memory of William M. Keim, III for his dedication, service, and vision
for the future of Upper Merion Township**



Upper Merion Township

Board of Supervisors

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Dan Rooney, *Vice Chairman*
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Robert M. Loeper, *Planner*

Special Thanks to

Charles Thomas
Thomas P. Halfpenny
William Keim, III
Philip W. Allen

February 2005



Contents

Community Planning and the Visioning Process	1
Planning and the Vision	2
About This Document.....	3
Vision: Lifestyle and Character	5
Strategic Objectives.....	5
Development and Redevelopment.....	5
Educational / Institutional / Cultural	5
Vision: Economic Vitality	7
Strategic Objectives.....	7
Vision: Park and Open Space.....	9
Strategic Objectives.....	9
Vision: Neighborhood Enhancement	10
Strategic Objectives.....	10
Vision: Resource Stability.....	11
Strategic Objectives.....	11
Infrastructure and Land Use Management	11
Stormwater Management.....	12
Wastewater Management	12
Vision: Transportation Advancement	13
Strategic Objectives.....	13
Transportation Alternatives	13
Transportation Improvements	14
Transportation and Land Use Integration.....	14
Appendix A: Profile Index	15
Appendix B: Public Participation Process.....	16

Upper Merion Township Vision 2020

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COMMUNITY PLANNING AND THE VISIONING PROCESS

Upper Merion must not become complacent about its future. In order to enjoy a community rich in history, civic pride, cultural diversity, and economic prosperity, we must have a vision for the community and the framework necessary to achieve it. We can only meet the need for economic and community development through successes won by thoughtful planning and diligent implementation. Without this vision, our future will be reactionary, with others determining our fate.

The visioning process requires the development of image, orientation, values, and uniqueness in the evolution of planning. These elements are essential to the formulation and revisions to a comprehensive plan that reflects community sentiment, fosters implementation strategies, and which will gain community support for public investments. The visioning process does not end with conceptualization. The process includes the mechanism by which ideals are transformed into obtainable goals and community initiatives. The visioning process never concludes. We may pause to put our thoughts to paper, but the cycle continues in support of an evolving comprehensive plan, necessary to community growth.



PLANNING AND THE VISION

While the planning process touched upon all areas, this portion of the vision statement deals with community image and how concepts of land use and implementation strategies can work in support of vision values and orientation. This is not intended to be all-inclusive, but rather to promote expanded community input, discussion, and an enhanced vision.

We envision that the Upper Merion of 2020 will be...

Identified as a benchmark community in economic vitality, environmental quality, cultural diversity, educational quality, and overall quality of life;

A community with unique open space and natural features, protected habitats, and superb recreational opportunities;

Economically strong, fostering local and regional businesses, clean industry, and development of employment centers, in harmony with our residential neighborhoods;

A community that draws upon the strengths of its citizenry through participation in public policy decisions;

Known for the quality of its government, community services, and educational opportunities;

A community that continues to move forward with a proactive legislative lobby for enhanced land use tools to tie development to adequate public facilities.

A community that has maximized its value as a regional transportation hub to the resident and local business interests;

Committed to the needs and care of its senior citizens, while supporting children and families;

A community that retains its unique historical and cultural identity, while assuming a leadership role in regional affairs and cooperation;

Home to resident and business neighbors in community development partnership;

A good place to... "live, work, and worship".



ABOUT THIS DOCUMENT

As a “vision plan,” this document sets forth vision statements that generally describe what this community envisions for the Township in the next 15 to 20 years. Each vision statement addresses a separate aspect of our Township and is categorized as follows:

- Lifestyle and Character
- Economic Vitality
- Park and Open Space
- Neighborhood Enhancement
- Resource Stability
- Transportation Advancement

As specifically directed by the Board of Supervisors, this document is not an action plan, and therefore does not propose any specific action items or projects. Instead, it serves as a starting point whereby the Township can begin to form specific action items that will ultimately achieve these visions.

