

Bethlehem Pike Revitalization Survey Results

| Id | Start time | Are you a Lower Gwynedd Resident | What do you like about Bethlehem Pike right now? | What other areas (towns, roadway corridors, etc.) would serve as a good model for Bethlehem Pike? | What would keep (or make) Bethlehem Pike distinctly Lower Gwynedd? | What would you like to see on Bethlehem Pike in the future? |
|----|-----------------|----------------------------------|--|---|---|---|
| 2 | 4/24/2026 14:32 | Yes | Has the potential to be a retail mecca! | Wayne, Doylestown | The very nature of the Pike lends to unique/mom/pop shops. Reaching out to restaurateurs and shop owners in Ardmore, Wayne, Radnor, Lower Merion, etc. would be great. | restaurants, boutiques and the total removal of the ugly buildings with shingles as part of their design on the front slope of their buildings. |
| 3 | 4/24/2026 14:37 | Yes | Mostly locally owned businesses - not chains. | Butler Ave - needs to be more walkable and bikeable | More native vegetation - trees, shrubs, flowers, plants | slower traffic |
| 4 | 4/24/2026 14:40 | Yes | Restaurants Ambler | Ambler | Elimination of vacant buildings, more trees and green space | Connecting trails and a gathering spot like a coffee shop |
| 5 | 4/24/2026 14:45 | Yes | Not that much, since it is overgrown with businesses. | I am not sure. | Not sure about that one, either. | Fewer crammed-in businesses. |
| 6 | 4/24/2026 14:45 | Yes | The buildings are quaint in size, and there is the possibility of a large variety of stores in a small area. | Chestnut Hill, downtown Ambler along Butler Pike | Stonework buildings, setback from the road, plenty of parking | Filling open storefronts, and revitalization of buildings/signs that are rundown! So many active businesses have let their building facades and signage fall into a state of disrepair. |
| 7 | 4/24/2026 14:46 | Yes | Ability to travel most anywhere I need to in 15 mins or less. | Butler Pike | Not sure | Less construction at 5 Points. |
| 8 | 4/24/2026 14:51 | Yes | Revitalized shopping around Arpeggios and Giant but wish more stores | Wattington main st shopping plaza. Especially since so many left Montgomeryville mall and warrington is far | I don't know. I moved here from Whippen. I don't really distinguish the Wiss school district | More restaurants. Sad po le is retiring. |
| 9 | 4/24/2026 14:51 | Yes | The businesses that are successful. | Upper Dublin. | Local businesses. | A diner and close/demolish the empty restaurants. |
| 10 | 4/24/2026 14:47 | Yes | Restaurants | Ambler, Hatboro | No fast food sites | Off-road Parking, sidewalks, more consistent building design/building codes |
| 11 | 4/24/2026 15:05 | Yes | Not much so try to avoid it | Wayne Pa | More trees lining the roadway and signs only on the storefronts | More pedestrians |
| 12 | 4/24/2026 15:11 | Yes | Nothing | Narberth, wayne | Interesting shops, restaurants, walkable town center | Walkable town center |
| 13 | 4/24/2026 15:18 | Yes | Small businesses and not overcrowded | Peddlers village. Small boutique shops and walkable while still green. | Quiet, uncrowded and green | See answer to question 3. No apartment complexes like the ones being built on many open spaces. Preserve the open space as much as possible. |
| 14 | 4/24/2026 15:27 | Yes | The road is smooth and well-paved | Ambler's downtown area, particularly the Butler Pike corridor where the Ambler Theater is | Filling vacant storefronts with new businesses | More retail, restaurants, and service providers |
| 15 | 4/24/2026 15:29 | Yes | Easy access to turnpike. Easy access to Ambler. Good turning for entrance and exits. | Main St. - Doylestown. Lancaster Ave. - Wayne | Light posts with flags. Maybe extend them down Sumneytown and Norristown a bit too. | At least on self-serve gas station. More restaurants. Move wawa to closer to 309 and Norristown. Will be needed for the J&J and Spring House Innovation Center traffic. |
| 16 | 4/24/2026 15:48 | Yes | It offers variety of services, but they are difficult to reach. | Ambler Main Street | Adding pedestrian crossings with signage and raised curbs in the center of the road where pedestrians can cross the street one half at the time. Right now it is dangerous. | More trees |
| 17 | 4/24/2026 15:59 | Yes | Free flowing. Not too much traffic | Promenade at Upper Dublin | The open spaces and greenery | More amenities. No apartment buildings! |
| 18 | 4/24/2026 16:02 | Yes | access to goods & services | Ambler | not sure | a community garden to include a composting center to demonstrate that the biosphere is front and center in our lives. |
| 19 | 4/24/2026 16:05 | Yes | Accessibility | Butler pike ambler | Lots of trees | Restaurants |
| 20 | 4/24/2026 16:10 | Yes | There aren't too many traffic lights, and I can efficiently do business with local shops. | I don't want the Pike to be something it is not, poor question. | Subsidize the local small shops and don't encourage chain franchises. | It is fine the way it is; I see no reason to "revitalize" it; sounds like a recipe for disaster. |
| 21 | 4/24/2026 16:13 | Yes | The area around Arpeggios and the little park before turning onto Pennlyn Pike. | Chestnut Hill, Doylestown, New Hope | More walkability with beautiful foliage and flowers along the sidewalks, benches to sit on, beautiful walkways between restaurants and shops, REFURBISHING STOREFRONTS to be cohesive and representing LG Heritage and Character. | More restaurants, cafe's, shops. |
| 22 | 4/24/2026 16:19 | Yes | Not too much | Bethlehem, PA main street | Nicer shops, some uniformity among building styles, better zoning regulations | Nice restaurants and casual dining, even a diner again. |
| 23 | 4/24/2026 16:30 | Yes | It's a road into the City or the suburbs | Germantown Avenue in Chestnut Hill | Make it walkable | Sidewalks all the way up to Tennis Avenue |
| 24 | 4/24/2026 16:30 | Yes | The improvements at Bethlehem Pike and Sumneytown Road helped a lot. | A town center of some kind would be nice, but I have no idea where it could be. | See my answer to number 3. | Probably less development that takes away green space. |
| 25 | 4/24/2026 16:45 | Yes | Wawa, small shops, Vic sushi, goodness bowl, bridge over creek with pedestrian bridge to cross | Not sure | Not sure | More sidewalks along Bethlehem pike on both sides connecting to the neighborhood south on Bethlehem pike |
| 26 | 4/24/2026 16:43 | Yes | Beer store Wawa Whole Foods | Ambler, main st Lansdale independent businesses | Greater coherence in architecture (branding), Sidewalk but no where to go. Mainly professional offices | Breakfast, lunch places. Somewhere kids can go other than Starbucks (too expensive) And Wawa (unhealthy snack choices) farmers market year round places to look at books and read and do homework |
| 27 | 4/24/2026 16:52 | Yes | Love Spring House Village and mixed use townhouses. Butmer | Butler Pike, Ambler | Clean and well kept buildings. | More restaurants and mixed use development (could be residential or 2-3 story commercial) |
| 28 | 4/24/2026 16:52 | Yes | Not much | Ambler. Lansdale main st. New England town center concept library township offices, small businesses | Diversity of offering to build community among a variety of constituencies | Family places broader economic diversity to be more inclusive of every member of lower Gwynedd tax base |
| 29 | 4/24/2026 16:45 | Yes | Businesses have good parking but the overall impression is Hodge podge and not worthy of Lower Gwynedd. | Doylestown, Ambler, Skippack, | Better landscaping, Better holiday decor. Lansdale has beautiful veteran banners on all the lightposts which are up year round | The aforementioned veteran banners up permanently. I feel the flags around the fourth of July are cheap looking |
| 30 | 4/24/2026 16:23 | Yes | nothing | Doylestown, Kennett Square | Tree's | traditional Good balance of quiet + livability. Strong local community while more polished, less tourist driven. |
