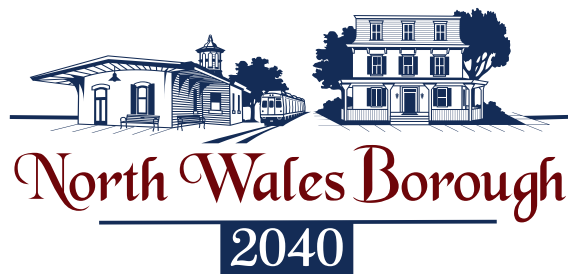


NORTH WALES BOROUGH 2040
MONTGOMERY COUNTY, PENNSYLVANIA

COMPREHENSIVE PLAN

September 2018



NORTH WALES BOROUGH 2040
MONTGOMERY COUNTY, PENNSYLVANIA

COMPREHENSIVE PLAN

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INTRODUCTION

NORTH WALES 2040 COMPREHENSIVE PLANNING PROCESS

North Wales Borough 2040 is a comprehensive planning document intended to serve as a guideline for future policies, land use, and development within North Wales Borough. This document outlines the various goals and strategies that were identified through an extensive research and public engagement process to be implemented to achieve the vision for the future. Recommendations made in this plan are intended to guide the Borough through the year 2040, or approximately 20 years into the future, and it is anticipated the community will continually evaluate how the outlined goals and strategies of this plan meet the changing dynamics and priorities within the Borough. The vision for the future, outlined in the vision statement, provides the framework within which all of the goals and strategies are prioritized.

Process

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Previous updates to the Borough Comprehensive Plan were completed in 2007 and in 1998. As with these previous comprehensive plans, North Wales Borough 2040 outlines how the physical components of the community will meet the anticipated future needs of the community and how this plan is consistent with adjacent municipalities and the county comprehensive plan. The Pennsylvania Municipalities Planning Code (MPC) requires municipalities to update their comprehensive plans every 10 years, and this update is intended to meet this requirement as well as to reflect current priorities in the Borough. Additionally, this update takes into consideration the recommendations made in the County Comprehensive Plan, *Montco 2040: A Shared Vision*, recently adopted in 2015. Beyond that, though, North Wales Borough 2040 aims to create a more holistic understanding of the community by examining the intricate relationships between the numerous individual components of the community to create a linked, thematic approach to long-range planning. It is the intent of this thematic approach to provide improved guidance to decision-makers in the Borough and a better mechanism of tracking accountability and progress of each individual goal and strategy.

This plan was developed in cooperation with North Wales Borough staff, Council, Planning Commission, Steering Committee, civic organizations, community volunteers, and the Montgomery County Planning Commission (MCPC).

The Steering Committee met monthly from August 2016 through November 2017 to review research materials and provide input on priority areas for the Borough. Public outreach efforts were conducted throughout the planning process to gather input from the wider community and diversify feedback. These outreach



Community residents discuss their goals for the future at the Community Workshop, March 2017.

efforts were the primary mechanism by which the Steering Committee came to understand the community's values. The community also expressed an appreciation for being able to contribute to the plan and voice their opinions. Outreach was conducted in a number of online and in-person events:

- October 2016: Community Day booth
- December 2016 – February 2017: Community survey (online and hard copy)
- March 2017: Community workshop
- October 2017: Community Day booth
- May 2018: Public open house
- July 2018: Presentation of draft plan
- August 2018: Final plan adoption (anticipated)

Feedback from these public outreach efforts and input from the steering committee were critical in guiding and informing the recommendations in

this comprehensive plan. Each recommendation is accompanied by specific implementation strategies that will address specific needs and desires expressed by the community that advance the overall vision for the future. Strategies focus on the maintenance of positive aspects and services residents wish to preserve; improvements to existing amenities, policies, and features; and identification of aspects within the Borough residents wish to see changed entirely, whether through the addition of new services and features or the elimination of policies that no longer support the community vision. Successful implementation of the comprehensive plan's recommendations will include continued involvement from the community to provide guidance, input, and volunteer effort. A well-engaged public is essential to achieve the stated goals and the future vision, and will require collaborative effort between the Borough and the community.



Community members vote on their preferences at a Community Day booth, 2016.



VISION STATEMENT

Through the planning process, individual themes emerged that encompassed the priority areas. These themes are used throughout this comprehensive plan to organize the future vision and the recommendations to achieve it. The Vision Statement, identified below, represents the overall framework that will guide the Borough's decision-making process over the next twenty years and highlights the features of the Borough that are most valued by the community.

In 2040, North Wales Borough will remain a vibrant small town that merges together its history and its future to create a unique and identifiable destination. The Borough will continue to build upon the tradition of creating fun and inclusive events, further develop recreational amenities to support active lifestyles, preserve and maintain historic buildings and architectural styles, diversify cultural opportunities for the arts, and nurture its business community.

North Wales Borough is guided by a desire to preserve the existing community character and spirit that make it a desirable place to live, work, and play. This Comprehensive Plan will promote policies and actions that:

- *Sustain an historic, diverse, active, and healthy community.*
Residents value the small-town feel and close-knit neighborhoods, and wish to enhance walkability, preserve historic architecture and housing diversity, and expand programming and use opportunities in the Borough's many parks and open spaces. Engaged resident volunteers will continue to ensure success of popular community events.
- *Support a thriving commercial downtown.*
Investment in the downtown district will attract new businesses that will contribute to creating a unique shopping and dining experience and provide quality job opportunities.
- *Enhance transportation safety.*
Safe, efficient movement within the Borough encourages residents to walk to local destinations and additional traffic safety measures will reduce conflicts between vehicles, bicyclists, and pedestrians.
- *Improve ecological sustainability.*
Investments will be made to ensure sustainable environmental stewardship through adequate landscaping, preservation of existing tree canopies, and improvements to stormwater management, which serve as critical mechanisms to support healthy waterways.

HOW TO USE THE GUIDE

North Wales 2040 is a long-range planning document that analyzes existing conditions in the Borough and makes recommendations for future policies, plans, and actions that seek to achieve the vision for the future. The plan is organized into four themes which better capture the holistic dynamic of how individual community elements impact one another and how policy decisions can influence community outcomes. Goals are identified for each theme, and represent the community's priority areas identified through the public outreach process. Recommendations made within each theme outline the desired results of implementation efforts, and specific strategies are provided that, when implemented, will serve to achieve the future vision of the community.

Community Character Goals

- Preserve the character, diversity, and affordability of North Wales' residential neighborhoods to serve the needs of current residents of all ages and lifestyles, and to serve as an attraction for new residents.
- Ensure new development is compatible with the historic development pattern of the community.
- Maintain and improve accessible public spaces that provide active and passive recreation, and foster community gathering and social interaction.
- Develop and expand community events to provide entertainment, build community identity, and attract nearby residents into the Borough.
- Continue to provide essential community services to Borough residents, business owners, and property owners in an efficient and effective manner.



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Economic Development Goals

- Develop North Wales as a destination for local dining and the arts.
- Retain existing businesses and support new neighborhood-scaled commercial and retail businesses to grow local shopping and employment opportunities.
- Improve the downtown experience by creating a pleasant pedestrian environment, establish uniform building signage, and preserve historic building facades.

Transportation Goals

- Facilitate safe and efficient movement within the Borough through continued maintenance of roadways and enforcement of traffic laws.
- Enhance existing pedestrian amenities such as painted crosswalks and street lighting to improve safety and encourage more residents to walk to local destinations.
- Identify missing links in the Borough's sidewalk network system and prioritize areas for repair and installation to create connections to local destinations.
- Enhance biking opportunities and bike safety in the Borough.



Sustainability and Resiliency Goals

- Preserve and enhance street tree cover in all areas of the Borough to capture the ecological and aesthetic benefits of trees.
- Identify opportunities for the installation of new stormwater management facilities to improve local infiltration and reduce runoff.
- Reduce waste creation by increasing recycling and composting efforts and evaluate alternative waste removal policies.