Gathering input from the public is essential in creating a vision for the Township. Therefore, this document is presently following the public participation process as outlined below:

February and March 2003

- Received comments and suggestions from the Upper Merion Township citizen boards.

April 2003

- ECDC compiled comments and suggestions.
- ECDC made proper modifications to the plan.

May 2003

- ECDC made presentations and asked input from neighborhood and civic associations.

February 2004

- ECDC requested input from business community

April 2004

- ECDC compiled input from business community and modified plan accordingly.
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May 2004

- Board of Supervisors put Plan on display for public examination.

Vision 2020



June-October 2004

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January 2005

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February 2005 – Forward

- ***Citizen boards initiate proposals for specific action items and present them to the Board of Supervisors for consideration.***
- ***Board of Supervisors initiate specific action items that will accomplish the objectives of the plan as desired.***



Upper Merion offers a superior and desirable lifestyle for its citizens and visitors. We enjoy quality residential development, distinctive commercial and employment centers, and many public amenities. Ensuring a variety of living, working, cultural, and leisure opportunities is fundamental to our community vitality. The preservation of this lifestyle and continued community well-being is achieved through respect for, and improvement of our environment, both natural and man-made, while providing for the needs of our citizens.

Strategic Objectives

Development and Redevelopment

- ◆ Define a variety of land uses compatible with surrounding uses and environmental sensitivities that support land values and community goals.
- ◆ Ensure that development or redevelopment reflects form, scale, and design of the district without encroaching on adjacent planning areas, while complimenting surrounding features and amenities, such as the development of green belts through adjoining uses.
- ◆ Support projects that are responsive to the environment, site conditions, and unique character of the underlying district, remaining flexible enough to encourage growth that services people's needs.
- ◆ Support accessibility to site facilities through partnership development or public easement, such as recreational facilities that serve residents, employees, and visitors.

Educational / Institutional / Cultural

- ◆ Incorporate public art into emerging and mature areas in redevelopment plans.
- ◆ Encourage incorporation of cultural elements in both public and private facilities that afford access to the public.
- ◆ Use existing public and private facilities for cultural and entertainment activities. For example: work with new movie complex to use their auditoriums in times, such as Saturday mornings, when they are not in normal use. Selected films could be



Vision 2020

shown other than current popular ones. Extend Concerts Under the Stars to year round activity by using Freedom Hall on Friday evenings.

- ◆ Secure business and public support for development and maintenance of sports fields and entertainment facilities.
- ◆ Expand public library programs such as organizing book reviews by local authors in return for book signing feature.
- ◆ Identify local buildings of historic interest and work for their preservation.
- ◆ Organize a community center.
- ◆ Work with Montgomery County Visitors Association, local hotels and restaurants, And Chamber of Commerce to attract high quality groups for public conventions that include public exhibits.
- ◆ Cooperate with Valley Forge Historical Society, which is raising \$40M to build a Valley Forge Museum of the Revolution, which will attract visitors and serve educational needs.
- ◆ Work closely with School District, UM School Night, Library and new University of Phoenix to help stimulate adult education.
- ◆ Expand public television programs. Attract a larger audience to Township government activities by renting professionally produced programs on local public affairs. Expand budget as revenues from cable service provider's increase. Stimulate contributions from local businesses that have stories to tell.
- ◆ Assist Chamber of Commerce to convert King of Prussia Inn into an information center and local history exhibit.
- ◆ Assist Township in finding a suitable tenant or buyer for the Muhlenburg Building.
- ◆ Finance competent writer to prepare history of Upper Merion to be used in schools, sold in local stores and the information center. Perhaps done in cooperation with the celebration plan for Township's 300th anniversary.
- ◆ Support Park and Recreation Department to sponsor bus tours to historic locations such as Gettysburg, Washington's Crossing, Cruiser Olympia, and Valley Forge.