| 31 | 4/24/2026 17:13 | Yes | The potential | Wayne, PA. North Wayne Avenue | It's interconnectivity to ambler | I would like to see an elevated foot bridge that connects Spring House Tavern to the Whole Foods shopping center. I would like to see a light placed at the top of hill crest at the Vic Sushi shopping center with a large pedestrian crossing. I would like to see sidewalks widened on both sides and a sizable parking lot to be placed on the corridor either near the post office, Andy's diner, or loser to Wawa. I'd like to see the sidewalks extended up to the BMW lot to promote access to the schools and connectivity to the borough neighborhoods. |
| 32 | 4/24/2026 17:18 | No | Nothing | Ambler, Doylestown, Conshohocken, Wayne, Media, Ardmore, Keswick | Unfortunately the proliferation of low end businesses and vacancies is making Lower Gwynedd look distinctive | Restaurants, varied and interesting businesses. No vape shops. Upgraded office buildings. We too many of the same businesses that add nothing to the Pike |
| 33 | 4/24/2026 17:10 | Yes | It's well maintained. The seasonal displays from the lamp posts. | Don't have a good reference. | See # 2 | more sidewalks, especially at the Dager Rd intersection. |
| 34 | 4/24/2026 18:57 | Yes | Convenient shops | The shopping area along Welsh Rd that has Sprouts and Lulu Lemon; the town center at KOP | Independent stores like Born to Run , and variety of places to eat | A more updated, cleaner look with shops that allow for foot traffic and encourage retailers . It is currently an eyesore with lots of vacancies and run down buildings that aren't cohesive. |
| 35 | 4/24/2026 19:18 | Yes | side walks | Landscape in front of properties | Open space for gatherings | Updated business fronts - beautification |
| 36 | 4/24/2026 19:41 | Yes | Not a lot of traffic lights. It's clean. | Butler pike in ambler , Lancaster ave in Bryn mawr | To have businesses add awnings , make it more walkable, get more businesses | A local bar or two, decorations hanging from the light poles, |
| 37 | 4/24/2026 19:36 | Yes | The sidewalks | Wayne. | Not sure | Restaurant in the empty building and more continuity. The little shopping centers don't seem to flow |
| 38 | 4/24/2026 21:22 | Yes | Parts are walkable with some businesses of interest | Skippack Pike in skippack | Arpeggios, Spring House Tavern, small park | Find a way to bring back the Drafting room and fill in the other businesses |
| 39 | 4/24/2026 21:38 | Yes | Direct route N-S with great restaurants and retail small businesses | Don't know | Making an effort to keep quaint small businesses and restaurants | More green spaces |
| 40 | 4/25/2026 1:12 | Yes | The small town feeling | Haven't found anything that compares | Not sure | More restaurants |
| 41 | 4/25/2026 7:15 | Yes | It has a rural, and small town vibe. | Flourtown | The ability to walk across the pike in a few places. | No chain stores or restaurants. Thriving small businesses. New facades on some of the shopping trips. Nothing that requires widening the road or more traffic lights. |
| 42 | 4/25/2026 7:27 | Yes | Adequate number of service businesses and offices to keep the town lively. | Jackson, NH; North Conway, NH; Banff, Alberta; Galway, IRE; Lambertville, NJ | Adding high density housing to open spaces with easy access to public transit. | More apartments; More parking; widened bicycle trail/space; eliminate middle turn lane and replace with cut outs and traffic lights. |

Bethlehem Pike Revitalization Survey Results

| | | | | | | |
|----|-----------------|-----|---|---|--|--|
| 43 | 4/25/2026 8:31 | No | All the businesses | Not sure | Not sure | Not sure |
| 44 | 4/25/2026 9:36 | Yes | The traffic flows well at a moderate speed and seems to handle the volume. | The walkability in Flourtown | Don't have an opinion | Connect the pedestrian side walks, on at least one side of the road, from Ambler (Butler Pike) to Spring House. |
| 45 | 4/25/2026 10:12 | Yes | Convenience of proximity to services | Towns that have incorporated restaurants, services into coherent areas. Perhaps combining the chopped up areas into a more town styled area. | Trees and shrubs. An outdoor plaza rather than many strip areas | More retail of high quality. Landscaping of business properties. |
| 46 | 4/25/2026 11:30 | Yes | Convenient | 202 | Stores | No deer |
| 47 | 4/25/2026 13:24 | Yes | Post office | Phoenixville, King of Prussia Town Center | Township values | Upscale restaurants |
| 48 | 4/25/2026 14:16 | Yes | Traffic - some backup at peak times but much better than the traffic we experienced in Montgomeryville area (309/202). The two grocery stores within walking distance and two more within a mile of our house. Restaurants and local shopping. | Ambler or Skipack. | We love the area, easy to get around and plenty to pick from. Would love to see the old Dori's or similar restaurant open - Andy's dinner just didn't cut it. | No significant change, ie the demise of Giant (and adjacent shopping) would be a disaster. We strongly oppose the "mixed use" concept for Lower Gwynedd, such as the one on White Field Court - it's ugly - move to Philadelphia if want to live in row homes. |
| 49 | 4/25/2026 14:46 | Yes | The small mom and pop shops, the sidewalks to walk up and down the pike, like to see that continue. | Flourtown has started to make some improvements. Salon, restaurants, etc. | Updated refresh of buildings, etc. It looks too old. the green empty area would be a great to have it fixed up as a sitting area, or a place for a small gathering. Green space of some sort. | Vacant buildings turned into stores that we don't have, maybe a brewery and another restaurant. I like to see the old verizon store become a gym/boxing gym. the landlord needs to handle it. More of a refresh of its look, the mini shopping centers need an update and like to see more greenery lining the streets and the mini shopping centers. this would elevate the look. |
| 50 | 4/25/2026 14:56 | Yes | The small shops. | ambler does a great job with events to drive residents to the stores. | More greenery lining the pike, more sitting areas, and a refresh of the outside of buildings. Use the vacant buildings as a place for a fitness center or a brewery/restaurant. People like to walk and be outside to eat/drink. | More greenery lining the pike, more sitting areas, and a refresh of the outside of buildings. The old verizon store and Andy's needs to be occupied with a gym or brewery. More beauty brought to the Pike. b |
| 51 | 4/25/2026 18:24 | Yes | Lower volume of businesses. Mix of residential. | Bethlehem Pike | Mix of business, residential and add open space | Open spaces. Walkability and safe bike lanes |
| 52 | 4/25/2026 18:26 | Yes | Easy access to businesses and restaurants | Glenside Easton rd | Ability to walk to everything | Better mix businesses |
| 53 | 4/25/2026 23:47 | Yes | Variety of stores | Ambler | Less vacant properties | Panda Express |
| 54 | 4/26/2026 6:21 | Yes | Many different type of shops with good parking | Ambler | Plant trees all along the sidewalk, post street lights like Ambler's, benches along the walkway | Several small parklike areas where people can sit and relax |
| 55 | 4/26/2026 7:43 | Yes | Restaurants | 611 ? | Fixing up some vacant properties / filling with nice restaurants | Kid friendly restaurants |
| 56 | 4/26/2026 9:24 | Yes | Penna, goodness bowls, spring house tavern, il Giordino - the places that make it feel neighborhoody | Downtown ambler, chestnut hill, newtown, | Local business instead of chains | Coffee shop similar to wake/backyard beans. A micro brewery. Good restaurants. Maybe more kid attractions like the little gym |
| 57 | 4/26/2026 12:53 | Yes | Its where my wife, son and I live and call home. | Ones that have successfully implemented traffic calming and streetscaping. Something with a Suburban Campus Node & Trail Network model like Ellis Preserve in Newtown Square or Eagleview in Chester county. | To keep kids safe and complement (rather than compete with) Ambler. Expanding Off-Road Trails. Enhancing "The Plazas". Safer Crossings | Sidewalks from springwood lane to dager rd for kids walking safely and no abandoned buildings. Approve zoning variances for commercial and residential to make it happen. Also a diner that serves scrapple for breakfast. |