Recommendations are given at the end of each themed chapter that are designed to accomplish the stated goals of the community through implementation of individual strategies. To help guide the Borough in the implementation process, an implementation chart, found at the end of this document, outlines a timeline for implementation, project deliverables, and identifies priority projects, potential partnering agencies, and funding mechanisms (where applicable). This structure provides clear direction for the Borough during implementation, improves accountability, and encourages action. Each chapter is equipped with a list of recommendations, and chapter summaries are provided to provide quick reference to the main issues driving the goals and justification of how the recommendation strategies will work toward achieving the community vision.



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FOLLOWING UP

It is incumbent upon the Borough to implement the recommendations of this comprehensive plan, and to facilitate community outreach and engagement with the public to ensure the community's vision continues to be in alignment with the stated goals of this plan. It is recommended the Borough complete a yearly audit of the steps taken toward implementation and create an annual report of accomplishments to be reviewed by Borough Council. After ten years, a holistic review should be conducted to determine which goals still need to be met, and identify if any community priorities have shifted from the original goals. The community should continue providing input to the Borough and remain open, active, and engaged in the implementation process.

RELATIONSHIP TO OTHER PLANS

Montco 2040: A Shared Vision

The County adopted this new Comprehensive Plan in 2015. Similar to North Wales Borough 2040, the County Comprehensive Plan contains three main themes which provide the framework for identified County-wide goals: connected communities, sustainable places, and vibrant economy. General concepts from these themes are echoed in the recommendations found within this plan. Specifically, North Wales Borough 2040 recommends goals to support the preservation and enhancement of the existing community, downtown, and destinations; build connections to recreational resources; protect natural resources and improve resiliency; support multi-modal transportation options; and create opportunities for healthy lifestyles.

North Wales Borough has coordinated with Upper Gwynedd Township on recommendations that cross over municipal borders and has received support on projects that would involve multi-municipal cooperation. The Borough will continue to work with the Township to develop and implement projects with shared benefits.





COMMUNITY CHARACTER GOALS

- Preserve the character, diversity, and affordability of North Wales' residential neighborhoods to serve the needs of current residents of all ages and lifestyles, and to continue to serve as an attraction for new residents.
- Ensure new development is compatible with the historic development pattern of the community.
- Maintain and improve accessible public spaces that provide active and passive recreation, and foster community gathering and social interaction.
- Develop and expand community events to provide entertainment, build community identity, and attract nearby residents into the Borough.
- Continue to provide essential community services to Borough residents, business owners, and property owners in an efficient and effective manner.

Community character is not defined by one feature of a place, but rather is formed by the interactions of both tangible and intangible elements working together to create a whole. Character is what draws people to a place, and what makes them want to stay there. North Wales Borough is described as having great community character because of its close-knit neighborhoods and small-town feel. Residents highly value the sense of belonging and community connections they create, the walkable, diverse, and historic neighborhoods with tree-lined streets, and the open space and park amenities. Preservation and enhancement of these features is a top priority over the next twenty years in order to continue attracting engaged residents who contribute toward making North Wales such a welcoming place.

COMMUNITY PROFILE

North Wales Borough was first settled in the 18th Century as a rural farming village by Welsh immigrants. The Borough experienced slow initial growth and remained a mostly agricultural community through the early to mid-19th Century. In the 1850s, North Penn Railroad extended rail tracks to many settlements outside of Philadelphia including North Wales. These tracks are still in use today, both for shipping lines and SEPTA regional rail. After the rail line was built, the town experienced a development boom which contributed to its formal incorporation as a borough in 1869 from land belonging to Upper Gwynedd Township.

Two major housing development periods cemented the land use as predominantly residential. The population experienced significant growth at the end of the 19th Century and into the early part of the 20th Century, and had a second growth spurt in the 1950s and 1960s with peak population occurring in the 1970s. Part of the distinct community character comes from the mix of historic and architecturally significant structures built during these time periods and the gridded street pattern surrounding the community's downtown core. Recent development proposals have resulted in some infill development, and many property owners support maintaining or creating an architectural look that speaks to the historic nature of the surrounding building styles. Today, the Borough remains predominantly residential and boasts numerous open space and park amenities, easy multi-modal access to local destinations, an updated regional rail station, and a growing business community.



Population Demographics

In 1870, the first year census data was recorded for the Borough, North Wales was a small, mostly rural community of only 407 individuals. The population grew steadily through the first half of the century, and experienced a spike in growth mid-century as new housing tracts were built. Population peaked in 1970 at 3,911 residents, but has been in decline every decade since then except 1990 when the last major housing development was completed that added 32 new residential homes.

In 2010, the Borough's population was 3,229 (Figure 2.1) and had a population density of 5,382 persons per square mile. This is a higher population density than all the nearby municipalities, including Lansdale Borough. Despite a trend toward a declining population, the Delaware Valley Regional Planning Commission (DVRPC) projects the population of North Wales will increase to 3,392 people by 2045, representing a 4.4% increase (142 individuals) from the 2015 population. The Borough is projected to grow at a much slower rate than the County as a whole; Montgomery County is projected to increase by 13.9% in the same time period. Because the Borough is built-out, it is expected that population growth will be limited by the lack of new development opportunities on vacant land. It is likely that the current population decline may be partly attributed to many residents choosing to "age in place", meaning older residents who may have raised families in the Borough have decided to remain in their homes rather than "downsizing" or moving to a retirement community.

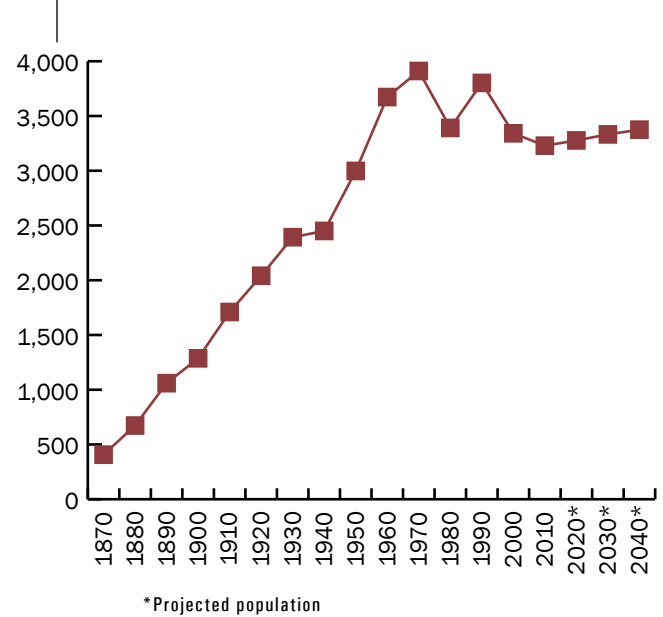
The walkable nature and proximity of amenities to residential areas in the Borough is beneficial to provide greater independence for older residents who may drive less frequently and enable them to remain in their homes longer. However, this walkable nature of the Borough is also highly attractive for families with young children so it may be expected that an increase in the Borough's population will be in rising household sizes as families with children replace empty-nesters. Some new housing units may be created through limited development in the form of conversions of non-residential properties into residential properties. The Borough may also see the continued conversion of single family residential homes

PLANNING FOR AGING COMMUNITIES

North Wales benefits from having a diverse age range of residents, and is attractive to many seeking a walkable community with transit access. Long-term residents are an asset to the community and bring a wealth of knowledge and experience to their everyday activities. However, residents' needs change as they age, and the Borough should account for these changing demands on amenities, services, and support. Mobility may impact residents' transportation habits and require individuals to drive less. Mobility may also impact how a person is able to use their home, and modifications may need to be made to relocate bedrooms to first floors, or install ramps in the home. Fixed incomes may lead some residents to seek additional income by taking on renters or converting their homes to allow for family members or caretakers to live with them. Older residents may also be more interested in additional programs, classes and activities close to home. Supporting these needs will enable more residents to remain in the Borough longer, and help facilitate aging in place gracefully.

increasing numbers of children, it can be expected that North Wales will continue to see a good mix of residents of all ages, underscoring the need to continue and enhance community services and amenities to serve the diverse needs of the population.