VISION: ECONOMIC VITALITY

The strength and diversity of Upper Merion's economy has enabled us to provide a high level of service to our residential and business communities. The continuation of this economic advantage is hinged upon community goals that foster a balanced economic development program. We are committed to the support of our existing strengths by: targeting new opportunities which can diversify and enhance our economic base; provide for the fiscal health of the township; and form partnerships between elements of the community which support the goal of economic and community development.

Strategic Objectives

- ◆ Promote opportunities for growth of existing business.
- ◆ Enhance local tourism.
- ◆ Target new job opportunities and economic activity consistent with community lifestyles, particularly those that are non-polluting and embrace technologies that support telecommuting and alternative transportation modes.
- ◆ Ensure adequate future opportunities for business activities throughout the township that support surrounding neighborhoods.
- ◆ Continue to form community and regional partnerships to deal with critical issues and emerging opportunities.
- ◆ Encourage variety of design and densities in new or redevelopment projects if they will support community identity, preserve and enhance greater community goals, and add value to property.
- ◆ Maintain a residential tax burden that is the lowest (best) ranking in the county and regionally to remain an attractive place to live and work.
- ◆ Maintain a top credit rating for future township debt issues.
- ◆ Maintain and improve upon a fair and attractive tax structure so new businesses will locate in the Township.
- ◆ Provide sufficient revenue for the needs of a progressive, stable township government with professional management.

Vision 2020



- ◆ Institute proactive recruitment of businesses that pay township taxes.
- ◆ Avoidance of litigation with developers that would jeopardize fees or other private funding of infrastructure work relative to the development.
- ◆ Investigate possible benefits and drawbacks of a “Home Rule” charter.
- ◆ Increase communication with local “stakeholders,” i.e. residents, businesses, and financial institutions. Emphasize current relatively low taxes and high level of services and township’s efforts to remain attractive.
- ◆ Institute a good long-term growth plan. Incorporate better traffic management and mass transit systems. Improved attractiveness and convenience of development.
- ◆ Create an advisory finance committee to assist the Board of Supervisors.
- ◆ Create a liaison through the ECDC to the State and County Economic and Community Development Divisions to the township supervisors.
- ◆ Investigate private/public development and finance opportunities that will allow the township to provide new or expanded services to citizens and businesses while minimizing the tax burden.
- ◆ Develop a cost/benefit methodology for the evaluation of capital projects.



VISION: PARK AND OPEN SPACE

The Township actively promotes the acquisition, dedication, and “set aside” of the following types of park and open space for active and passive recreational enjoyment.

1. Passive natural open space-wildlife preservation/historic archeological sites/low impact recreational.
2. Contiguous “greenways” that connects adjacent development patterns and natural features.
3. Active recreational areas and park space that complement neighborhoods and business uses.

Strategic Objectives

- ◆ Ensure flexibility in zoning and subdivision regulations to clearly define the character of the open space based on the type of land use.
- ◆ Require setbacks for vista corridors along major roads.
- ◆ Encourage open space.
- ◆ Provide incentives to promote dedication by property owners.
- ◆ Promote creative development techniques consistent with area uses to incorporate more open space.
- ◆ Develop strategies to encourage revegetation and expansion of open space amenities in redevelopment.
- ◆ Develop the Schuylkill River waterfront to maximize community access and usage.
- ◆ Create a more walk-able community.



VISION: NEIGHBORHOOD ENHANCEMENT

The qualities of Upper Merion’s residential and commercial neighborhoods are defining elements in the quality of life we enjoy. The quality of our experience is first and foremost in the individual neighborhoods in which we live, work and play. We remain committed to enhancing our neighborhoods, today and in the future. Development, redevelopment, and revitalization decisions are the cornerstones of growth and prosperity for our community. Zoning, subdivision regulation, and infrastructure planning meet the needs of neighborhoods within the context of broader community goals.

