

# Evaluation of Growth Area Needed for New Development Through Year 2025

## Future Land Use Plan

The Future Land Use Plan for East Norriton Township at build out represents current and proposed land uses for both developed and vacant lands. The Plan assumes Valley Forge Medical Center (currently considered temporarily protected land) and all institutional land holdings such as schools and places of worship will maintain their current land use designations.

Land use patterns identified for vacant lands and estimated redevelopments (as shown on the Land Use Plan Map as V-# & S-#) are projected to the right.

Zoning Classifications Vacant Land *		
<b>Residential</b>		
AR District	81	70 lots
BR District	19	40 lots
RR District	24	205 units
HR District	8	200 units
		<b>515</b>
<b>Non-Residential</b>		
Commercial/Shopping Center	5	40,000 sq. ft.
Executive Campus	10	300,000 sq. ft.
Residential/Professional	10	90,000 sq. ft.
Business/Professional	10	90,000 sq. ft.
Light Industrial	16	150,000 sq. ft.
		<b>670,000 sq. ft.</b>

\* Discounting for environmental limitations, new roads, basins, etc.



Bentwood Office Campus



Intersection of Germantown Pike and DeKalb Pike (Route 202)

## Township Trends

The continuing decline in family size from 2.62 in 1990 to 2.45 in 2000 could result in a decline in population in spite of additional housing units which are forecast to continue in East Norriton.

All but a very few isolated edges of the Township are accessible to public sewer and public water. Therefore, land use decisions in the future will deal more with select in-fill issues, such as whether to allow small sites with extensive road frontage to be converted from residential to low impact office uses or whether or not to sustain the moderate density single family approach in the broad central and northern sections of the Township or allow selected cluster housing options such as small lot singles, twins or townhouses.

A new trend since the 1994 Comprehensive Plan in the form of age restricted housing (independent retirement housing for age 55 plus) has resulted in a number of recent housing starts:

**Stuart's Keep** - now complete consisting of 153 attached dwellings.

**Jefferson Crossing** - construction underway for approximately 84 attached dwellings.

**The RR (Retirement Residential) District at Potshop Road/Germantown Pike** - plans filed for approximately 54 dwelling units and may include an assisted living component.

**Waterworks re-zoning** - current proposal is for approximately 66 attached units.

## Projected Residential Redevelopment

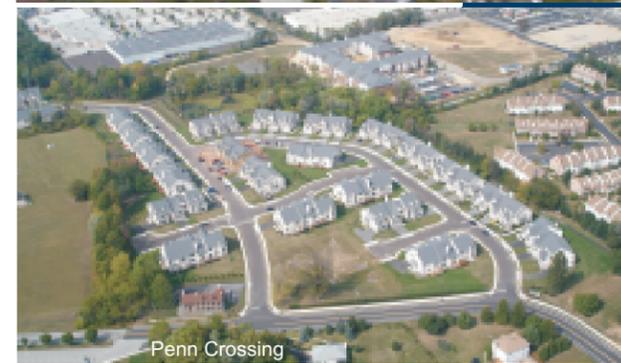
The estimated yield of lots and dwelling units from above result in the following projected population: 515 units=1,184\*

In addition, when this projected population from future development is added to the existing development, the maximum anticipated Township population at build-out pursuant to the Future Land Use Plan is estimated as:

2000 Township population	13,211
Residential development - 2000-2004 (239 lots @ 2.45 persons/dwelling unit)	586
Population based on Zoning Classifications of Vacant Land table	1,184
	<b>14,981</b>

\* Estimated as follows:  
110 single family detached lots @ 3.4 persons per dwelling unit = 374  
405 multi-family or attached units @ 2.0 persons per dwelling unit = 810  
**1,184**

As can be seen from this analysis, the Township population is expected to increase approximately 13.4% during the twenty year period 2005-2025. Even if the median family size would continue to decrease during the next twenty years, it is expected the total population anticipated by the year 2025 may well exceed the Montgomery County Planning Commission forecast of approximately 13,000.



Penn Crossing

## Transportation Plan

The two major highways which traverse East Norriton Township are both planned for major improvements and upgrades: U.S. Route 202 (DeKalb Pike through East Norriton) is a 59 mile long major commuter and vital business link that connects New Jersey to the north with Delaware to the south. The area in Montgomery County known as Section 600 from Johnson Highway to PA Route 309 in Montgomeryville is primarily two lanes and is proposed for widening to five lanes (two in each direction, with a continuous left-turn lane) and is currently scheduled to commence approximately 2010. An important element of this Section 600 project is the development of a Traffic Management Plan (TAP) to minimize traffic impacts during construction. Traffic signals will be coordinated and interconnected to enable traffic to pass through an area without causing bottlenecks and minimize back ups. Secondary roads such as Township Line Road and North Wales Road will be upgraded, especially at major intersections, in order to accommodate diverted traffic during the Route 202 widening program. Bicycle lanes are currently a part of the construction project.

The Germantown Pike corridor was studied in 2003 in recognition that traffic volumes have continued to increase, especially with the completion of I-476, the Blue Route and the large amount of development that has occurred along Germantown Pike between Plymouth Meeting and Collegeville. The study was commissioned by the Montgomery County Planning Commission, which after several meetings and public input, capacity analysis results and the evaluation of right-of-way needs and environmental constraints, determined that Germantown Pike should be widened to a five lane cross section, two travel lanes in each direction with a continuous left-turn lane from Valley Forge Road to North Wales Road. Auxiliary lanes at several intersections were also recommended. A closed loop system, connecting each of the traffic signals along the corridor, is also proposed in order to improve progression and traffic flow along the corridor.

Land use decisions along each major highway should help protect capacity by limiting the number and controlling the location of new access drives. New development should help fund local improvements through the Act 209 fees.

The Township will continue to encourage SEPTA bus routes between local employment and shopping centers, and to provide safe and comfortable shelters for passengers at key locations. East Norriton is currently served by numerous SEPTA bus routes which all interconnect in the Township:

Route 95 via Germantown Pike from Plymouth Meeting to Penn Square.

Route 96 which connects the Norristown Transportation Center to the Montgomery Mall, and Lansdale Station via Johnson Highway and DeKalb Pike through the Township.

Route 97 south of Penn Square via Markley Street, then Ridge Pike to Chestnut Hill.



Intersection of Germantown Pike and Whitehall Road



Intersection of Germantown Pike and Swede Road

## Non-Residential Growth Expected To Be Added This Year

The most likely areas for development have been identified and consist of a variety of commercial, business, and light industrial districts. While there is no certainty how these properties will actually be developed, assumptions for floor area ratios can be utilized to project the distribution through the five categories of 670,000 square feet. All of these areas are currently accessible to public sewer and water. Therefore maximum coverage ratios under existing zoning can be anticipated.

Using DVRPC statistics on employment yield per thousand square feet of office/industrial development (2.4 employees/1,000 sq. ft. of gross floor area), this yields the potential for an additional 1,608 employees to be added to the work force in the Township during the next twenty year period. DVRPC forecasts for 2025 project a total of 8,750 jobs in East Norriton Township.