

Draft Goals and Recommendations: Lower Gwynedd 2045 Comprehensive Plan

Please provide comments on the Draft Vision Statement and Future Land Use map. (Type in the box below).

Answered 5

Skipped 19

Respondent ID	Response Date	Responses	Tags	Sentiment
114741035556	Nov 19 2024 0	<p>Not really aligned with a town center mixed use with a potential of high density residential. It seems like even when not the entire number of residents have children the number of kids coming to LGE would significantly increase by just that development alone. One of the draws to the neighborhood is quality and small size of its schools and adding more children to them goes against what makes this neighborhood attractive to young families</p>		Unknown
114731307796	Nov 07 2024 0	<p>To be fair, you need to put the current use map next to the future use map so it is apparent where the changes are expected to occur.</p>		Unknown
114725814951	Oct 31 2024 0	<p>Overall I think the vision is decent, but it does little to promote a higher density development near the Bethlehem corridor which could be an incredible walkable suburban downtown. I would love to see flexibility to redevelop the 1201 Sumneytown property to include mixed use with opportunities for residential. There are many recent examples of dead strip malls and the like being transformed into incredibly successful cores. While this is under the control of Beacon, such transformations should be promoted there and at other locations. Rather than having a sea of parking lots around these industrial buildings, we can create environments that are actually enjoyable to be in. □</p> <p>While not easy, I would also love to see more mixed use overall, there should be more opportunities to have local shops within a short walk of many residential areas. These sorts of third places would reinvigorate so much community and life in our township.</p>		Unknown

11472554735 Oct 31 2024 0 Feedback to consider connectivity with neighboring townships.
Montgomery and whitpain specifically are neighbors with a lot to offer
lower Gwynedd residents, and it would be nice to reflect partnerships
with these neighbors in the long term vision. Unknown

11472539898 Oct 31 2024 1 As a couple who both lives and works in Lower Gwynedd, we feel
SAFETY of your taxpayers should be your primary and only concern. Unknown

Draft Goals and Recommendations: Lower Gwynedd 2045 Comprehensive Plan

Please review the map of community groups and institutions. Are there other community organizations or cul

Answered 2

Skipped 22

Respondent ID	Response Date	Responses
114725814951	Oct 31 2024 06:38 PM	No, seems good.
114725547353	Oct 31 2024 01:18 PM	I think parks should be included here, especially any with athletic fields that get use from LG and neighboring communities

ltural resources that you think should be included? (Type in the box below).

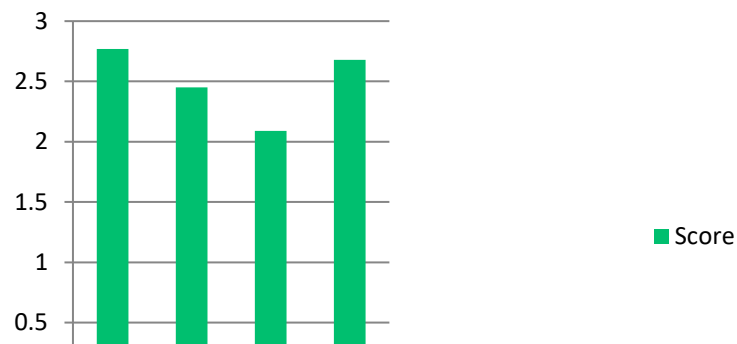
Tags	Sentiment
	Unknown
	Unknown

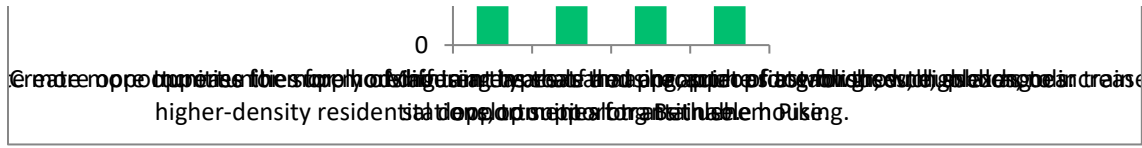
Draft Goals and Recommendations: Lower Gwynedd 2045 Comprehensive Plan

Please review the housing goals and rank them by what you think are the most important.

	1	2	3
Create more opportunities for more housing in areas that are appropriate for growth, such as along higher-density residential development along Bethlehem Pike.	22.73%	5	40.91%
Create more opportunities for more housing in areas that are appropriate for growth, such as near train stations, to support transit use.	13.64%	3	36.36%
Increase the supply of different types of housing, such as townhouses, duplexes, to increase opportunities for attainable housing.	13.64%	3	40.91%
Maintain the scale and character of established neighborhoods.	50.00%	11	9.09%

Please review the housing goals and rank them by what you think are the most important.





3	4	Total	Score	
6	9.09%	2	22	2.77
7	18.18%	4	22	2.45
9	31.82%	7	22	2.09
0	40.91%	9	22	2.68
		Answered	22	
		Skipped	2	

Draft Goals and Recommendations: Lower Gwynedd 2045 Comprehensive Plan

Provide additional comments here. (Type in the box below).