Strategic Objectives

- ◆ Enhance attractiveness by integrating neighborhoods with open space design or greenbelts.
- ◆ Incorporate public safety into facilities planning and neighborhood amenities, such as bike trails and transportation plans.
- ◆ Address transitional neighborhood boundaries between different uses and adjacent roadways.
- ◆ Designate historic neighborhoods to preserve character and property values.
- ◆ Identify neighborhoods that would benefit from revitalization or redevelopment and develop investment strategies and incentives for private and partnership investment.
- ◆ Support commercial and employment centers in redevelopment and revitalization plans to reduce sprawl, improve property values, and strengthen nearby residential neighborhoods.
- ◆ Actively support civic associations, cultural organizations and recreation organizations to sustain neighborhood vitality.



VISION: RESOURCE STABILITY

Upper Merion is committed to the effective management of our limited, but renewable environmental, economic, social, and technological resources, ensuring adequate support for future growth. It is essential to maintain and improve upon community assets to ensure essential services, environmental quality, economic vitality, and access to amenities that contribute to the quality of life today and in the future.

Strategic Objectives

Infrastructure and Land Use Management

- ◆ Plan and implement infrastructure improvements alone, and in regional cooperation, in support of water, sewer, stormwater control, and transportation facilities. In particular, consider the ability of existing facilities to adequately handle increased volume, determine how to finance any needed improvements or replacements, and determine how much does or should the capital budget allocate for such improvements.
- ◆ Encourage development patterns where land uses and locations are compatible. Provide incentives to development/redevelopment that support alternative transportation modes, open space, improved community amenities, improved business opportunities, and diversified employment centers.
- ◆ Anticipate the need for expanded or improved public facilities such as wastewater treatment upgrades, protection of water assets, rights-of-way preservation/acquisition, library improvements, storm water management, and the need for expanded and improved police and fire services.
- ◆ Encourage a variety of compatible land uses allowing people to live, work, shop, and play in the context of neighborhood development.
- ◆ Promote partnerships to accommodate efficient use of resources, land, and services.
- ◆ Promote the installation and use of more efficient and reliable media for communication, such as a broadband network and fiber-optic, with the intention of replacing less efficient and bulkier traditional media such as copper wire.



Vision 2020

Stormwater Management

- ◆ Identify Township-controlled areas needing maintenance, improvement, and/or replacement of existing culverts and/or drainage channels (deterioration, inadequacy of pipe sizes, etc.).
- ◆ Identify Township-controlled areas needing installation of additional culverts and/or drainage channels.
- ◆ Identify areas where erosion and/or destabilization are occurring, along with any areas of hazardous travel because of it, and assess potential curative measures.
- ◆ Consider and assess advantages and disadvantages of a stormwater authority and the necessary methods to achieve the same.
- ◆ Identify situations where neighboring municipalities should share responsibility for financing such projects because they contribute to the drainage problem or because they would benefit from the improvement.
- ◆ Identify funds that may be available from Montgomery County or other governmental bodies.
- ◆ Identify situations where property owners would be partially or completely responsible for drainage problems, and assess them accordingly.
- ◆ Determine how much does or should the capital budget allocate for such improvements.

Wastewater Management

- ◆ Consider future ability of (1) The Trout Run Wastewater Plant and (2) The Matsunk Wastewater Plant to adequately handle increased volume of wastewater generated by the Township's private residences and commercial establishments.
- ◆ Consider future ability of the Township's ten pumping stations to handle increased capacity.
- ◆ Determine how to finance any needed improvements or replacements.
- ◆ Determine how much does or should the capital budget allocate for such improvements.



Vision 2020

VISION: TRANSPORTATION ADVANCEMENT

As transportation has greatly influenced past development, it is also considered the backbone of our future economy, influencing and serving land use patterns in a positive light. Our commitment to transportation planning is reflected in development and redevelopment decisions. While the automobile remains the primary mode, planning and land use strategies maximize alternatives for our future economic growth. Alternatives provide greater access for resident, employee, and visitor alike, while alleviating pollution and congestion. These alternatives serve and influence the land use patterns for our redevelopment process.