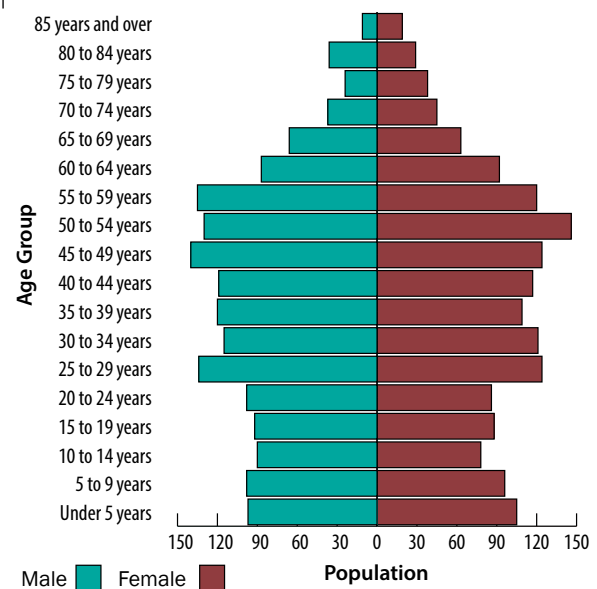
2.1 NORTH WALES BOROUGH POPULATION CHANGE



into multi-family units although residents indicated a preference to see single family homes remain intact.

Figure 2.2 shows the Borough's 2010 population classified by gender and separated into 5-year age groups. This chart shows there is a healthy mix of residents from all age groups. The largest age group for women is 50 to 54 years old and the largest age group for men is 45 to 49 years old. There is also a significant number of both men and women in the 25 to 29 years old age group. As a whole, the median age for North Wales Borough is 39.3 years. This is comparable to Lansdale Borough but much lower than the median ages for both Lower Gwynedd and Upper Gwynedd Townships that have median ages of 49.2 years and 44.6 years, respectively. The presence of a larger young adult population, coupled with the larger numbers of children under 10, could indicate that the Borough is home to a growing number of younger people both living alone and couples with young families. With trends towards residents choosing to age in place and

2.2 NORTH WALES BOROUGH POPULATION, 2010





HOUSING AND NEIGHBORHOOD CHARACTER

Many North Wales residents cite housing diversity as one of the aspects of the community they find attractive. The Borough offers a wide range of housing types, from single family detached homes, to twins and townhouses, to apartments. This diverse mix provides a range of options for existing and potential residents to meet different needs, lifestyles, and incomes. Residents also tend to stay in the Borough once they move in. Approximately 75% of residents have lived in the Borough for ten or more years, and about 40% of residents have lived in the Borough for twenty years or more. This long-range tenure underscores the ability of the Borough, with its mix of features and services, to attract and retain residents and highlights the need to continue providing support and tools to retain and enhance housing options.

Housing Development Patterns

Historic housing development patterns favored gridded street networks and smaller lot sizes than are typical in most residential subdivisions today. As a result, many of the homes built in North Wales prior to the 1940s are oriented along linear street networks. It is common to see a mix of single family detached and twin homes on the same block in the more historic areas of the Borough, although later development in the latter half of the 20th Century favored slightly larger lot sizes and fewer twin or duplex homes. Two housing booms around 1900 and again in 1950 created the distinct districts that are evident today in housing styles, street widths, and sidewalk placement. Earlier development phases created narrower roadways with rear alleys, narrower housing lots, homes with Gothic and Second Empire architectural styles, and sidewalks. Later development phases created wider streets for on-street parking, split-level homes with garages and driveways, and fewer sidewalks.



Household Characteristics

Between 2012 and 2016, North Wales Borough saw a decrease in the percentage of households with one or more persons under 18 years old and an increase in the percentage of households with one or more persons 60 years and over. Additionally, there was an increase in the percentage of householders living alone. These trends have led to a decrease in average household size, which is down from 2.57 persons per household in 1990 to 2.5 persons per household in 2010. This trend is consistent in all neighboring municipalities and the County as a whole but the Borough saw the largest decrease in the number of households with children compared to neighboring municipalities. This may indicate there is both a local and regional trend of residents who are choosing to remain in their homes after their children have moved out and a growing number of households without children. While this trend ensures that long-standing community

members stay a part of the community, in a smaller borough it could also limit the ability of new residents or families to find desirable housing options in the community.

Housing Value

In 2016, the median housing value for North Wales Borough was \$230,200. This is approximately \$70,000 less than the County-wide median housing value and close to over \$100,000 less than surrounding townships. Lansdale Borough is the most comparable to North Wales in median housing value. Because of the historic nature of development in the Borough, many of the housing lots are smaller and the structures are older, and therefore tend to be more affordable. This provides opportunities for first-time home buyers to enter the housing market and serves to attract new residents to the Borough.



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HISTORIC PRESERVATION

Much of the development on either side of Main Street was built in the 19th Century and early 20th Century, while many of the homes and other structures closer to the northern and southern edge of the Borough were built in the mid- to late- 20th Century. The downtown core of North Wales boasts many classic late 19th and early 20th Century architectural styles such as Gothic Revival, Queen Anne, and Second Empire, characterized by mansard roofs. Many of the grand homes along Main Street were originally built as summer houses for the Philadelphia elite, while a number of buildings previously used as hotels for vacationers have been converted into multifamily housing.

The Borough has retained many of its historic homes and buildings, and in 1999 Borough Council voted to adopt the Historic Preservation District in response to a growing desire to retain the historic character of

the Borough over concerns new development would dramatically change the appearance of the historic structures. The Historic District was amended in 2014 with the adoption of the Historic Preservation Ordinance. The Historic District is managed by the HARB (Historic Architecture Review Board) which is a five-member public advisory board providing recommendations to the North Wales Borough Council. HARBs are granted their authority under PA Act 167 (the Local Historic District Act) of 1961. The North Wales HARB reviews any permanent changes proposed to building facades within the designated historic district in order to preserve the look of period architecture and maintain the diversity of historic building styles. Approximately 22% of all the land area within the Borough is impacted by this ordinance. While there are currently no buildings designated as national historic landmarks on the National Register, structures within the North Wales Historic District are eligible for the National Register. The maintenance and



The Borough has the ability to assist property owners in restoring or rehabilitating historic structures in income producing use through grant programs offered by the state or through a 25% historic state tax credit for properties also using the 20% federal Rehabilitation Investment Tax Credit (RITC). No grant or tax credit programs are available to private homeowners¹.

restoration of historic buildings contribute to the sense of place and community identity of North Wales. As the functions of historic properties change, the HARB works to ensure the building facades remain true to the historic character while creating an opportunity for reuse and adaptation.

A local program does exist for designating historic buildings over 50 years old. The North Wales Historic Commission runs the Heritage Plaque Program which installs a designated date plaque on historic buildings. Any property owner of a structure older than 50 years may apply for the plaque. The Historic Commission also offers assistance and education to property owners seeking information about their home histories and maintains archival information including historic photographs and memorabilia. Feedback from community outreach indicated a desire to see a more active Historic Commission with a greater emphasis on education to property owners about maintaining historic homes, a more extensive inventory of historic properties, and additional events to highlight the historic nature of the Borough, such as “history walking tours”.

LAND USE

Historic development patterns created a dense grid to the north and south of Main Street occupied by both residential and commercial properties. Commercial properties are also concentrated along East Walnut Street, although several structures were removed over time or converted to residential uses. Later development in the 20th Century expanded the residential street networks both north and south of Main Street. The last remaining large tract of vacant land was a 13.5 acre parcel developed as part of the Windsor Hill residential subdivision in the 1990s which consisted of 32 new single family detached homes. The Borough has a variety of parcels within residential areas used for parks and open space, as well as larger institutional uses that also provide outdoor recreation, such as the playgrounds at North Wales Elementary School (Figure 2.3).