| 58 | 4/26/2026 14:17 | Yes | Stores | Welsh road | Better traffic flow | Better store options better traffic flow |
| 59 | 4/26/2026 17:09 | Yes | I like some of the shops and restaurants. | ??? | Green space, playground | Restaurants with outdoor seating |
| 60 | 4/26/2026 20:20 | Yes | Convenience and ease of travel within area and ease of parking at stores | Skippack, Doylestown | Walkability and better retail stores...it has been a mush mash since we moved here in 1990...buildings are ugly lack of restaurants | Conhesive architecture or more historic like architecture |
| 61 | 4/26/2026 23:13 | Yes | Few nice restaurants and professional businesses.. | Skippack village on Skippack pike | No high rise or high density buildings | A diner or similar establishment. Rent the empty stores. |
| 62 | 4/27/2026 11:11 | Yes | Nothing noteworthy | Butler Ave in Ambler, Main Street in Doylestown, Lancaster Avenue in Wayne | Slow down traffic and create destination food and beverage outlets, exclusive retail offerings and a blend of uses, including higher density housing (townhomes, condos, apartments) | Mix of uses and more cohesive design |
| 63 | 4/27/2026 11:29 | Yes | Feels open, some trees, not too Many buildings close to the street, traffic pattern is good | Germantown Ave in Chestnut Hill, Asbury Avenue in Ocean City | I moved in November and there are a lot of closed stores such as the diner, restaurant, and old Verizon store. It's sad to see and is an eye sore as a new resident. I also think there should be sidewalks on atleast one side of Bethlehem Pike to make it walkable from Norristown Rd to Butler Pike. | I moved in November and there are a lot of closed stores such as the diner, restaurant, and old Verizon store. It's sad to see and is an eye sore as a new resident. I also think there should be sidewalks on atleast one side of Bethlehem Pike to make it walkable from Norristown Rd to Butler Pike. |
| 64 | 4/27/2026 17:24 | Yes | Neighborhood businesses | Lancaster Ave, Bryn Mawr | post office, restaurants, Wawa | Frozen yogurt, places where our kids and teens can hang out and purchase snacks. |
| 65 | 4/27/2026 19:26 | Yes | Wawa, a few restaurants, post office, some longstanding businesses | Ambler Main Street | Fill empty spots, especially Andy's diner and Rich's | Restaurants |
| 66 | 4/27/2026 21:03 | Yes | Wide streets. Open feeling. Quaint. Not trendy. Generally easy to navigate except for rush hours. | Skippack Village. Newtown Borough. Jenkintown. Hatboro. | No apartment buildings. No structures exceeding 2.5-3 stories. No high or medium density mixed use. Preservation of open space. Parks and playgrounds. | No apartment buildings. No structures exceeding 2.5-3 stories. No high or medium density mixed use. Preservation of open space. Parks and playgrounds. Dog park. Community center. Farmers market. Trees. Pollinator garden. Pocket parks. |
| 67 | 4/27/2026 21:52 | Yes | Not much | Butler Pike | The dilapidated buildings are an eyesore | More restaurants |
| 68 | 4/28/2026 12:29 | Yes | It has a somewhat walkable or home town feel. Adding sidewalks helped that. | Ambler | The presence of trees! | Sidewalks wherever can add |
| 69 | 4/29/2026 8:31 | Yes | Not much. It is not walkable and no community feel. The business' that are on the pike are not drawing interest into the area. Large parcels, like the old dinner, are unfilled. | Lansdale, Ambler, basically any town center | Would encourage destination style business' entry into the corridor via property tax relief for applicable business use cases. Additional signage and walkable events would be helpful. Sidewalks need to be added/widened to facilitate. | People |
| 70 | 4/29/2026 9:06 | Yes | The yellow lilies and a few of the unique shops and restaurants. | I know of another community where the township offered grants that businesses could apply for to help pay for improved signage, landscape or paint etc. BOS should consider some sort of incentive to businesses to improve their store fronts. Also, the township needs to invest too. | I am not sure how to improve but I know what I don't want...a long built up roadway with random stores with no feeling of beauty and connection. | Improved sidewalks, additional landscaping, better looking store fronts and signage. A feeling of connection. Vacant buildings repurposed to perhaps "SMALL" low density two story apartments or condos. Please consider accessibility in all that you do. |
| 71 | 4/29/2026 9:24 | Yes | I like the Fairland Village in terms of the retail is close to the street and the parking is behind, | Ambler | I like the current variety of shops (more shops would be nice), services (post office, salons, etc)and restaurants maybe housing behind the parking areas like Fairland Village | Encourage new builds to move closer to the street to improve walkability and parking behind with shared entries and exits. |
| 72 | 4/28/2026 15:02 | Yes | Easy to get to grocery stores, Landscaping of nice commercial buildings ..ie. Harth builders, | Chestnut Hill, Doylestown Borough | more Trees and Greenery .. and Tasteful Signage (no plastic signs in boxes on storefronts) | more Parks... Pickleball Courts |
| 73 | 4/30/2026 9:48 | Yes | Not much. The new development has been well done but anything that hasn't been built recently is terrible. | Bethlehem Pike is unique. It's not Ambler. All the parcels are disconnected and we've already identified that parking lots facing Bethlehem Pike don't work. | It's embarrassing so we shouldn't keep anything. The fencing / flower requirement doesn't do much if no one keeps up the maintenance. It was an inexpensive way to add character back in the day and now it shows that way. | A boulevard feel with central medians with landscaping. Bethlehem Pike has not charm. We need to make it charming so it looks like we care. It also would soften the sea of parking that faces Bethlehem Pike. |
| 74 | 4/30/2026 14:24 | Yes | Few decent restaurants & few take-out options. That's it - which is not much. | Doylestown & Ambler come to mind - walkable, lots of social options (bars, restaurants, cafes) and good energy. | The type (or even price point) of the establishments - not low-end, but nice higher-end options. | Restaurants, bars (like a sports bar), cafes, interesting small shops, more take-out options - with mood lighting to invite you to stroll down the street |
| 75 | 4/30/2026 16:21 | Yes | There are a number of restaurants & stores that we do frequent, i.e, Il Giardano, Wawa, Springhouse Tavern, Po Lo Cucina, Born to Run, post office, cleaners, etc. | I cannot think of any. The buildings along Bethlehem Pike are further apart than those in nearby boroughs, so we would never get the feel of "downtown" Ambler or other boroughs. But that's okay. | Get some trees planted along the Pike. Add a couple crosswalks. And encourage someone to take over the empty stores such as the former Andy's Diner and Rich's Other Place, and renovate them. | Retail stores but no large box stores. And I'd be okay with a mixed use, say 3 story structure with retail on the bottom. But again, try to add more trees and a couple crosswalks. |
| 76 | 4/30/2026 16:58 | No | Mix of retail shops and town corridor | Chestnut Hill / Ambler | Green, pedestrian friendly, no mcdonalds | Mixed Use, more residential to activate retail, more restaurants and/or bar (ala Dori, Drafting Room, etc.) |
| 77 | 4/30/2026 20:01 | No | The variety of businesses and the number of lanes of the street with turning lane. | ? | Keep the local businesses (no chains) and stay consistent with the old town feel. Nothing too modern. | Useful walkways |