The transportation network within Upper Merion Township functions in an optimal manner by moving people and goods in an efficient and cost-effective manner, while minimizing the adverse effects of through-traffic on neighborhoods. The Township also recognizes and encourages alternative modes of transportation including automotive vehicles, transit, bicycling, and walking.

Strategic Objectives

Transportation Alternatives

- ◆ Gain ultimate right-of-way improvements, inclusion of bike and pedestrian enhancements, and transit facilities that reduce future travel demands, through incentives.
- ◆ Explore different modes, including new technologies, to focus on moving people and goods rather than just vehicles for optimum transportation effectiveness.
- ◆ Encourage cooperation between Township, SEPTA, GVFTMA, PennDOT, and other groups or agencies.
- ◆ Encourage safe pedestrian and bikeways within Upper Merion,
- ◆ Encourage car and van pooling.
- ◆ Encourage flextime, staggered work hours, and telecommuting.
- ◆ Build attractive and safe transit stations/shelters.
- ◆ Enforce bus turnouts and HOV preferential parking in development plan approvals. Also include parking for small energy efficient commuter cars and motor bikes in future plans.



Vision 2020

Transportation Improvements

- ◆ Integrate and optimize the effectiveness of the transportation facilities and modes already serving Upper Merion.
- ◆ Complete the current and future planned roadway projects. Examples: Route 422 widening, Route 23 bypass/relocation, Henderson widening & I-76 off-ramps, I-76 widening.
- ◆ Ensure that the location and design of our improved transportation corridors are not only environmentally sensitive, but also offer scenic value to our neighborhoods. Develop cost-effective and efficient transportation with minimal adverse impact to Upper Merion's neighborhoods, institutions and businesses.
- ◆ Build extra turn lanes, express lanes and possible depressed through-traffic lanes at major intersections.
- ◆ Ensure that the Rambler and private office campus shuttles include transit stations on their routes for better interconnectivity of public transportation modes.

Transportation and Land Use Integration

- ◆ Maintain an integrated land use and transportation planning process to ensure that development and infrastructure planning accurately reflect the travel demands in a complimentary fashion.
- ◆ Establish infrastructure benchmarks for use in community development.
- ◆ Encourage land use patterns that reduce travel through neighborhood development using mixed-use centers, which are equally accessible from residences.
- ◆ Reduce local highway traffic and the impact of congestion on regional systems and Township arteries with corresponding reductions in residential neighborhoods.
- ◆ Minimize the adverse impacts of through highway traffic.
- ◆ Encourage development that provides the traffic volume to support non-highway transportation modes. Example: An automated shuttle between the proposed Schuylkill Valley line and the Cross County line over Goddard/Mall Blvd with an elevated station between the Court and the Plaza.
- ◆ Encourage underground parking garages rather than massive paved lots.



APPENDIX A: PROFILE INDEX

Population <table border="1"> <tr><td>1970 population of Upper Merion:</td><td>23,743</td></tr> <tr><td>1980 population of Upper Merion:</td><td>26,138</td></tr> <tr><td>1990 Population of Upper Merion:</td><td>25,722</td></tr> <tr><td>2000 Population of Upper Merion:</td><td>26,863</td></tr> </table> <table border="1"> <tr><td>Population increase in last 10 years:</td><td>4.4%</td></tr> </table>		1970 population of Upper Merion:	23,743	1980 population of Upper Merion:	26,138	1990 Population of Upper Merion:	25,722	2000 Population of Upper Merion:	26,863	Population increase in last 10 years:	4.4%	2000 Age Distribution <table border="1"> <tr><td>Under 5:</td><td>1,476</td><td>5.5%</td></tr> <tr><td>5 to 9:</td><td>1,361</td><td>5.1%</td></tr> <tr><td>10 to 19:</td><td>2,589</td><td>9.6%</td></tr> <tr><td>20 to 34:</td><td>6,514</td><td>24.2%</td></tr> <tr><td>35 to 54:</td><td>7,929</td><td>29.5%</td></tr> <tr><td>55 to 64:</td><td>2,786</td><td>10.3%</td></tr> <tr><td>65 and over:</td><td>4,208</td><td>15.7%</td></tr> </table>		Under 5:	1,476	5.5%	5 to 9:	1,361	5.1%	10 to 19:	2,589	9.6%	20 to 34:	6,514	24.2%	35 to 54:	7,929	29.5%	55 to 64:	2,786	10.3%	65 and over:	4,208	15.7%
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APPENDIX B: PUBLIC PARTICIPATION PROCESS