Residential Land Use

Three-quarters of the Borough’s land area is used for residential purposes; of that, the most common type of residential use is single family detached housing which accounts for just under 58% of the total land area of the Borough (170 acres). Twin and duplex homes

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are common in the Borough and make up the second highest land use type (14% of total land area, 41 acres). The distribution of single family residential properties is concentrated in the northeastern and southeastern corners of the Borough, while single family attached and multifamily properties are clustered in the western half of the Borough bordering the train line and Walnut Street, and along the streets south of Main Street. Row homes and townhouses are also present in the Borough and are found almost exclusively west of Walnut Street. The majority of mixed use properties, which commonly incorporate residential units above a first-floor non-residential use, are located on Main Street.

Non-Residential Land Use

The majority of commercial land uses, excluding industrial uses, are small parcels located along Main Street west of Montgomery Avenue. There are only 18 parcels dedicated exclusively for retail and office use in the whole Borough; all other commercial uses are located in mixed-use buildings. Industrial uses make up about the same percentage of total land area as all other commercial and mixed uses combined (5% compared to 5.4%), and are concentrated in larger parcels along the rail line, and in the southwest corner of the Borough.

Institutional Land Use

Institutional land uses are significant features in the Borough, particularly the North Wales Elementary School which, at 8.5 acres, is the single largest parcel in the Borough. Other institutional uses include the library, churches, and Borough Hall.

Future Land Use

The Future Land Use Plan (Figure 2.4) supports the existing mix of land uses while recognizing the potential for future redevelopment and transformation of certain industrial, commercial, and institutional properties within the Borough. New residential land uses may be created in the Borough if commercial and industrial parcels were to be redeveloped. Some parcels in non-residential use are in residentially zoned districts, so if the current use is discontinued, there is a possibility that new residential units could be constructed. Redevelopment opportunities on parcels adjacent to the train line could result in higher density multifamily housing or mixed use buildings that could serve as a transition use between the railroad and neighboring single family housing. Redevelopment of parcels from non-residential to residential uses would increase the total number of housing units in the Borough to house a population increase, and higher-density, transit-supportive housing would be appropriate to improve access to the SEPTA transit services.

Borough residents have expressed a desire to preserve existing residential neighborhoods intact and provide additional protections to ensure the continued owner-occupancy of single family homes and limit conversions of homes into multi-family or accessory dwellings, especially within the Historic District. This is because the Historic District has few homes with dedicated off-street parking and many residents rely on on-street parking. Additional housing units created from residential conversions may add stress to limited on-street car parking availability. Elsewhere in the Borough, residential properties are

2.3 NORTH WALES BOROUGH LAND USE MAP

Legend

- Multifamily
- Single Family Attached
- Twin / Duplex
- Single Family Detached
- Mixed Use
- Retail
- Office
- Industrial
- Institutional
- Utilities
- Undeveloped
- Public Open Space
- Private Open Space



Community Profile

Housing & Neighborhood Character

Historic Preservation

Land Use











Recommendations and Strategies

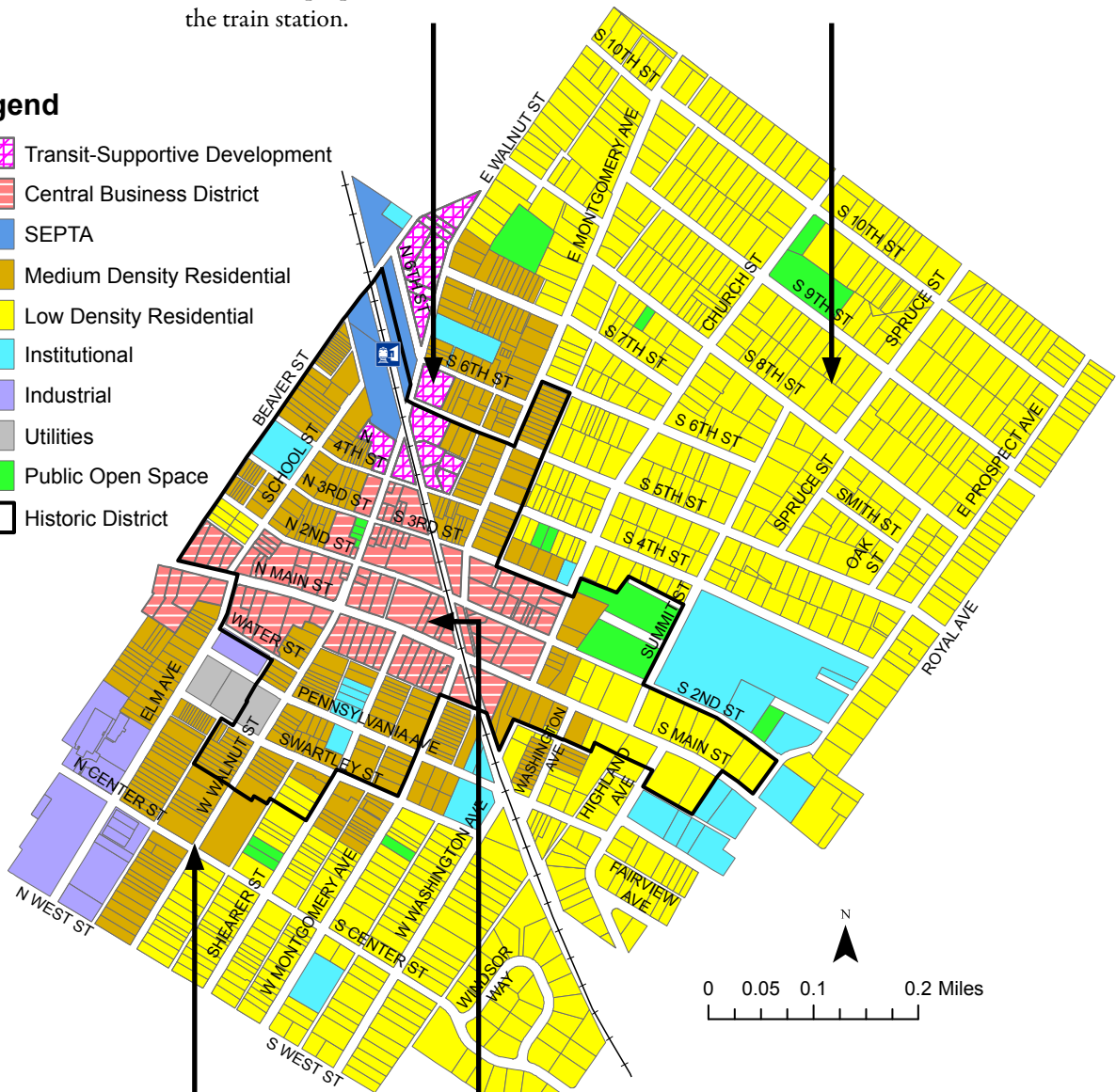
2.4 NORTH WALES BOROUGH FUTURE LAND USE MAP

Support higher density housing, and mixed-use, and commercial properties around the train station.

Medium to low density housing should be preserved in the Borough's residential districts.

Legend

-  Transit-Supportive Development
-  Central Business District
-  SEPTA
-  Medium Density Residential
-  Low Density Residential
-  Institutional
-  Industrial
-  Utilities
-  Public Open Space
-  Historic District



Should properties be redeveloped, medium density housing may replace light industrial uses.

Support commercial development and mixed-use buildings in the Central Business District.

served by a mix of alley access for rear parking, detached garages or driveways located to the side of homes, or attached front-loading garages.

Residents have expressed a desire though to see more commercial land uses along Main Street and East Walnut Street connecting Main Street to the train station. This corridor was historically more commercial in nature, but many structures were removed over the years. Those that remain are, for the most part, single story buildings with single uses. This corridor also has many properties with larger parking lots, but often these lots serve single uses and without shared parking agreements they remain underutilized during different times of the day. If development interest grows and redevelopment occurs along East Walnut Street, 2 – 3 story structures might be appropriate for the area, and mixed use buildings should be encouraged. Shared parking agreements would also be beneficial to maximize efficiency of existing parking facilities and support higher density development.