| 78 | 5/2/2026 17:59 | Yes | I really like the extended pedestrian sidewalks. I enjoy walking from my condo to the post office or to some of the restaurants. Since the sidewalks do not yet extend to Dager Road, there continues to be a short but unsafe area where there id no sidewalk. | Ambler | Having storefronts on the Pike having planters similar to what is in Ambler. | A breakfast / lunch type of restaurant. Still missing Rich's Other Place for breakfast and lunch. |
| 79 | 5/4/2026 16:17 | Yes | Lots of businesses | Upper dublin blue bell | Greenery and beautiful trails | Another gas station at the old texaco station, more food options |

Bethlehem Pike Revitalization Survey Results

| | | | | | | |
|-----|----------------|-----|--|--|---|---|
| 80 | 5/4/2026 16:24 | Yes | The potential for local businesses to have storefronts different from big box stores, family-owned restaurants, park space for families that want to walk to stores/restaurants. | New Hope, Media, Wayne | Small businesses offering unique items. Green space, walking trails, pedestrian crosswalks. | Revitalization of businesses/new businesses introduced to the area, a park to introduce green space and play areas, restaurants with outdoor dining areas, a safe, walkable, downtown feel without the congestion of Ambler. Minimize street parking so parking lots are hidden behind stores. Tree-lined roadway with planters, clearly marked pedestrian crossings and safe sidewalks to promote walkability. |
| 81 | 5/4/2026 17:49 | Yes | Nothing | Wayne Avenue and Lancaster. Easy to drive and shops have parking. Restaurant don't impact traffic flow | Historic renovation. Maybe landscaping. No more franchises,dealerships, Apartments or condos. No more cars added to roadways | Get rid of the ridiculous new lanes crossing over Bethlehem. Makes both roads dangerous. Maybe a sidewalk but we really don't need anything. |
| 82 | 5/4/2026 18:04 | Yes | Close by | Maybe Main St through North Wales... walkable but not as busy as Ambler's downtown | | Would love more sports bar type dining options within the township. We enjoy going to restaurants where parents can get a drink but where we are still comfortable bringing our kids (places like Fireside or KC's Alley in Ambler, or the old Iron Hill Brewery)... we always have to leave LG to find this so would love to have a similar option in the Bethlehem Pike corridor. |
| 83 | 5/4/2026 21:50 | Yes | Nothing particular | Suburban square/Lancaster Ave | Tree lined streets with pretty lamp posts decorated seasonally. | More food options, restaurants take out and eat in. Farmers market, outside seating, coffee shops, bakery, play place for dogs, |
| 84 | 5/4/2026 22:41 | Yes | Not much. It's like an abandoned Wild West town | Butler Pk Ambler, Fayette St Conshy | Upscale restaurants and stores. Not housing, more banks or the overwhelming abandoned businesses | Progress. Although, I'm not sure how the township has any real control over that. |
| 85 | 5/5/2026 6:01 | Yes | Limited traffic | Wayne | I don't think there is anything that makes that current area distinctly Lower Gwynedd other than the flag pole area | More shops, restaurants, potentially a food hall concept. I would like to elevate what already exists today and get rid of the old, abandoned buildings |
| 86 | 5/5/2026 7:13 | Yes | It has an assortment of businesses and restaurants with on-site parking, not severely congested with traffic, not so built up as to seem like it belongs in Philly. | North Wales | Maintain some green space between buildings and avoid structures over 2-3 stories maximum. | I see no need for a town center. Some nice restaurants and shops, perhaps some town homes. Not a good location for apartments or other construction that would markedly increase traffic. Sidewalks and improved pedestrian crossing sites. |
| 87 | 5/5/2026 7:36 | No | How wide it is, local businesses | not sure, hard to compare | You might consider adding a bike lane to connect some of LG's wonderful trails. | PLEASE install sidewalks the whole length through LG. This would facilitate walking to school and Ambler Boro safely. This should be priority #1 for Bethlehem Pike. |
| 88 | 5/5/2026 9:48 | Yes | A few stores and restaurants and Wawa. | Wayne, ardmore | Add full sidewalks so high school students can safely access. More specialty shops, many local residents so bakeries, bagels, cafes, etc. | Full walking paths from high school side to pike. More grab and go foods for families such as breakfast, cafes, etc. shopping, few good stores now. Too many if the same thing...nails, cleaners, etc. |
| 89 | 5/5/2026 11:13 | Yes | There are sidewalks | Ambler | Flags specific for LG but not so uptight looking | Less concrete. The buildings on either side don't have a pleasant feel. Would like to see consistent use of signs on store front and no neon signs |
| 90 | 5/4/2026 18:01 | Yes | It has a variety of businesses that make it a destination and could turn into a more proper 'main street' if pedestrianized somewhat | More pedestrianized sections on Lancaster Ave on the Main Line, Germantown Ave in Chestnut Hill, and Bethlehem Pike in Flourtown all have varying levels of main street feel while having similar arterial type roadways. We don't have the train stations on the main line, but have the adjacent schools and some connecting neighborhoods, and if section gets more pedestrianized some traffic could divert to 309 quite easily. | I think the trails through Lower Gwynedd are distinct. The existing sidewalks/trails on Pennlyn pike, Trewellyn Trail, Centennial Trail, and Connector to Norristown Road/Mckean road and the YMCA connect to Bethlehem pike but the inconsistent sidewalk and wide road make it hard to walk and bike on and don't connect to Dager road and the schools. Completing the trails to as many neighborhoods as possible and redevelopment the at encourages public spaces/destinations along the road would help. | Complete/improve trails/sidewalks paths through the entire corridor, connect to Dager and Houston Road (it should feel safe for older kids to go from school to Wawa, Kumon, Penna's, Mr. Wish, even Starbuck's/Whole Foods). Completing a trail along sumneytown and evans road would connect most neighborhoods. Redevelopment similar to white field Court (commercial in front along the road, parking and residential in back), and work with the state to traffic calm bethelehem pike (it's too wide/fast for the number of driveways already on this section of road), it can probably support bike lanes (I do see quite a few cyclists on the road already) or onstreet parking given how much extra pavement there already is. |
| 91 | 5/5/2026 16:30 | Yes | That it has a small town feel. That I can get smoothies and amazing dinner and hair cuts & post my mail all & great fitting sneakers and amazing sandwiches and my groceries within a mile. | Great question! I don't know | Our trails, our township building, our people | Not so many store vacancies; more cohesive signage in Springhouse section, less traffic from Gwynedd buses & dropoffs in the am and pm. More small shops and boutiques like Doylestown. More spaces to gather (really nice coffee or tea or book shop...) |
| 92 | 5/5/2026 19:14 | Yes | It doesn't have a lot of traffic | Collegeville Main Street, Manayunk | Sidewalks, native greenery, street lamps | Local restaurants, coffee shops |
| 93 | 5/5/2026 20:44 | Yes | Easy to navigate in a car during non rush hour times | Wayne, PA - Major road (Lancaster Ave) but lots of community and walkways available | Local establishments without chains, easy access to businesses and restaurants | A greater mix of businesses that bring people to town to find community and events. |
| 94 | 5/6/2026 6:05 | Yes | There isn't a lot. There are definitely some good businesses but too many vacancies and eyesores. Businesses moving in equal tax revenue incentivize property owners to rent and small businesses to move in | Wayne, Ardmore and Ambler | The corridor needs to match aesthetically and from amenity standpoint the prestige of Lower Gwynedd. Think Spring House Village Shopping center vs Bethlehem Pike | Restaurants, retail shops, breweries |