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Public Participation Summary of Comments



Vision 2020

General Comments

1. The goals and objectives should be structured under the various departments of the township. *Respondent: Bart Proger, Library Board (Comment Addressed)*
2. The “strategic objectives” should offer specific, implementable actions. *Respondent: Bart Proger, Library Board (Comment Addressed)*
3. The first time through this, I missed the structure, with a statement of vision and strategic objectives. I felt like it was a list of strategies with no goal in sight. But the goal is there. Maybe the introductory text should be strengthened to clarify the organization of the document. *Respondent: Scott Sibley, Chairman, Planning Commission (Action Taken: Comment incorporated as new page 3)*
4. I think we should include "Lobby state legislature for enhanced land development tools to tie development to adequate public facilities". I don't know where this would go. *Respondent: Scott Sibley, Chairman, Planning Commission (Action Taken: Comment incorporated on page 2)*
5. Seniors and families are mentioned in the vision on page 2, but I didn't see any vision or strategy that addresses these. If they are there, they need to be strengthened. *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
6. Detailed comprehensive comments were submitted by the Media Communications Advisory Board and the Environmental Advisory Committee. To see actual submissions contact Brody Bovero at bbovero@umtownship.org. *(Action Taken: Various changes)*
7. Some of the specific ideas are terrific, such as extending the concerts under the stars to a year round activity, and creating a community center. I am particularly enthusiastic about the idea of expanding the television programming. A lot of the goals are symbiotic, such as preserving open space, reducing traffic congestion and promoting tourism. Obviously, the devil is in the details. A lot of these worthy goals will obviously involve trade-offs and resisting the temptations that come with over-development. For example one aspiration is attracting new businesses and another is reducing traffic congestion. There is a natural tension between the two. Balances must be struck and priorities selected. *Respondent: Daylin Leach, Pennsylvania House of Representatives*

Lifestyle and Character

1. Under the last objective, “Support Park and Recreation Department to sponsor bus tours to historic location such as Gettysburg, Washington’s Crossing and Cruiser Olympia.” Add “Valley Forge.” *Respondent: Jack Smyth, Consulting Engineer, Transportation Authority (Action Taken: Comment incorporated on page 6)*



Vision 2020

2. Educational/Institutional/Cultural, 7th Objective: Include possibility of a regional “Wellness Center” that includes a fitness center plus physician and therapy facilities. *Respondent: Lynn Gold-Bikin, Municipal Utility Authority (Comment Addressed)*
3. Development and Redevelopment: Add "Encourage development to include community focal points such as parks, squares, centers, and aesthetic features." *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
4. Add "Encourage maintenance and preservation of existing historic structures on redevelopment sites." *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
5. Educational, Institutional, Cultural: Add "Develop a venue for more and larger exhibits of art and other cultural exhibits." *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
6. Under third objective from bottom: Prefer a public/private partnership to develop the Muhlenberg Building to preserve historic nature within a park setting. *Respondent: Park and Recreation Board (Comment Addressed)*
7. Redevelopment is a major issue that the township should address in the plan. Some neighborhoods will become outdated by 2020 and must be kept fresh and appealing. See letter for details. *Respondent: Steven Elgart, Planning Commission (Comment Addressed)*
8. Development and Redevelopment: Protection of residential areas must remain the highest priority of the township. Neighborhoods must not be sacrificed to solve “accessibility” problems created by new or expanded commercial development. *Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association (Comment Addressed)*
9. Educational, Institutional, Cultural: Community center should be centrally located. Also, jobs and additional recreational and social activities should be encouraged for disabled residents. *Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association (Comment Addressed)*