It is increasingly common to see institutional buildings transition from their original uses and communities should take a proactive approach to caring for these aging structures. Churches, schools, and government buildings commonly occupy prime real estate within neighborhoods and are architecturally significant for their contributions to the neighborhood appearance. When these institutional uses close, these buildings may be lost in favor of redevelopment of the site. However, it is possible to retain the physical structure of the building when a new use takes over. This process is called the “adaptive reuse of buildings”. The Borough has already acquired one church property with plans to retain the building but modify the interior functionality of it, but there are many other institutional uses throughout the Borough that may see changes over the next two decades. The Borough should be prepared with a plan for how the community wishes to see these properties managed if and when the original uses cease to operate.

Of the few parcels identified as “vacant” in the Borough, no parcel is greater than a half an acre, and most are less than a quarter acre. Vacant parcels are categorized as not have any primary physical structures on them but they can contain driveways, parking, and vegetation. Many of the vacant parcels in the Borough are adjacent to residential homes and create an “oversized”

lot. Some of these parcels are too small on their own to be developed, but others may be large enough to subdivide for new development. This type of infill development has occurred primarily in residential districts and has created new housing units and commercial space. Vacant parcels may also be suitable for open space resources, and can be improved as pocket parks for neighborhood use, or “greened” to provide increased environmental benefits and stormwater management.

Parks and Open Space

North Wales has a number of parks and open spaces throughout the Borough, providing easy access for all residents. Parks and open space resources are an important amenity because they provide opportunities for active and passive recreation, contain elements like vegetation and rain gardens to capture and infiltrate stormwater, and provide a place of aesthetic beauty that contributes to mental well-being and improves property values.

The Borough has a total of nine parks in addition to other open space resources. The parks are managed by the Parks & Recreation Board and range from neighborhood-level “pocket parks” to large community gathering areas. The parks also have a range of amenities to suit both passive and active recreation, from walking trails and benches to picnic tables and playgrounds. Dogs are permitted in all the

North Wales Borough completed an Open Space Plan in 1995 and updated it in 2005. Both plans were in response to the availability of grant funding offered by Montgomery County for open space preservation under the Green Fields/Green Towns Program. The Borough was able to leverage these available funds subsequent to the completion of these plans to acquire a number of parks and open space parcels that have become valuable assets to residents and visitors. These include: Wee Whalers Park, Second Street Park, Fourth Street Park, Eighth Street Park, 311 West Montgomery Avenue, and Walnut Square. Additional grant funding from DCNR also contributed to the preservation and enhancement of park features and amenities at Hess Park.

Community Profile	Housing & Neighborhood Character	Historic Preservation	Land Use	Recommendations and Strategies
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1. WEINGARTNER PARK
Location: 2nd Street and Summit Street
Size: 3 acres

Weingartner Park is a passive recreation area across the street from North Wales Elementary School. The park has a paved circular walking trail that connects to the sidewalk network on Church Street, South Second Street, and at two locations at the corner of Second Street and Summit Street. Benches are situated adjacent to the walking trail. A significant number of mature trees dot the park landscape, but the interior area of the park is largely open grass space that hosts a number of community events yearly such as the 4th of July Parade and Country Picnic, Community Day, Soldier’s Christmas, and movies in the park.



2. NINTH STREET PARK
Location: South Ninth Street and Church Street
Size: 2 acres

Ninth Street Park is a passive park that sits at the corner of South Ninth and Church Streets and runs along the length of Church Street between Ninth and Tenth Streets. A limestone gravel walking trail connects to the Church Street sidewalk network at Tenth Street and winds through the park, across the observation deck to exit on Ninth Street. No sidewalk exists along the park frontage on Ninth Street, but there is an existing sidewalk across the street, and there is a sidewalk along the park frontage on Church Street.



3. HESS PARK
Location: 8th Street between East Montgomery Avenue and Walnut Street
Size: 1.4 acres

Hess Park is the most recent park developed in the Borough. Through a DCNR Community Conservation Partnerships Program (C2P2) Growing Greener II Bond Fund in 2010, the park was improved with a paved walking path, play area, water fountain, and a pavilion with picnic benches and a grill. The park is accessible via a gravel road off of South Eighth Street between East Walnut Street and East Montgomery Avenue. The park is surrounded on all sides by dense wood stands of mature trees. Two ADA compatible parking spaces are associated with the park, although no parking is allowed on the short access drive off of Eighth Street. Stormwater management facilities installed in Hess Park are not functioning at optimal efficiency and have not been properly maintained, leading to overgrowth and water retention, rather than infiltration, which has created a breeding ground for mosquitos. Additional grant funding may be pursued to improve the existing rain gardens and infiltration basins at this park.



4. WEE WHALERS PARK
Location: Shearer Street between Center Street and Swartley Street
Size: 0.6 acres

Wee Whalers is a kid-friendly park with a playground area and swings. Located at 332-334 Shearer Street, it connects to the sidewalk network via a paved pathway. This park is located in a more dense residential section of the Borough surrounded by a mix of single family detached and twin homes. This neighborhood-level park is more accessible for the nearby residents and is a great open space and recreational asset for the community. The park has a small bike rack and has a small sign denoting the park’s name and dedication. Assistance for property acquisition and park development was provided in part by the Montgomery County Open Space Program.



5. SECOND STREET PARK
Location: 2nd Street and East Prospect Avenue
Size: 0.37 acres

Second Street Park was created by the Borough acquisition of a parcel adjacent to the North Wales Elementary School under the Montgomery County Open Space Program. The improvements to the tennis court were funded by a Recreational Improvement and Rehabilitation (RIRA) grant provided by the PA Department of Conservation and Natural Resources. Preservation and rehabilitation of this park was a recommendation from the 1995 Open Space Plan and was acknowledged as a completed task in the 2005 Open Space Update. The tennis court is open to the public except for days when private lessons are being offered. There is one tennis court at the site, parking for four cars, and a locked shed for storage.



6. 311 WEST MONTGOMERY AVENUE

Location: West Montgomery Avenue between Center Street and Swartley Street
Size: 0.2 acres

Acquired with assistance from the Montgomery County Open Space Program, this small “pocket park” is a narrow lot bounded by mature trees. No amenities are available at this site and the only indication that this is a public park is a small County Open Space Program sign and a sign reminding park users to clean up after their dogs. There are no walking paths or benches in this park. This park is located a block away from Wee Whalers Park, and is on a mixed residential neighborhood street comprised primarily of single family attached and twin houses.



7. FOURTH STREET PARK/BRYANT MEMORIAL PARK

Location: 4th Street between East Montgomery Avenue and Church Street
Size: 0.15 acres

Nestled within a residential block characterized by twin and single family detached homes, Fourth Street Park, also referred to as Bryant Memorial Park, is a passive open space amenity. The park is marked by a dedication plaque to the memory of area resident John Russell Bryant in the front decorative garden and is owned by the Borough via funding provided by the Montgomery County Open Space Program. The rear and one side of the park are bounded by a fence, and by landscaping on the other side. The park has one mature tree in the rear and one seating bench but is otherwise open space. A decorative garden and mask display add some visual interest to the park. The masks were made by a local artist and Borough children.



8. EIGHTH STREET PARK/A CHILD'S GARDEN

Location: 8th Street between East Montgomery Avenue and Church Street
Size: 0.13 acres

Eighth Street Park is a small “pocket park” located along a residential street comprised predominantly of single family residences. Eighth Street Park is also known as “A Child’s Garden” and was acquired as a permanent open space resource by the Borough through funding provided by the Montgomery County Open Space Program. The park has a narrow brick walking path leading to the rear of the property that winds around a central garden space. One bench is available on the property and a number of mature trees line the landscape. An abandoned driveway curb cut is present on the sidewalk in front of the park. The park is marked by a boulder sign with the park name in the front of the property.



9. WALNUT SQUARE

Location: 2nd Street and East Walnut Street
Size: 0.2 acres

Walnut Square is a civic space developed in the mid-1990s with revitalization grant funding provided by Montgomery County as part of a renewal plan after the removal of dilapidated buildings from the site. The park area is now characterized by a curved walkway surrounded by shrubs and a number of seating benches. A sign is posted in the central garden area that advertises upcoming community events.