| 95 | 5/6/2026 9:17 | Yes | Not usually congested, easy to drive, nice to have a Wawa and some restaurants. | Doylestown, N main st from broad to swamp rd | There are some vacant buildings (e.g. Andy's diner), would love to see that be used. A park/playground? | Side walks connecting the high school from dager rd to spring house/Pennlyn pike. |
| 96 | 5/6/2026 10:21 | Yes | Has potential to draw more retail | Ambler Butler pike, Chesnut Hill, Peddler's Village concept | More retail and restaurants that are unique to Lower Gwynedd | More retail shops and restaurants |
| 97 | 5/6/2026 10:35 | No | I like the addition of the sidewalks (didn't used to be when I grew up there), and that there typically isn't a traffic backup. | Skippack | Boutique shops and no drive thrus | I miss the shops, but I know parking is at a premium too. |
| 98 | 5/6/2026 10:58 | No | Wawa | Skippack | Narrow the road and make a shopping area | Walk friendly shops |
| 99 | 5/6/2026 12:05 | Yes | That there is a center lane to get into to turn so as not to hold up traffic | I dont travel much | Signage maybe? | Flags on all poles for the 250th birthday. Occupants in abandoned businesses |
| 100 | 5/6/2026 12:12 | Yes | sidewalks | new hope | n/a | vacant properties be sold or leased. Andy's diner has been vacant for years. can we pressure the owner to lower the rent to get the space filled? |
| 101 | 5/6/2026 12:13 | Yes | Nice roadway | Feel of Chestnut Hill | The removal of Andy's Dinner, more attractive store exteriors and signage. | More neighborhood feeling, sidewalks, trees and removal of eye sore vacant spaces |
| 102 | 5/6/2026 13:18 | Yes | Trees | Rt. 73 | Add more trees | Time the traffic lights. Add More sidewalks! |
| 103 | 5/6/2026 13:58 | Yes | Thats a joke, right? | No idea | Make it easier for businesses to do business | Taverns, cafes, bars, restaurants |
| 104 | 5/6/2026 14:50 | Yes | Some good shops and restaurants | Skippack or Lancaster ave (30) through Devon | Better trails for walking and biking, connecting to the rest of the network | more vibrant community, fully connected |
| 105 | 5/6/2026 15:46 | Yes | Not much, actually, it's not walkable for going out on a weekend to shop, dine, etc. | Ambler, Phoenixville, Doylestown | More local dining and shops | a sports bar |
| 106 | 5/6/2026 16:01 | Yes | Not much | Skippack | Walk ability, sides just end and do not connect to neighborhoods | Pike fest to return to the actual pike, get people walking in and out of the business that pay to be there, more events to include the local businesses, I live and own a business in lower gwynedd and there is not a community, noting to bring businesses together with the community, |
| 107 | 5/6/2026 16:11 | Yes | Walkable, variety of stores, kept up by most businessowners | Not sure | Continuation of Lily plants, flags on sign posts, for all business along the pileFlower | Continued upkeep, flowers, lighting, etc |
| 108 | 5/6/2026 18:03 | Yes | Convenience. Easy to get to Chestnut Hill area | Not sure | More detail, plant life, stone/brick work | More restaurants/bars |
| 109 | 5/6/2026 18:08 | No | Access | Ambler, upper dublin, | Single lane | Safer access to everything |
| 110 | 5/6/2026 18:33 | Yes | I like how I can walk from pennlyn to the wfm shopping center. That a sidewalk was added. | Perhaps skippack | Catering to diversity, I really like how their are asian restaurants. Offer unique items. Make it a destination. | Enhance sidewalks, biking. Maybe a food hall. |
| 111 | 5/6/2026 19:23 | No | Access to many community businesses, local alternative to 309 | Bethlehem pk in flourtown, old York road in jenkintown | Safer access on foot and bike | More sidewalks, lower speed limit and traffic calming, bike lanes |
| 112 | 5/6/2026 19:48 | No | good traffic flow | skippack | walkability | redeveloping abandoned and old properties |
| 113 | 5/6/2026 19:37 | Yes | Easy parking | Blackhawk, California if you want to dream big | Calm village feel with shopping, biking and greenery | Bike Friendly and pedestrian friendly |
| 114 | 5/6/2026 19:56 | Yes | Variety of retail & restaurants although would love to see more & better, small little park on corner of Pennlyn & Bethlehem, flow of traffic is good majority of the time, well maintained (rarely see potholes). | Lancaster Avenue in Radnor | As many businesses locally owned, keep existing trees, walking trail on one side that connects in to the trail system (not sure this is possible), fix up retail locations to look newer | Coffee shop, more good restaurants for dinner, solid breakfast / brunch restaurant, better sidewalks, less vacancy |

Bethlehem Pike Revitalization Survey Results

| | | | | | | |
|-----|----------------|-----|---|---|---|--|
| 115 | 5/6/2026 20:57 | Yes | 1. Post office is there. 2. Area from sumneytown pike intersection which includes the township building is nice. | Make it our Main Street. Route 611 in Doylestown. Fewer industrial-type activities. | Don't put up banners or flags. It always seems like a desperate move by a floundering community. | Parking in rear or sides of buildings. Fewer curb cuts. Lower signs. Better landscaping. Lower traffic speeds. Planted median strip instead of the middle turning lane. Encourage slower traffic speeds. |
| 116 | 5/6/2026 21:28 | Yes | Many interesting places to go | Not sure | Sidewalks | A side walk from ambler boro to spring house |
| 117 | 5/7/2026 7:52 | Yes | Not heavy traffic | Main st Ambler | Less commercial feel | more events that shut down the street |
| 118 | 5/7/2026 7:54 | Yes | Beginning of continuity with the fencing | Can't think of one | Keep the park at Beth and 63. Maybe acquire another vacant building for another park/open space | Focus on efficient traffic. Don't let it become route 30 |
| 119 | 5/7/2026 8:41 | Yes | The Spring House Post Office is the best for customer service. I use that post office exclusively. | Butler Pike in Ambler seems to work well. They have cross walks, etc. But that is not a main road like Bethlehem Pike is. | Stuff in Lower Gwynedd works well and isn't exorbitantly expensive. That's distinctive. I trust my township officials will continue with that. | Parking and sidewalks to make going to the shops easier. |
| 120 | 5/7/2026 8:43 | Yes | The medium speed corridor with small businesses amd restaurants close to home. I like the patches if green trees bushes etc. | Butler Pike, Ambler; Haddonfield NJ, | The ability to walk on passable sidewalks the entire length. Keeping speed to 35 mph | More sidewalks, more green planting, keeping wooded areas |
| 121 | 5/7/2026 8:54 | Yes | I appreciate that Bethlehem Pike balances being home to new/thriving businesses while staying local-friendly and safe. | I don't have a specific example | The small town feel. Not too much development right on Bethlehem pike | More walker-friendly routes/crossings |
| 122 | 5/7/2026 9:15 | Yes | Turn lane | Amsterdam | Protected bike lanes. Trolley non auto focus | A hybrid system of cars bike protected lanes to promote walk ability. I see people struggle around missing sidewalks. High school students risking the intersections and blind crossings |
| 123 | 5/7/2026 9:30 | Yes | I like the newer buildings that have come in. | Doylestown, Main Line towns | Sidewalks, Street Lights, Beautification efforts | More retail, more restaurants |
| 124 | 5/7/2026 9:27 | Yes | Not much. | Doylestown, Ambler. I understand that we are unique with the amount of traffic on Bethlehem Pike. | Right now it appears to be a hedge lodge of different styles, buildings, singagee | A planned theme/ coordination so the shopping areas are similar |
| 125 | 5/7/2026 9:36 | Yes | There are some convenient retailers. | Lancaster Ave in Wayne. | I don't know. | More restaurants. |