Economic Vitality

1. “Create a finance committee to advise the Board of Supervisors.” Would this infringe on Board’s Authority? *Respondent: Jack Kelly, Police Citizen Advisory Board (Action Taken: Comment incorporated on page 8)*
2. Economic Vitality. Sixth bullet "Encourage variety of design and densities..." seems out of place for this vision item. *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*



Vision 2020

3. Proactive recruitment of businesses must maintain a diversity of tax base.
Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association (Comment Addressed)

Park and Open Space

1. Parks and Open Space. Third bullet is confusing. Does this mean "Encourage purchase of land or easements for open space"? *Respondent: Scott Sibley, Chairman, Planning Commission (Action Taken: Comment incorporated on page 9)*
2. Seventh Bullet sounds like we want to put apartments on the waterfront. Change to "Develop access to open space along the Schuylkill River waterfront." *Respondent: Scott Sibley, Chairman, Planning Commission (Action Taken: Comment incorporated on page 9)*
3. Add "Encourage redevelopment in existing developed areas rather than new development in undeveloped areas." *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
4. Long term commitment to athletic and recreational programs that meet the constituent's needs. *Respondent: Park and Recreation Board (Comment Addressed)*
5. Use public/private funding to acquire Valley Forge Golf Course as open space if PA Supreme Court decision permits. *Respondent: Park and Recreation Board (Comment Addressed)*
6. Preserve riverfront property for future growth and take advantage of the 3 beachheads that already exist. *Respondent: Park and Recreation Board (Comment Addressed)*
7. Where we have "walkable" add "and bikeable." Promote "Bike to Work Day." *Respondent: Park and Recreation Board (Comment Addressed)*
8. Modify parks to meet current needs of residents. *Respondent: Ed Mustard, Valley Forge Homes (Comment Addressed)*
9. Dedication of trees and open space must be located in the area of the proposed development in order to offset the impact on the immediate neighborhood.
Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association (Comment Addressed)

Neighborhood Enhancement

1. Some strategic objectives deal with issues that no longer allow much flexibility.
Example: under Neighborhood Enhancement, "Enhance attractiveness by integrating



Vision 2020

neighborhoods with open space design or greenbelts,” and, “Address transitional neighborhood boundaries between different uses and adjacent roadways.” These objectives may not be implementable due to the heavily developed nature of the Township. *Respondent: Bart Proger, Library Board (Comment Addressed)*

2. Neighborhood Enhancement. Last bullet is confusing. Does this refer to neighborhood retail? Reword. *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
3. Perhaps "Encourage Redevelopment to include community focal points" would be good here. *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
4. Mitigate effects of cut-through traffic on residential roads, replace old traffic/parking signs where needed, coordinate street resurfacing with utility work, install noise-mitigation measures along highways to protect surrounding residential. *Respondent: Ed Mustard, Valley Forge Homes (Comment Addressed)*
5. Add the following objectives: “Encourage the creation of, and township support of, civic associations.”, “Encourage all new residential development to provide public, not private roads.”, and “Expand the townships power over road changes that the township determines are dangerous, even if approved by PennDOT. *Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association. (Comment Addressed)*

Resource Stability

1. Stormwater management. Concerned about erosion taking place, particularly in parkland. More specifically: Abrams Run, Trout Run, Timber(?) Creek. *Respondent: Park and Recreation Board (Comment Addressed)*
2. Conservation must be major component in the plan. Greater emphasis on resource conservation will be required in the 21st Century. This would include conservation measures in water, fuel, electric power, and other resources. Partnering with corporations, schools, religious institutions, and community groups would help achieve this goal. See letter for details. *Respondent: Steven Elgart, Planning Commission (Comment Addressed)*