Answered 6

Skipped 18

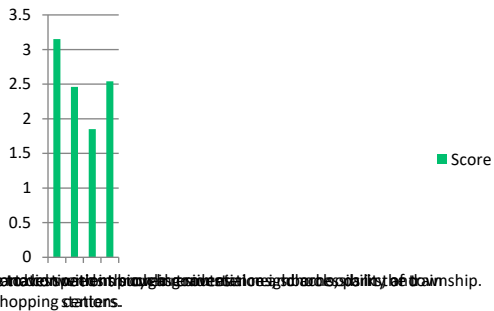
Respondent ID	Response Date	Responses	Tags	Sentiment
114738889174	Nov 17 2024 05:13 PM	We need to think about the school district and how development impacts the existing resources. Any improvements needed by the school district should be accomplished before any significant development in Lower Gwynedd.		Unknown
114731307795	Nov 07 2024 04:49 PM	Lower Gwynedd has been around a long time so it has a lot of established features, many of which attracted the people that live here now. Certainly there is room for growth in the township, but let's be careful not to chase away the current residents. Consider too that a lot of current residents are likely looking to stay in the community as they age. This may be accommodation of age in place, long-term care facilities or independent-living communities. I haven't seen this reflected in your plans so far.		Unknown
114725814957	Oct 31 2024 06:38 PM	While I understand the importance of "maintaining the character of established neighborhoods," it is dwarfed by the other three. Having higher density does not mean a massive condo next to a single family home, rather a nice simple diverse array of homes so that people aren't forced to either a condo or a large detached house. This of course should be the utmost priority near transit and the Bethlehem Pike corridor, but opportunities should be available elsewhere too (like ADUs).		Unknown
114725710336	Oct 31 2024 04:13 PM	Not a priority or responsibility for the township to be involved in increasing transit use. If a need arises, market forces will provide appropriate resources. Capitalism. I think these options are misleading and show an agenda - no matter what people say, because you are using a rank choice method, you will be increasing high density housing yet you provide no plan for how you would address this increase in population in our roads, schools and other impacted areas. The social engineering agenda needs to stop and this manipulative rank choice question style shows me that this survey is simply theater.		Unknown
114725417990	Oct 31 2024 11:07 AM			Unknown
114725398985	Oct 31 2024 10:43 AM	Just stop with the suggestion of affordable housing and make our communities safe		Unknown

Draft Goals and Recommendations: Lower Gwynedd
2045 Comprehensive Plan

Please review the transportation goals and rank them by what you think are the most important.

	1	2	3	4	Total	Score				
Build more sidewalks and trails to connect to destinations such as train stations, schools, parks, and shopping centers.	46.15%	6	30.77%	4	15.38%	2	7.69%	1	13	3.15
Ensure safe and convenient bicycling routes.	7.69%	1	38.46%	5	46.15%	6	7.69%	1	13	2.46
Encourage the use of public transportation with improved convenience and accessibility of train stations.	15.38%	2	7.69%	1	23.08%	3	53.85%	7	13	1.85
Create safer streets and slow vehicle travel speeds through residential neighborhoods in the township.	30.77%	4	23.08%	3	15.38%	2	30.77%	4	13	2.54
									Answered	13
									Skipped	11

Please review the transportation goals and rank them by what you think are the most important.



Build more sidewalks and trails to connect to destinations such as train stations, schools, parks, and shopping centers.

Draft Goals and Recommendations: Lower Gwynedd 2045 Comprehensive Plan

Please provide comments on the Walkability Map. Are there other areas that need safety improvements, or better pedestrian or bike connections? (Type in the box below).