BOROUGH HALL

Location: 300 School Street
Size: 1.08 acres

While not often used as formal park space, the open lawn area in front of Borough Hall serves as community open space and contains a seating bench and a number of mature shade trees.



NORTH WALES ELEMENTARY SCHOOL

Location: 2nd Street and Summit Street
Size: 8.5 acres

North Wales Elementary School has a significantly sized open space area that is available for public use and includes a large playground with swings, basketball courts, a baseball diamond and a soccer field. This is the single largest open space amenity in the Borough. The primary open space and playground features face onto 4th Street and East Prospect Avenue.

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2.5 NORTH WALES BOROUGH AREA PARKS AND OPEN SPACE RESOURCES



parks and “pet stations” are available at a majority of the parks to help manage animal waste. Each park or open space amenity is identified in Figure 2.5.

The Borough Public Works Department is primarily responsible for the maintenance and upkeep of all the park and open space resources in the Borough. Additionally, the Borough supports an “adopt-a-park” program for residents, non-profit groups, or other service groups to “adopt” a Borough park to assist in its upkeep and organize at least one clean-up a year. Currently, only Walnut Square Park is “adopted” so there are many opportunities for residents and/or other community groups to take on a more active role in caring for the local parks.

Many North Wales residents are unaware of the extent of the park system in the Borough. Because many of the park and open space areas are tucked away in residential areas, these spaces may not be well-known or may not be perceived as public spaces. Residents indicated a strong desire to amplify the role of parks in the community by offering additional programming in the parks to engage more residents in those spaces. In order to better call attention to these great spaces, the Borough can also implement a wayfinding signage program that creates uniform signs clearly marking each park or open space area, and include more information on the Borough website about the parks, amenities, and available programs.



Hess Park entrance.

Adjacent Recreational Resources

Although the Borough has many smaller recreational parks and open space, residents also have access to larger community parks in Upper Gwynedd Township and Lansdale Borough that are accessible both on foot as well as by car. Pennbrook Middle School, located directly north of the Borough, has nine baseball diamonds and a track field. Pedestrians have a continuous sidewalk network on East Walnut Street to reach the school, although the sidewalk is narrow and has no buffer between it and moving traffic, which can make the walk challenging and unpleasant. Residents have indicated a desire to see a walking trail connecting the Borough’s sidewalk network to the school through the PECO power lines. This walking trail would create a safer access route for students walking to school. It may also encourage more residents to allow their children to walk rather than dropping them off in cars, which would reduce the number of vehicle trips and congestion around the school during the morning and afternoon.

Trail Connections

North Wales also has access to a number of locally-owned trails that can connect residents to larger County trail networks in the region, including the Green Ribbon Trail, the Liberty Bell Trail, and the Power Line Trail, as well as to the Gwynedd Wildlife Preserve and Parkside Place in Upper Gwynedd Township. These trails are predominantly owned and maintained by individual municipalities or in association with other organizations. The Liberty Bell Trail is partially finished but the Power Line Trail is only proposed as of yet. A portion of the Liberty Bell Trail connects North Wales Borough residents to the internal trail network at Parkside Place where Center Street dead-ends. Both the 1995 and the 2005 Open Space Plans emphasized the interest in building a relationship with Upper Gwynedd Township to establish trail links to existing open space resources between residential neighborhoods in the Borough and the Township. This recommendation still stands as an important asset to the Borough’s access to nearby recreational resources. Specifically, the Borough should explore ways to improve the connection to Parkside Place Park through a partnership with Upper Gwynedd Township.

Community Profile	Housing & Neighborhood Character	Historic Preservation	Land Use	Recommendations and Strategies
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Connections to Parkside Place Park

Directly adjacent to the Borough and accessible via a walking/biking trail on Center Street, Parkside Place Park has a number of active and passive recreation opportunities including a pavilion; tennis, basketball, and pickle ball courts; playground; community center; and the Nor-Gwyn Pool. The pool is an outdoor seasonal pool facility operated by the Nor-Gwyn Pool Commission whose commissioners include residents of both North Wales Borough and Upper Gwynedd Township. Pool use requires either a daily/weekly guest fee or a seasonal registration fee and is open to all members regardless of residency.

The connection to Parkside Place Park is poorly marked, poorly lit, and poorly paved, and does not provide a welcoming entrance for park visitors. The connection, though, is important because it provides direct access for bicyclists and pedestrians into the park, thereby increasing recreational opportunities for Borough residents and reducing car trips. It is recommended that this connection between the Borough and Parkside Place Park at Center Street be improved with wayfinding signage, improved pathway pavement, pedestrian-scaled lighting, and appropriate removal and replacement of vegetation. Additionally, the Borough should seek to establish sidewalks along Center Street to connect into the broader sidewalk network in the Borough to provide a more complete pedestrian route into the park.



The entrance to the Parkside Place Park trail connection is poorly marked and overgrown with vegetation.

Green Ribbon Trail

The Wissahickon Valley Watershed Association is the primary organization that maintains the Green Ribbon Trail, which begins at Parkside Place Park in Upper Gwynedd Township. In total, the trail is nearly 20 miles long and follows the Wissahickon Creek through a variety of parks and other protected natural areas. The trail is scheduled to be expanded so that eventually the trail will connect to the Cross County Trail, Fort Washington State Park, and then terminate at the Forbidden Drive Trail in Philadelphia’s Fairmount Park System.