| 126 | 5/7/2026 9:39 | Yes | I only use it to drive to: Ambler Medical, Lab Corp, Bergey's, Post Office. There is no other reason for me to be on Beth Pike. | Do you intend to make Beth Pike a "destination" - like Butler Pike in Ambler - lined with shops and restaurants? I'm not a fan of doing this. | First define what you currently think defines what makes Lower Gwynedd "distinct?" | It currently is mostly lined with BIG buildings and organizations like Bergey's, a day care center, a medical building, townhouse development with a strip of small businesses, Key Bank, a WaWa. Rather than build it up as a walking strip (like Butler Pk), might as well re-zone it for more townhouses or apartments! |
| 127 | 5/7/2026 9:59 | Yes | Too many closed stores/store fronts; very dated architecture; hodge podge planning of the retail units, whether strip mall like or stans-alone. Signage not uniform.e | Doylestown borough; Skippack Village; Ambler borough | Make the rest of the pike look/feel like the area where we have the Whole Foods, Arpeggios, etc. | Perhaps a farmers market; more seating; a park that s easy to access/parking--and a 25mph speed limit from Sumneytown Pike to Dager Road. |
| 128 | 5/7/2026 10:04 | No | Diversity of unique vendors: retail, dining, medical. Local Post Office. | Skippack Village | Small park or walking path. | Safer walkways along and across the Pike |
| 129 | 5/7/2026 10:14 | Yes | I like the location of the Post Office, IlGiardano Restaurant, Spring House Tavernn | Downtown Ambler, Downtown Glenside, Lancaster Avenue near Rosemont/ Bryn Mawr/Ardmore | More family friendly restaurants and attractions. | Family friendly activities and events, Trader Joe's, Aldi's, bigger WaWa with gas station, Diner |
| 130 | 5/7/2026 10:22 | Yes | Wide shoulders (between Penllyn Pike and Tennis), sidewalks, ease of access to businesses | Wayne, Skippack Village, Phoenixville - Adding walkability and varieties of business. Restaurants with outdoor seating would be amazing. | beautification efforts (landscaping, cleanup of 'abandoned' real estate) | safe pedestrian connections through the sumneytown/beth pike intersection, especially heading northbound on bethlehem pike; finish connecting the path on the south side of that intersection with curb cuts so it can actually be used; extend the Dager Rd trail to Beth Pike |
| 131 | 5/7/2026 10:53 | Yes | the middle turning lane, it's spacious for a two way traffic | Rockville Pike (MD) | Keep the center lane, it's essential for turning. Spring Corridor gets super crowded during rush hour, school pick up time. Even with the recent expansion, traffic is still a problem. You could turn the single lane into double lan to move traffic through spring house intersection, maybe starting from the old verizon building/ | Left turns on SH intersection is dangerous ... |
| 132 | 5/7/2026 12:43 | Yes | nothing | Lanscaster Ave (Ardmore), Skippack Pike (Skippack Village) | make walkable, add more businesses, beautify existing businesses | town center, similar to Admore suburban square. |
| 133 | 5/7/2026 13:12 | Yes | Potential is there | Not sure | Update building fronts and signage. Being in a Variety of businesses. Sidewalks to make the ENTIRE strip safe and walkable. Have stores people would want to walk to in order to shop. | Better restaurants. No empty buildings. We have too many dry cleaners and nail places. Bring in more shopping and restaurants that offer a variety of food. Not little niche places |
| 134 | 5/7/2026 17:54 | Yes | Walk ability | Ambler Main Street. Phoenixville. | Trails and access | New businesses. Updated or remodeled buildings. Looks dated and unwelcoming |
| 135 | 5/6/2026 14:00 | Yes | Some good restaurant offerings | Ambler main street | More one-of-a-kind retail shops | More healthy food restaurant options. Extended sidewalk to Dager Road for students. |
| 136 | 5/7/2026 20:45 | Yes | Main road to a lot of businesses | DeKalb Pike | Familiar center lane/center divide | Restaurant row |
| 137 | 5/7/2026 21:19 | Yes | Variety of stores, wellness, and small businesses | Doylestown | Use Current vacant buildings for new businesses. Not building anything too tall or overwhelming. | I'd like to see the signage of any current vacant building removed (Andy's diner sign). Sidewalks that lead from Butler down Beth pike to connect areas safely. More trees along the pike. Festive Tinkle lights at holiday time. |
| 138 | 5/7/2026 23:47 | Yes | not much other than it's a 4-In road | Germantown ave through chestnut hill, lancaster ave through Wayne | the township building/fire station, the lower gwynedd township park, whole foods, Appagios, Po Le cucina, Tresini | 1. There are many old and tired looking strip malls and storefronts between Dager and Wholefoods - revitalize them or remove them. 2. more park and green space 3. side walk between Tennis and Dager stretch |
| 139 | 5/8/2026 3:53 | Yes | Not congested, but useful | Ambler | Quiet but effective, not congested | Country vibe continued |
| 140 | 5/8/2026 8:33 | No | Some good restaurants,close to my home, traffic pretty light | Butler pike in ambler or sumneytown in skippack | Open fields, the state park with small cafes, shops | Small shops, cafes |
| 141 | 5/8/2026 8:39 | No | The new developments completed and coming | It's unique, but a scaled back Butler Avenue in ambler would be close. | Architecture, landscaping and types of businesses | Some apartments for people to walk to businesses |
| 142 | 5/8/2026 11:23 | No | Easy access to several spots | Not sure | Restore/ maintain old stone buildings | Upgrade plazas to resemble the history of the area(Harth builders have done a nice job). Use or raze vacant spaces . Major facelift to plazas, buildings, landscaping etc.Create safer areas to walk or connect different plazas .Bring in lively restaurants and local shops. |
| 143 | 5/8/2026 12:39 | Yes | Businesses in one convenient location | Lancaster Ave on main line | Local businesses, walk ability with sidewalks all the way up and down, add pedestrian cross walks | Vacant commercial space filled, enhance walk ability with sidewalks near BMW dealer to connect Wiss schools |
| 144 | 5/8/2026 16:11 | Yes | Not much | Ambler | Trees | Walkways |
| 145 | 5/8/2026 17:30 | Yes | Nothing | Quakertown | More fun things to do for those in their 20 - 40s and who are single and affordable | More affordable businesses that bring in fun things to do like mini golf, bowling, even an arcade, etc |
| 146 | 5/8/2026 21:42 | Yes | The location | Skippack, Newtown | Some plantings of flowers. Trees and shrubs | Restaurants and shops |
| 147 | 5/8/2026 22:29 | Yes | Small businesses | Ambler, Doylestown, manayunk | Bring Rich's Other Place back | Walkable, better looking store fronts, more restaurants, hang outs for teens |
| 148 | 5/9/2026 7:13 | Yes | Fairly low traffic, with appropriate traffic controls. | None | Beth Pike should be less crowded, business-wise, meaning you could knock down about 20-25% of the current structures. There are no current or future business models (anchor stores, malls, strip malls, etc) that would serve the present or the future of LGT. To improve/expand commercial real estate on the pike only causes LGT to be absorbed into the surrounding municipalities, with "stop, by chance" businesses. Few successful "specialties" store models exist today (once "Born to Run" closes, it will remain shuttered). The Pike died off years ago, lack of access prohibits the Airport Square/English Village models from being a solution on our portion of the Pike. | Penna's model for retail and services works. Harth model for services works. It's a calmer theme than the strip mall model. Examine and discern which business categories are money-makers currently on the pike. |
| 149 | 5/9/2026 9:51 | No | Stores | Butler Ave | More active commerce | More vibrant commerce. More businesses are closed than open |
| 150 | 5/9/2026 12:13 | Yes | Nothing | West Chester, PA | Good reasons to come and access it | Crosswalks, open businesses and reasonable restaurants serving breakfast, lunch and dinner. Not necessarily all in one restaurant and a nice tavern or pub. |

Bethlehem Pike Revitalization Survey Results

| | | | | | | |
