

# Lower Gwynedd Comprehensive Plan

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Board of Supervisors

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**MONTGOMERY  
COUNTY, PA**  
PLANNING COMMISSION



# What is a Comprehensive Plan?

- Long-range planning document providing a future growth and development guide
- Identifies a community vision that guides the plan's recommendations
- Recommendations and implementation strategies are proposed to work towards that vision
- Required by the Municipalities Planning Code (MPC) to be reviewed every 10 years

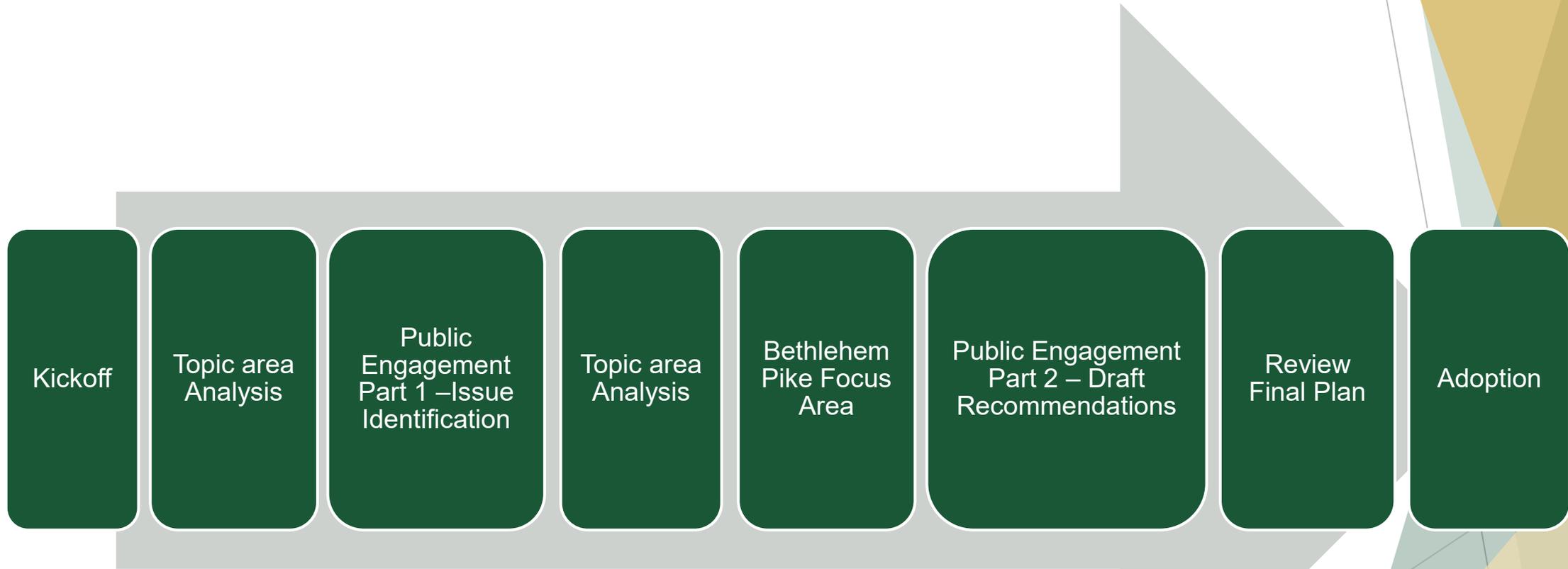


# What topics are covered?

- **Demographic Trends** (current and forecasted population, age distribution, educational attainment)
- **Current Land Use\*** (current land use, recent development trends)
- **Economy & Employment** (unemployment, average commute, employment sectors)
- **Homes & Housing\*** (housing density, affordable housing)
- **Infrastructure\*** (water/sewer, energy)
- **Transportation\*** (traffic volume, bus and rail service, walkability)
- **Natural Resources\* & Open Space, Recreation** (wetlands, tree canopy, stormwater management, parks)
- **Cultural Resources\*** (historic districts, arts and culture)
- **Community Facilities\* & Health, Safety** (schools, libraries, emergency services, senior services, food access)

\*Elements required by the Municipalities Planning Code

# Comprehensive Planning Process



# Public Engagement

- Attended Fall Fest 2023
- Community survey – Summer-Fall 2023 (533 responses)
- 1<sup>st</sup> Open House – October 2023
- Draft Vision Statement Survey – Summer 2024 (87 responses)
- 2<sup>nd</sup> Open House – October 2024
- Draft goals and recommendations survey – October 2024 (24 responses)
- Ongoing social media and newsletter posts, page on the township website for people to see updates
- Development Town Hall – February 2026



# Public Engagement Feedback (1 of 2)

## Community Survey and Open House #1

### Issue identification

- Priority issues identified:
  - Maintain parts and recreation, open space (49%)
  - Redevelop underutilized commercial properties (41%)
  - Improve road safety and traffic issues (33%)
  - Preserve historic properties (26%)
  - Beautify existing commercial areas (25%)
- Preserving open space, improving walkability, and creating a more welcoming experience on Bethlehem Pike were identified as key topics for further exploration