Transportation Advancement

1. Transportation Improvements: a lot of these objectives are being done already. *Respondent: Jack Kelly, Police Citizen Advisory Board (Comment Addressed)*
2. Overall statements, primarily suggested for the transportation section:
 - Protect Communities



Vision 2020

- Protect and Enhance Quality of Life
- Protect and Enhance Mobility and Access
- Protect Communities from Thru/Regional Traffic
- Enhance Transit Options

*Respondent: Jack Smyth, Consulting Engineer, Transportation Authority
(Comment Addressed)*

3. Transportation Alternatives, 3rd objective: add "PennDOT." *Respondent: Jack Smyth, Consulting Engineer, Transportation Authority (Action Taken: Comment incorporated on page 13)*
4. Transportation and Land Use Integration, 3rd objective: Objective is unclear. *Respondent: Jack Smyth, Consulting Engineer, Transportation Authority (Comment Addressed)*
5. Transportation and Land Use Integration, last objective: Underground parking will affect the following:
 - Sprinkler ordinance
 - Garage floor height requirements
 - Density of Population
 - Possible need to increase number of personnel in Fire and Emergency Medical.*Respondent: Upper Merion Township Fire and Rescue Services Board (Comment Addressed)*
6. Transportation Improvements. Add "Update our list of planned and future projects, recognizing changes in development and social patterns within the township. *Respondent: Scott Sibley, Chairman, Planning Commission (Comment Addressed)*
7. Transportation and Land Use Integration. Fifth bullet: "higher density" usually stirs up fears. Maybe it should read "Encourage compact development, while discouraging "green field" development. Compact development provides TRAVEL DEMAND (not traffic volume) to support non-highway..." *Respondent: Scott Sibley, Chairman, Planning Commission (Action Taken: Comment incorporated on page 14)*
8. Emphasize transportation alternatives, i.e. Sweetwater Park, more paths. Schedule public transportation, such as Rambler, for specialized events such as Day Camp transport. *Respondent: Park and Recreation Board (Comment Addressed)*
9. Three essential transportation issues must be addressed:
 - Transportation to locations within the township
 - Transportation through the township
 - Transportation within the township



Vision 2020

See letter for details. *Respondent: Steven Elgart, Planning Commission (Comment Addressed)*

10. Plans should be made so SEPTA stations can be reached without a car (i.e. via Rambler or intra-office campus shuttles. Also, traffic patterns and signaling should be reviewed regularly to make traffic conditions more safe and efficient. *Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association (Action Taken: Comment incorporated on page 14)*
11. Our group does not agree with the proposal to encourage higher density development, while discouraging low-density 'green field' development. Expansion of public transit programs will make traffic conditions better, no matter what the density. Higher density will only increase the amount of vehicles. *Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association (Comment Addressed)*
12. We are concerned about safety of underground parking garages due to crime and sinkholes in the township. It is not in the best interest of the township to develop high-rise buildings and higher development. *Respondent: Hughes Park Civic Association & Copper Mills Station Homeowners Association (Comment Addressed)*



List of Respondents

Official Citizen Boards and Commissions

Media Communications Advisory Board
Environmental Advisory Board
Park and Recreation Board
Fire and Rescue Services Board
Police Citizen Advisory Board

Individual Respondents

Bart Proger, Library Board
Scott Sibley, Planning Commission
Jack Smyth, Engineer, Transportation Authority
Lynn Gold-Bikin, Municipal Utility Authority
Steven Elgart, Planning Commission
Jack Kelly, Police Citizen Advisory Board
Ed Hargadon, Shade Tree and Beautification Committee
Daylin Leach, Pennsylvania House of Representatives

Civic Associations

Valley Forge Homes Civic Association
Hughes Park Civic Association
Copper Mill Station Homeowners Association
Belmont Hills Civic Association

Vision 2020