|-----|-----------------|-----|--|--|--|--|
| 151 | 5/10/2026 7:31 | Yes | The beautification of the corner of Bethlehem's and norristown across from spring house tavern. | Skippack | Larger signs, more park area | The closed businesses (I.e. Andy's, Verizon) are an eye sore. Anything to help camouflage these. |
| 152 | 5/10/2026 8:43 | Yes | Retail Service options | Germantown Pike in Lafayette Hill | Outdoor spaces for restaurants | Good brewery/restaurant |
| 153 | 5/11/2026 11:54 | No | not much | I'm not sure. | Sidewalks | More development like the community at Penna's Market, make it more walkable |
| 154 | 5/11/2026 16:00 | Yes | Traffic is mostly okay and lots of greenery/trees | N/A | Green space, trees, low car usage | More green space and trees. Less traffic |
| 155 | 5/11/2026 19:54 | Yes | Lovely neighborhoods and small shopping center access on Bethlehem Pike | Doylestown, Haddonfield, Chestnut Hill | Keeping architectural design historical | More restaurants with charm and historical significance |
| 156 | 5/13/2026 9:36 | Yes | I have really been happy with the improvements of the sidewalks for the safety of our kids | Unsure about and example, but making it more accessible and safe for biking and walking | More safer walkways | My children attend Wissahickon and the biggest issue I see is the danger of walking home from school and the intersection - there has been some improvement but it's still dangerous. The lights should all be red so that children crossing will be safe. We also need sidewalks to continue. The backup of traffic from school drop off onto Bethlehem pike makes it dangerous also. |
| 157 | 5/13/2026 10:30 | Yes | Shops and restaurants | Would love a Main Line vibe- more foot traffic and better shops | There is nothing distinctive- wish there was | More shops- restaurants with outdoor seating - foot traffic- main line vibe |
| 158 | 5/13/2026 14:40 | Yes | The Harth and Goddard buildings were well done. The new bridges, Fairlands, and Jefferson Health Building. | Wayne Area, Newtown, Ardmore. Wyndmoor. Chestnut Hill. Walkability is important. Bethlehem Pike is wide which makes it a bit different than others. | Tree and combining newer buildings with some of the older historic buildings will keep the character of LGT. The township has a great historic | More places to eat or take out food. More stores/shops. Less business type properties. Multiuse properties would be fine too. |
| 159 | 5/14/2026 7:19 | Yes | The mix of retail and business | Downtown Wayne, PA | See #4 below | Sideways on both side of the road and pedestrian crosswalks so that we can get to the other side of the road without walking back to the only traffic light. |
| 160 | 5/15/2026 9:13 | No | The hanging flowers and flags. People drive the speed limit. Crosswalk and light updated at sumneytown. The restaurants | Ambler, Conshohocken, phoenixville, Wayne | The strip malls (not a good thing) | More Curb appeal, less strip mall feel, fun family friendly events |
| 161 | 5/16/2026 22:31 | Yes | Convenience | Skippack | Lightposts, signs or flags on posts | Sidewalks the entire length so children can walk it safely and more crosswalks within 1 mile of the school campus. And an ice cream shop! |
| 162 | 5/18/2026 9:30 | No | Offers a variety of services | Hatboro | Fix the fencing at some businesses near the street | Bakery |
| 163 | 5/18/2026 10:25 | Yes | That it is a main thoroughfare while remaining small and hosts small, local businesses. Keeping our town quaint and peaceful. | 63 going though North Wales. Keep it simple. Keep it green. No big business. Keep our old houses and structures. We don't want to be like all the other cookie cutter towns. | Our trees and our greenery. LG is quaint and quiet and beautiful. Keep it small. Keep our trees. No big business, no big buildings. Stop using up all remaining open space and taking away everything that makes Lower Gwynedd a beautiful place to live. | If it means chopping down more trees and taking away our natural open spaces, then nothing. Its fine as is. If you want to fill an existing, vacant building, a small, independent, local hardware store would be nice. |
| 164 | 5/18/2026 16:59 | Yes | Trails | Main st doylestown | Walkability | Very walkable, 25 mph limit if necessary, 5over1 buildings |
| 165 | 5/19/2026 12:31 | Yes | The shopping center with many stores and having access to two shopping centers very easily. I never use the businesses along Bethlehem Pike for shopping other than the two banks. | Main streets in Doylestown & the main street in Chestnut Hill. | I would knock down all the old, dilapidated storefronts and place parking in the rear and move the stores more toward the street to entice people to walk on Bethlehem Pike. I would look for businesses that provide a variety of stores such as a bakery, more restaurants, ice cream store, etc. If you look at Ambler and North Wales, all the restaurants attract people during the day and evening. I would also host a first Friday type of attraction to bring people into the township. I'm not sure that having all the buildings the same design makes a difference as much as an inviting streetscape of hanging flower baskets, good lighting, wider sidewalks, cafes, taverns that are easy to walk between. | Refer to #4. I do not see any people walking along Bethlehem Pike when I drive by. This is a very car-driven community as it is essential to go from our homes to the center of the Township. Hang welcoming flags, flower baskets, better lighting, have the business community and Township develop events that bring folks to the center of town. |
| 166 | 5/19/2026 18:40 | No | Many stores and businesses, restaurants I support. They all have convenient parking. It's nicely kept; I don't notice junk/trash. I am rarely in traffic jams and I drive it every day. | Sorry I can only think of Naples, FL which has lush, gorgeous landscaping along all its highways and roads. | Signs and markers highlighting the founders/ history of LG. | More trees, bushes, a lot more landscaping. |
| 167 | 5/22/2026 11:08 | Yes | Variety of stores | King of Prussia town center | Variety of high end shops, boutiques, not large chain stores | More stores |
| 168 | 5/22/2026 11:16 | Yes | Can get you down to Philadelphia quicker and up to Quakertown quicker. | US Route 202 in Montgomery County and Bucks County | No potholes, fewer traffic lights, more greenery surrounding the roadway. | No potholes, fewer traffic lights, more greenery. Maybe left turn lanes instead of jug handles |
| 169 | 5/22/2026 11:42 | Yes | That it's not been widened and it's relatively easy to travel and access businesses | Skippack? | Welcoming, diverse local businesses, eateries, etc | More diverse places to eat. I love Vic Sushi and Arpeggio, and Po is delicious but expensive. But the "deli" is not great, and everything else closed. |
| 170 | 5/23/2026 11:28 | Yes | Nothing special | Parkland but can't add to the already bottle necked traffic on Bethlehem Pike by the Whole Foods and the Giant. | Stone covered buildings of Parkland type construction | Shops and small housing units such as 20-25 residences with shopping (small stores) |
| 171 | 5/23/2026 11:27 | Yes | In our area, 309 and Bethlehem Pike move traffic well, BUT several recent serious accidents on the area between Sumneytown and Welsh make me think traffic moves too quickly. Most important, the NOISE from cars barreling up Norristown to enter 309 is overwhelming. Where are the police at 7pm on a Sunday evening when the racing and noise ramp up??? | Doylestown Bypass from 611 | Keep away small strip malls with, for instance, a pizza shop and a barber | professional offices, |
| 172 | 5/24/2026 21:17 | Yes | Community | West Broad Village Glenn Allen Va | Walk ability and nature | Less automobile dependent feeling |