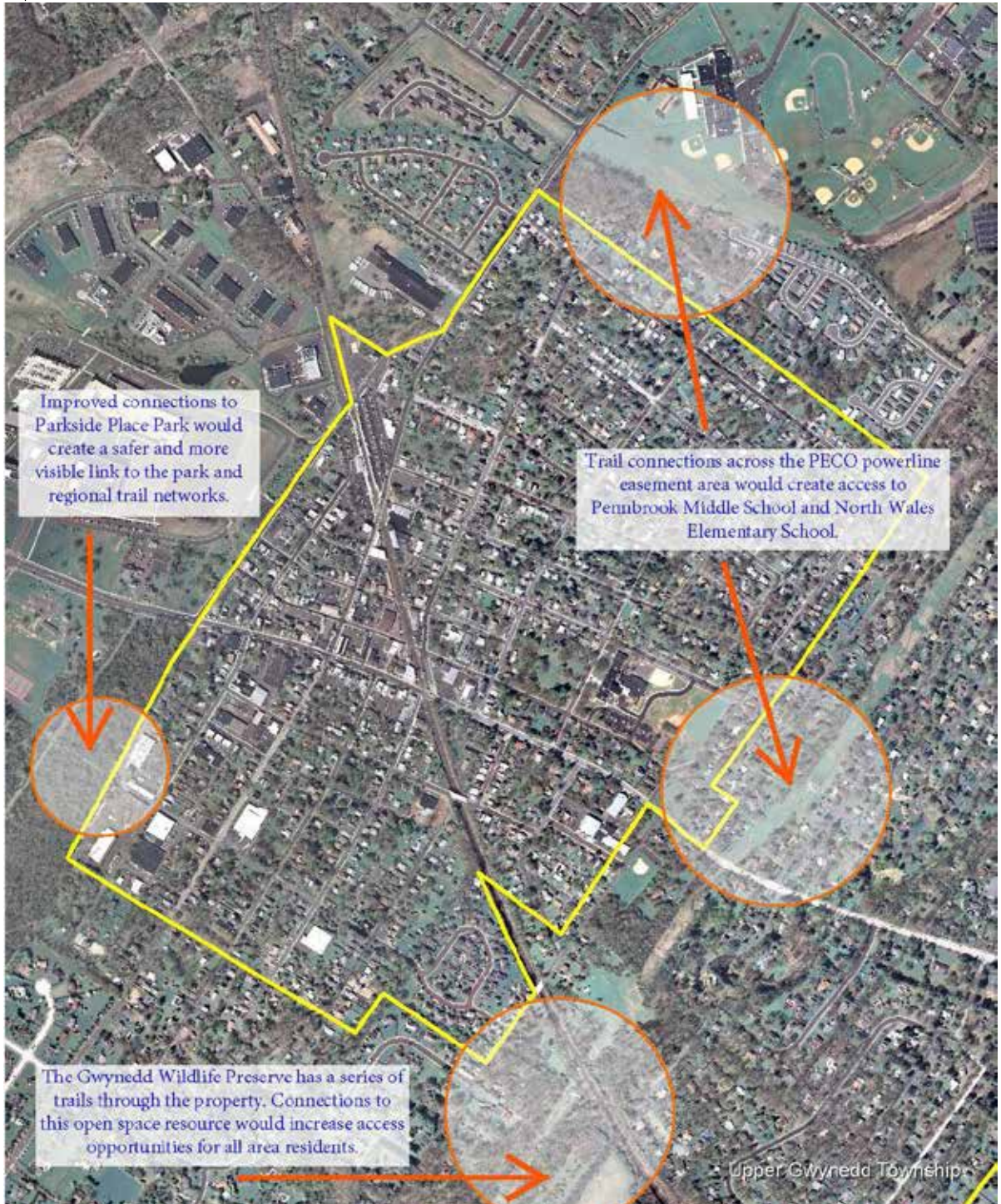
Future Trail Connections

Additional trail connections would improve pedestrian access to North Wales Elementary School and Pennbrook Middle School. Borough residents and residents of Upper Gwynedd Township, especially those in the residential neighborhoods just to the east of the Borough, have expressed an interest in creating a connection across the PECO power lines running parallel to Royal Avenue to provide pedestrian trails for students walking to North Wales Elementary School, and to also provide access to other destinations in the downtown. Borough residents have also expressed a desire for a connection across the PECO power lines to the north of the Borough to connect into Pennbrook Middle School from East Montgomery Avenue or Church Street/Farm Lane (Figure 2.6)



Safety would be improved with the inclusion of lighting and new pavement.

2.6 FUTURE TRAIL CONNECTIONS MAP



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Community Amenities

Cultural, civic, and religious institutions contribute to residential engagement within the community, and connect residents with each other around shared interests. Membership and participation in these formal and informal social networks contribute to the “sense of place” and belonging, and positively contribute toward resident satisfaction. Larger community events such as Community Day, the 4th of July Parade, the Tree Lighting Celebration, and Soldier’s Christmas also serve to attract nearby residents from outside of the Borough.

Education

North Wales Borough is within the North Penn School District. All elementary school students attend North Wales Elementary School, located in the Borough. Students attend Pennbrook Middle School, located in Upper Gwynedd Township, and North Penn High School in Towamencin Township. Bussing services are not provided for students attending the North Wales Elementary School, as they are within the 1.5 mile walking radius. Students in the Borough living west of Main Street are bussed to Pennbrook Middle School; students living east of Main Street are walkers. Many parents choose to drop off/pick up their children at school because of expressed concerns with pedestrian safety, especially for students crossing Main Street and walking along East Walnut Street/North Wales Road. At the North Wales Elementary School, walkers and car-riders are required to enter through the rear entrance on 4th Street which is an east-bound one-way street. Increased vehicle traffic causes some traffic congestion during the beginning and end of the school day around the school entrance points.



North Wales Area Library

The 2007 Comprehensive Plan Update identified finding a new space for the library within the Borough as a priority goal, which was accomplished in 2010 when the North Wales Area Library moved to its current location on Swartley Street from space in the North Wales Elementary School. The new location has more square footage to house the library’s growing catalog of digital and print materials as well as co-working space and community meeting rooms. The library offers programs for all ages such as children’s story time, computer and online access and training, adult health and education classes, and other social events like tai chi and movie days.

Religious Institutions

North Wales has four major Christian churches: St. Rose of Lima Catholic Church, St. Peter’s Lutheran Church, North Wales Baptist Church, and St. Luke’s United Church of Christ. St. Rose of Lima sponsors a Catholic Youth Organization (CYO) that engages youth in community service projects, social opportunities, and sports. The church has a property on the east side of West Prospect Avenue in Upper Gwynedd Township that contains a baseball diamond and field space for recreation.

North Wales Borough recently acquired the St. Luke’s Church property in 2017 and intends to use the building for community events and office space. The parish still holds regular services at its location, but it may cease operations within five years. The Borough plans to turn the church fully into a community space for local theater, arts, and other events and has already begun planning

events in the space. Additional planning and funding will be needed to complete the transition to a community center. The parking area for the church is now identified as public parking, and can be used by visitors to the downtown shopping area.

Community Events

Numerous community events are held annually and serve as a great attraction for residents and nearby visitors alike. Seasonal activities like Soldier's Christmas and Movies in the Park are held in Weingartner Park and organized by Borough Parks & Recreation. Other annual events including the Fourth of July Parade and Picnic, and the Holiday Tree Lighting Celebration and House Decorating Contest is organized by the North Wales Community Project Alliance. The Borough also hosts an annual Community Day. These events attract residents from both within the Borough as well as the greater North Penn region and are an asset to showcase the Borough's amenities.

Other Organizations

Numerous other organizations operate within the Borough that provide amenities and meet recreational and service interests of North Wales residents.

- Scout Center: Located at 300 Church Street, the North Wales Scout Center is the meeting place for the local Boy and Girl Scout troops.
- Gwynedd Racquet Club: Located at 207 South 4th Street, the Racquet Club is a member-owned squash club located in the former Sanctuary Methodist Church, originally built in 1870. The club offers social events and squash courts for recreational and competitive play.
- Laurel House: Headquartered in Norristown, Laurel House provides support and services for domestic violence victims. The organization runs a "bridge" housing program in the Borough to provide individuals and their families an opportunity to transition between shelter accommodations and independent community living.

Borough Communications

The Borough issues biannual newsletters to all property owners with relevant information about upcoming events and public information. The Borough maintains a website that is updated frequently with information about the government, ordinances and permits, events, and other information. The Borough also maintains a presence on Facebook for additional outreach. The Borough does not have an email blast to quickly get information out to residents; the server network capacity needs to be expanded before this electronic service can be implemented. With the rising prevalence of residents seeking information through online sources, an increased online presence would be beneficial to issue emergency notifications and information about upcoming events.



Gwynedd Racquet Club

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Safety and Public Welfare

Police Department

The North Wales Police Department was created by an order of Borough Council in 1903. A single police chief served the Borough until 1944 when a second police officer was added. The first patrol car was acquired in the late 1930s. Today, the Police Department is comprised of four full time and five part time officers.

Fire Department and EMS

North Wales Borough is served by the North Penn Volunteer Fire Company, incorporated in 1930. Previous firefighting efforts were managed through a borough-controlled department. The fire company services North Wales Borough and portions of Lower Gwynedd Township. Because the fire company is nonprofit, funding for operations and maintenance are sourced through fundraising efforts and donations. Membership in the fire company consists of Volunteer Active, Volunteer

Junior Active, and Volunteer contributing members². The firehouse is located on Main Street, adjacent to the train tracks and has a social hall in its building available for rent for community events and gatherings. The Fire Company has recently acquired a new ladder truck and has completed construction of a minor building addition, clock tower, and façade improvement to accommodate their changing needs to better serve the community.

Emergency Medical Services

Emergency ambulance services are provided by the Volunteer Medical Services Corps (VMSC). Based in Hatfield Township, the Corps was all-volunteer based until 1986 and is now staffed by career paramedics, emergency medical technicians, and office staff in addition to volunteers. The Corps fleet is made up of 9 ALS Ambulances, 3 Rescue vehicles, 1 Marine unit, 3 Command vehicles, 1 Special Service, 6 ALS/BLS Mountain bikes, and 1 Montgomery County MCI Trailer³.