# Public Engagement Feedback (2 of 2)

## Open House #2 and Draft Vision and Recommendation Surveys

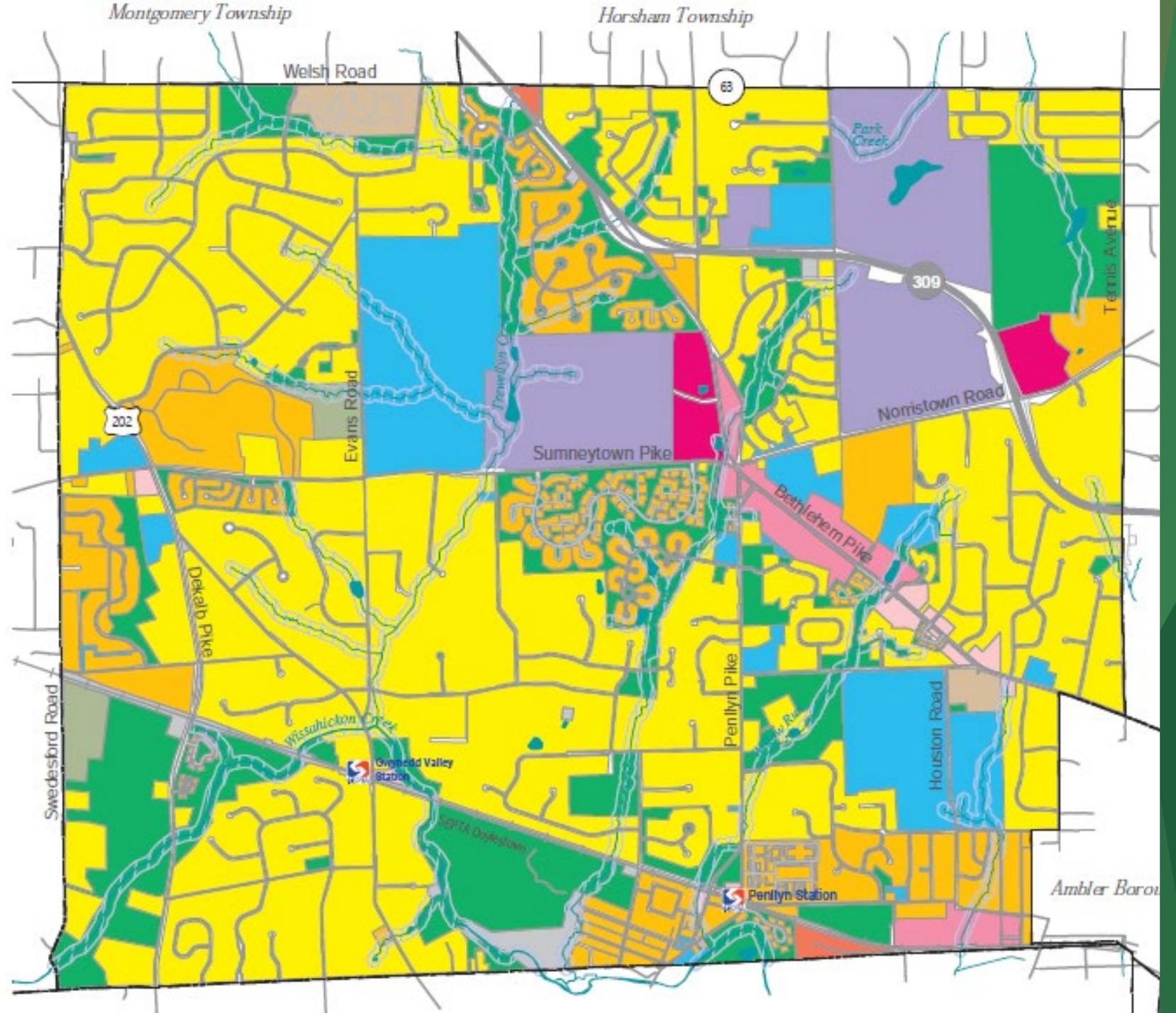
### *Key Takeaways from each of the topics:*

- Future land use and Vision. The majority of 85% of responses agree/strongly agree with the draft vision statement. Important topics: walkability, environmental stewardship, opportunities for small-scale retail and commercial, sustainable growth.
- Community Institutions. Institutions are valued, especially the school district. Desire for more community space and businesses that could serve as "third places"
- Housing. Balance between creating opportunities for growth in specific areas, and the desire to maintain the scale and character of established neighborhoods.
- Transportation. Priority: build sidewalks and trails to improve pedestrian connections to destinations. Also, create safer streets and slow vehicle speeds through neighborhoods.
- Open Space and Environmental Sustainability. Priority: improve and preserve the tree canopy. Also, preserve open spaces and natural resources, reduce waste, reduce flooding and improve water quality.

# Future Land Use Map

## Future Land Use Categories

- Agriculture
- Business/Industrial
- General Commercial
- Residential, Low-Density
- Residential, Medium-Density
- Residential, High-Density
- Institutional
- Recreation and Open Space
- Mixed-Use, Low
- Mixed-Use, Medium
- Mixed-Use, High
- Utilities
- Greenway Overlay



Thank you!

Questions?

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