| 173 | 5/25/2026 13:23 | Yes | there are a few places that I frequent because they are great, but the pike itself does not draw me to the Pike. | Look at Wayne, Ambler, etc. We need an entertainment venue (IE: theatre, movie or concert, etc.) and the restaurants will thrive. | I dont know what this question is going for. Define what we want; I think it's a thriving Pike for businesses to improve the tax base and draw people to the Pike. | Some entertainment venue or something that is high traffic; a super Wawa. Or build off successful businesses already on the Pike, things that compliment the Goddard School or another car dealership. LG is going to have to approach vendors to come and give them a deal of some sort. |
| 174 | 5/26/2026 16:27 | Yes | Lacking in many ways | State St in Media, New Hope and Skippack | Add some sort of monuments... to remember/honor the Underground Railroad in Penllyn | Make is safe and attractive for folks to walk along at least one side. Build a better looking group of shops - encourage WAWA site to improve exterior of building and lot. Create a fun space for kids to enjoy. Make space for outside dining. Better landscaping everywhere! |
| 175 | 5/28/2026 8:37 | Yes | Nothing | Valley square in Warrington | Upscale shopping | Make it walkable |
| 176 | 5/28/2026 8:36 | Yes | Not much, a mosh mash of dated storefronts | Downtown Ambler, more walkable with an interesting mix of stores and restaurants | Cohesive look | More walkable and more inviting |
| 177 | 5/28/2026 8:40 | Yes | Great Businesses | Ambler | Add more main street businesses and restaurants | Thriving Businesses |
| 178 | 5/28/2026 8:47 | Yes | Nothing special | Not sure | better upkeep of many buildings | less traffic, better landscaping(e.g., more trees) |
| 179 | 5/28/2026 8:52 | Yes | Convenient stores and post office. | It would be a good place to put multi-family housing instead of in the residential L.G. areas | attractive townhouses | Some useful stores (grocery, p.o., cleaners) and attractive townhouses. |
| 180 | 5/28/2026 9:02 | Yes | Restaurants | Skippack, PA | Would be nice to get the empty buildings occupied again. | Sidewalks to the schools. No more unloading car carriers in the middle of Bethlehem pike. |
| 181 | 5/28/2026 9:10 | Yes | The businesses that thrive and remain open. | Hatboro and Ambler | Get rid of the empty buildings or find new tenants. | A diner. |
| 182 | 5/28/2026 10:04 | Yes | Small business owners | Lancaster Ave on the Main Line | Small businesses | More restaurants More esthetic look |
| 183 | 5/28/2026 9:54 | Yes | The Whole Foods shopping Center. | Butler Pike in Ambler, Main Street in Doylestown | Adding character to the corridor....trees, plantings, uniform signage, events on the Pike to draw interest to the corridor. | Standards to the look of the corridor. The old former industrial buildings/structures don't add much to the aesthetics of the corridor. |
| 184 | 5/28/2026 9:59 | Yes | Restaurants & shops | Ambler, Newtown or maybe Skippack | Small town feel, we don't need a fancy town center fine for KOP but not here. We have enough traffic, we don't need large apartments to add to congestion. | Development (stores/restaurants) from the old Rich's south to the closed diner. |
| 185 | 5/28/2026 10:19 | Yes | Not much | Wayne | ? | Walkable street with restaurants and shops |
| 186 | 5/28/2026 10:47 | Yes | Low population density and relatively light traffic. Light commercialization. | None, it's just right. | Fine the way it is. | A larger Wawa |
| 187 | 5/28/2026 12:16 | Yes | Some of the shoppes | Chestnut Hill | More walkable, better shopping I, more restaurants, lower speed limit more cross walks and areas to sit | See above |
| 188 | 5/28/2026 12:43 | Yes | Convenient parking fir businesses | Ambler, Skippack, Doylestown | More landscaping. Nicer banners on poles (veteran banners like Lansdale) | See above, veteran banners like Lanadale |

Bethlehem Pike Revitalization Survey Results

| | | | | | | |
|-----|-----------------|-----|--|--|--|--|
| 189 | 5/28/2026 14:14 | Yes | Neighborhood feeling | Haddonfield New Jersey | Keep access to small businesses | More small shops and restaurants |
| 190 | 5/28/2026 16:51 | Yes | We enjoy the convenience of the Giant, Whole Foods and CVS, like some of the restaurants and use the cleaners. | Not sure. | Maybe more seasonal decorations, decorative street lights and more upscale establishments. Perhaps some nicer trees and flowers if space allows. | A gas station with reasonable prices. A hardware store. A bakery. |
| 191 | 5/28/2026 17:37 | Yes | It has great potential | Rt. 30 in Wayne PA - Retail and Good Restaurants | quality shops and dining places that are destination worthy | Restaurants and Retail of Quality |
| 192 | 5/28/2026 18:13 | Yes | Has several small businesses that I use from the post office to doctors offices and physical therapy. | Skippack village | Keep and encourage the businesses run by local investors. | A breakfast / lunch place. A decent WaWa with adequate parking. |
| 193 | 5/28/2026 20:56 | Yes | Lack of congestion on road | N/a | To have more restaurants and shops | To have open restaurants and stores |
| 194 | 5/29/2026 7:15 | Yes | Variety of stores and services i need nearby- wawa, drh cleaners, post office, running atore, | 611 in jenkintown | No need to keep it distinctive, just need dewer empty buildings | More food options like a deli, diner |
| 195 | 5/29/2026 13:05 | Yes | It's not junked up with a bunch of useless strip malls | NA | not making it a area where it would get congested with traffic | a decent sized gas station |
| 196 | 5/29/2026 13:23 | No | Some of the stores along the pike | Skippack Pike in Skippack | Better pedestrian access | More restaurants |
| 197 | 5/29/2026 14:43 | Yes | A small businesses | Ambler, Doylestown, Wayne | The absence of large chain restaurants/ businesses | To fill the empty buildings with new bars, restaurants, or social businesses |
| 198 | 5/29/2026 14:50 | Yes | It's been getting too much traffic. | I like it as it is. | Keep as is. | More green space. |
| 199 | 5/29/2026 15:59 | Yes | Light traffic | Haddonfield nj | Not having empty store fronts | Business that actually open. |
| 200 | 5/29/2026 21:45 | Yes | Not much | Wayne PA | ? | Shuttered buildings occupied. It's a mess. |
| 201 | 5/29/2026 22:55 | Yes | How wide the lanes are from ford dealership to spring house tavern | Conshohocken - Fayette st! Love it there!! | I'm not sure what is distinctly lower Gwynedd. It doesn't really have a vibe of its own. Maybe something else that needs to be explored? | More sidewalks along Bethlehem pike. There is no safe way to walk from The Meadows to Butler pike. More consistent sidewalks along Bethlehem pike. Decorative , yet functional lamp posts . Intersection by spring house tavern is chaotic. |
| 202 | 5/30/2026 13:26 | Yes | Easy access to shopping and other close communities | not sure | Family-Oriented and not overly congested with traffic | More Multicultural businesses |
| 203 | 6/1/2026 9:10 | Yes | Usually no traffic and smooth travel to and through spring house | New Spring house center (whole foods area) | Ensure lots of greenery and landscaping separating the road from any development | Tear down Rich's place, old verizon store, and old Andy's diner and build new (set back) shops and restaurants |
| 204 | 6/1/2026 16:18 | Yes | Lowish traffic | Carmel, Indiana | Easy movement | Roundabouts, any new light/stop or large intersection project, should be a roundabout. The pike and Norristown project should have been a roundabout. |
| 205 | 6/2/2026 11:32 | Yes | I like that it has convenient shops, businesses and restaurants. | Butler Pike in Ambler, Glenside around the train station, State Street in Media, Germantown Avenue in Chestnut Hill. | Ensuring that the small businesses that already exist on the corridor can thrive in the future. | I would like to see more traffic calming measures to slow down traffic and make the corridor more walkable, such as crosswalks and pedestrian islands. I would also like to see higher-density uses (like housing with ground floor retail) to allow more people to live in Lower Gwynedd and increase vibrancy in the area. |