

# BETHLEHEM PIKE REVITALIZATION

## Survey Results Summary

Survey Dates



4/26/2026 -  
6/2/2026

Total  
Responses



204

1

### LOWER GWYNEDD RESIDENTS & NON RESIDENTS



184

(90.2%)

RESIDENTS



20

(9.8%)

NON  
RESIDENTS

2

### WHAT DO YOU LIKE ABOUT BETHLEHEM PIKE RIGHT NOW?



Restaurants &  
dining options



Small/local  
businesses



Convenience/  
access to  
services



Manageable  
traffic flow &  
middle turn  
lane



Walkability/  
sidewalks



Small-town  
character



Spring House  
Village/ Whole  
Foods

### SPECIFICALLY CITED:

- Local restaurants
- Wawa
- Whole Foods/ Giant Shopping areas
- Small businesses
- Sidewalk improvement
- Easy Access to Ambler and other areas
- Moderate traffic levels
- Quaint, neighborhood feel



About a quarter of respondents answered “Nothing,” “Not much,” or cited the corridor’s unfulfilled potential. There were several comments about vacancy and the corridor feeling fragmented or developed inconsistently. Newer developments were often cited more favorably than older buildings.

### 3 WHAT OTHER AREAS (TOWNS, ROADWAY COORIDORS, ETC.) WOULD SERVE AS A GOOD MODEL FOR BETHLEHEM PIKE?



**AMBLER WAS REFERENCED MORE THAN ANY OTHER COMMUNITY.** (about half of the responses).

#### Other Suggestions Included:

- Doylestown
- Skippack
- Wayne
- Chestnut Hill
- Phoenixville
- Media
- Newtown
- Flourtown

#### Positive Characteristics Identified:



Attractive streetscape



Main street atmosphere



Community gathering space



Independent Businesses



Walkability



Outdoor dining



Events that support businesses



Not high density

### 4 WHAT WOULD KEEP (OR MAKE) BETHLEHEM PIKE DISTINCTLY LOWER GWYNEDD?

The most frequent answers focused on landscape/greenery - more trees, native plantings, flowers, green space and/or preservation of open space for sitting/gathering areas. Several respondents see this as helping to create a quaint, cohesive look to this area.

#### Other Popular Answers Included:



Walkability



Filling Vacant Buildings



Small Businesses Over Chains



Retaining the Center Turn Lane

### 5 WHAT WOULD YOU LIKE TO SEE ON BETHLEHEM PIKE IN THE FUTURE?

#### More Restaurants & Cafes



This was the most common request. Examples include diners, coffee shops, breweries, outdoor dining, family-friendly restaurants, & sports bars

#### Expand Sidewalks, Trails, & Bike Lanes



Finish sidewalks to Dager Road and Ambler, connect schools and neighborhoods, add safer crossing and multi-use paths.

#### Beautification



Trees, landscaping, flowers, street lighting, better storefronts, cohesive signage, and safer crossings.

#### The Most Contradictory Comments Focused on Housing and Mixed-Used Development.



Supporters were generally in favor of mixed-use development, including residential over retail establishments, townhomes, condominiums, and moderate residential density near commercial uses.



Opponents were in clear opposition to apartments, high-density development, buildings over 2-3 stories, and additional traffic from residential growth,