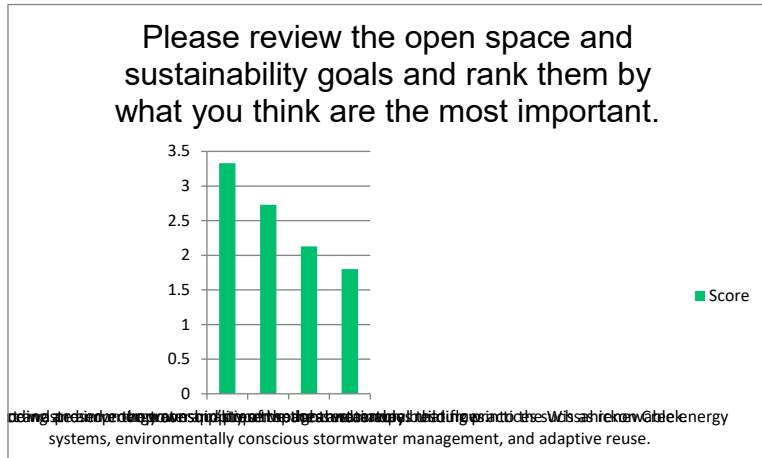
Answered 7
Skipped 17

Respondent ID	Response Date	Responses	Tags	Sentiment
11473888917	Nov 17 2024	0 Creating better access to the train station is a good goal, but any pedestrian access needs to be safe, a "trail" needs to be made from macadam so it can be kept clear of debris, snow, etc. Intersections need excellent lighting, and crossing lights. At the Penllyn station there isn't enough room for significant increases in parking, perhaps the Gwymeddd Valley station has a greater opportunity for improvement? The addition of bike lanes in our area would be great, but many roads are too narrow, the infrastructure costs to upgrade these roads seems too significant.		Unknown
11473130779	Nov 07 2024	0 There are a lot of areas in LGT that don't have sidewalks. It might be useful to look at the value of sidewalks in areas around elementary and middle schools and other community focuses.		Unknown
11472952825	Nov 05 2024	0 The trail off Gwynedd Ave that surrounds Meadowview Farms neighborhood needs maintenance. It is very overgrown and difficult to use.		Unknown
11472920489	Nov 05 2024	0 Create more walking and biking paths especially on the major roads, like Bethlehem Pike. Easier access to crossing that street would be great.		Unknown
11472581495	Oct 31 2024	0 The Septa train stops should have specific connections which can support walking in biking as this will allow more parking to be transformed into transit-oriented development. For example, the Gwynedd Valley station should have a specific multi use path along Evans all the way to Sumneytown where it can connect to more paths. There should be more efforts to create small connecting trails between neighborhoods like are present in several locations but missing in many more. Additionally, small paved paths should be added at locations without sidewalk where possible. <input type="checkbox"/> Ultimately, biking and walking should be a viable alternative as that is the only way to reduce car use and traffic.		Unknown
11472554735	Oct 31 2024	0 Yes! Evans and Welsh road intersection should provide walking access for residents to shopping center and movie theater. Walkability is a big issue in our township - I fully support more sidewalks and bike paths. The issue is that what used to be a shoulder is not being renamed a bike path and many of these shoulders are not wide enough to have bikers use them safely		Unknown
11472541799	Oct 31 2024	1 without drifting into car lanes.		Unknown

Draft Goals and Recommendations: Lower Gwynedd
2045 Comprehensive Plan

Please review the open space and sustainability goals and rank them by what you think are the most important.

	1		2		3		4	Total	Score	
Protect and preserve the township's open spaces and natural resources.	53.33%	8	26.67%	4	20.00%	3	0.00%	0	15	3.33
Improve and preserve the tree canopy.	26.67%	4	46.67%	7	0.00%	0	26.67%	4	15	2.73
Reduce flooding and improve water quality of the local waterways that flow into the Wissahickon Creek.	13.33%	2	13.33%	2	46.67%	7	26.67%	4	15	2.13
Reduce waste and energy consumption through sustainable building practices such as renewable energy systems, environmentally conscious stormwater management, and adaptive reuse.	6.67%	1	13.33%	2	33.33%	5	46.67%	7	15	1.8
								Answered	15	
								Skipped	9	



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What would you like to see along Bethlehem Pike? (Type in the box below).

Answered 13
 Skipped 11

Respondent ID	Response Date	Responses	Tags	Sentiment
114741035556	Nov 19 2024	Restaurants and commerce that feels neighborly and with 0 character. Not allowing for chain restaurants or retail		Unknown
114739608431	Nov 18 2024	Complete coverage of sidewalks from Norristown Rd to Dager rd 0 for pedestrian safety.		Unknown
114738889174	Nov 17 2024	The addition of trees would make Bethlehem Pike much nicer. It needs significant improvement with sidewalks and better traffic control, traffic moves too quickly for any additional retail development. □ I do not see this section of Bethlehem Pike turning into Wayne, or even downtown Ambler without considerable changes to traffic control, additional traffic lights, significant parking changes, etc. 0		Unknown
114731307795	Nov 07 2024	I'd like to see clusters of businesses that draw people out, like small retail stores and places to eat, with dentists, lawyers, and "administrative" businesses clustered elsewhere. Having everything mixed together makes for too diffuse a target. Sidewalks would make it easier to get around, but they should include store-front adjacent and not all along BP. 0		Unknown
114729204895	Nov 05 2024	More housing for people over 55. Need single homes and also 0 townhouses, and apts for this age group.		Unknown
114725814951	Oct 31 2024	The design concepts should absolutely be the new standard for all commercial areas and Be enforced to some degree for new buildings or renovations. Parking in the back makes these spaces orders of magnitude more inviting while also promoting less driveways making streets safer. Furthermore, such improvements are ripe to support safer street design with slower speeds and 0 more inclusive infrastructure.		Unknown
114725710330	Oct 31 2024	No automotive dealers. 0		Unknown
114725547355	Oct 31 2024	Brewery 0		Unknown
114725446655	Oct 31 2024	It would be beneficial to find a use for the currently empty 1 restaurants.		Unknown
114725435995	Oct 31 2024	Improved architectural design and green buffering between the 1 streets and mice buildings to enhance the small town, Appeal.		Unknown
114725423775	Oct 31 2024	new structures, mixed use buildings 1		Unknown
114725417990	Oct 31 2024	master planned mixed use living/shopping like they have all over maryland and the DC area - highly recommend visiting some of those for inspiration! stoudtburg village in berks county is another 1 one to look at		Unknown
114725398985	Oct 31 2024	Less development 1		Unknown