RECOMMENDATIONS AND STRATEGIES

North Wales Borough has a unique community character supported by close and connected neighbors, a shared sense of pride in the historic small-town feel, attractive parks, and a strong residential base. With diverse and affordable housing options, the Borough should look to attract new residents who are drawn to the town for its walkable neighborhoods and proximity to schools, transit, and other local destinations, while also providing essential services for an increasingly older population. The park system is a great asset for the Borough and resources should be devoted to maintain and enhance the natural amenities and also add additional programming to further engage the public in the parks. The Borough has become known for its numerous annual events but residents would like to see more community engagement opportunities and local events geared toward Borough residents.

Housing & Neighborhood Character

Recommendation Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community.

- Strategies**
- Conduct a zoning audit to determine if existing Zoning and Subdivision and Land Development Ordinances (SALDO) adequately protect the scale and character of the residential areas. Adopt new zoning and SALDO language, as needed.
 - Incorporate “form-based zoning” and/or Traditional Neighborhood Development (TND) principles into the Zoning Ordinance to protect neighborhood character.

Recommendation Meet housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development.

- Strategies**
- Conduct zoning audit to verify appropriate housing types and densities within each residential and mixed use district.
 - Restrict unauthorized conversion of single family homes into multi-family dwelling units, especially within the Historic District.
 - Enforce all building codes and zoning codes; inspect all permits for compliance.
 - Identify funding sources to provide housing assistance for home modifications for seniors or residents with special needs.

Recommendation Enhance historic preservation strategies and increase protection of the community’s historic structures and neighborhoods (both commercial and residential).

- Strategies**
- Complete a Borough-wide historic resource inventory of residential and commercial properties.
 - Expand current boundaries of the Historic District to include additional properties identified in the historic resource inventory.
 - Coordinate with the HARB to conduct outreach to all property owners within the Historic District to provide education to property owners on appropriate preservation and maintenance techniques.
 - Implement a property maintenance recognition program.
 - Encourage residents to apply for Heritage Housing Plaques.
 - Organize scheduled historical property tours.

Recommendation Preserve significant institutional buildings and encourage their adaptive reuse.

- Strategies**
- Inventory all institutional and civic properties in the Borough and adopt a Reuse Master Plan or Reuse Ordinance to provide guidance to potential developers as to the preferred use of buildings in the event of a use conversion.
 - Adopt SALDO standards to allow adaptive reuse of buildings to preserve architectural features and establish standards for future modifications.

Parks & Open Space

Recommendation Enhance the usability and accessibility of existing open space resources through improved programming.

- Strategies**
- Task the Parks & Recreation Board to develop new engaging events to attract residents to the parks. In addition to existing programming, consider other engagement opportunities such as scavenger hunts, “arts in the park” events, and fitness classes.
 - Develop a “Parks Guide” to distribute to all residents to increase awareness of park locations and amenities, as well as to inform residents of volunteer opportunities, park clean up days, and other scheduled park events.
 - Create uniform signage to be installed at all public parks and open space locations.
 - Create a use and maintenance agreement for community garden plots in Borough parks.

Recommendation Continue to maintain the natural resources and amenities in Borough parks.

- Strategies**
- Have all Borough parks “adopted” by residents, local businesses and/or community groups.
 - Publish a maintenance task list with monthly and yearly goals for each of the parks; distribute maintenance tasks between Public Works, Parks & Recreation Board, and “adoptee” groups. Conduct periodic checks to ensure maintenance schedule is being met.
 - Repair and replant deficient stormwater management basins and rain gardens.
 - Conduct a tree inventory to identify tree health in all parks and plant replacement trees where necessary.
 - Continue to partner with NPSD on the use and maintenance of the playground and open space at the North Wales Elementary School.

Recommendation Establish a partnership with Upper Gwynedd Township and Natural Lands to improve access to Parkside Place Park and Gwynedd Wildlife Preserve that will create trail and greenway connections to improve pedestrian and bicycle access to open space.

- Strategies**
- Formalize the trail connection from Center Street to Parkside Place Park.
 - Provide wayfinding signage to make the Parkside Place Park trail connection more visible from Center Street. Signage should include maps to direct trail users to the start of the Green Ribbon Trail and the Liberty Bell Trail within Parkside Place Park.
 - Create a trail connection that will provide direct access to the Gwynedd Wildlife Preserve via the PECO powerline easement.

Recommendation Increase amenities at Borough Parks to provide for the comfort, safety, and enjoyment of park users regardless of age or physical ability.

- Strategies**
- Conduct a park access audit to identify available amenities in each park, identify barriers and limitations to access, and recommend improvements or installation of additional amenities.
 - Conduct a feasibility study to determine preliminary costs of installing electricity (for lighting) and water connections at Walnut Square Park, Weingartner, and Hess Parks.
 - Install necessary amenities in parks as identified in the park access audit.

Recommendation Pursue opportunities to create new open space or public gathering areas by repurposing existing underutilized spaces or lots within the Borough.

- Strategies**
- Conduct an audit of open space and vacant land to identify potential greening opportunities.
 - Design a new public parklet on the land next to the Library at Swartley Street and Washington Avenue.

Future Land Use, Community Amenities & Safety

Recommendation Preserve North Wales' diverse institutional assets (library, Borough Hall, police and fire stations, Elementary School, and religious houses) as essential community amenities, educational resources, and social gathering places.

- Strategies**
- Cross-promote programming at the North Wales Area Library on diverse platforms.
 - Identify library parking concerns on neighboring residential streets through parking study.

Recommendation Provide a diverse range of community activities, gatherings, volunteer opportunities, and educational classes for residents.

- Strategies**
- Increase the number and diversity of programs for youth and seniors.

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- Recommendation** Promote revitalization and reinvestment in industrial use areas.
- Strategies**
- Create uniform signage to establish an identifiable industrial district.
 - Adopt façade improvement guidelines for existing buildings including lighting and landscaping.
- Recommendation** Improve efficiency and timeliness of information distribution to Borough residents and businesses.
- Strategies**
- Organize an electronic email distribution list to notify public of upcoming events, road closures/utility work, and other notable information.
 - Create designated web resources for public information.
- Recommendation** Enhance Borough-sponsored events to build attendance and establish seasonal core events to attract visitors to the Borough.
- Strategies**
- Build partnerships and vendors at annual events like Community Day and Holiday Tree lighting to establish North Wales as a cultural activities destination.
 - Engage and attract new neighborhood leaders to assist in organizing community events.
- Recommendation** Create a new community center at St. Luke’s Church to hold meetings, events, and performances.
- Strategies**
- Create a use plan for the church property that identifies how the space will be used and by whom. Provisions should be made in the use plan to clarify how community members can reserve the use of the space, what necessary renovations need to be made, and identify potential revenue sources.
 - Pursue funding opportunities to make necessary improvements and/or renovations to the property to make it a functional community space.



ECONOMIC DEVELOPMENT GOALS

- Develop North Wales as a destination for local dining and the arts.
- Retain existing businesses and support new neighborhood-scaled commercial and retail businesses to grow local shopping and employment opportunities.
- Improve the downtown experience by creating a pleasant pedestrian environment, establish uniform building signage, and preserve historic building facades.

Local businesses within North Wales provide employment opportunities, service needs of residents, and help to create a unique sense of place and feeling of identity within the downtown area. Having an attractive and cohesive streetscape is important in the commercial district because the only interaction some people may have with the Borough are those who drive through on Main Street. Retaining a dynamic mix of active businesses is important to maintain jobs and provide revenue. It also provides residents with neighborhood-level commercial services and local destinations within an easy walk, which helps reduce dependency on vehicles and encourages healthy lifestyles. A well designed streetscape will further support pedestrian access and encourage more foot traffic within the Borough, not just from local residents but also to visitors from nearby municipalities, bringing increased vitality and additional revenue.

DOWNTOWN NORTH WALES

North Wales has a limited commercial district primarily located along Main Street and East Walnut Street. This area houses the majority of non-industrial, non-residential uses in the Borough and consists of a mix of retail shops, restaurants and eateries, and personal and professional services. Some industrial properties are located off of East Walnut Street near the train station, but the majority of industrial uses are located in the LI Limited Industrial District between West Walnut and Elm Streets south of Main Street.

Most of the commercial districts in the Borough permit mixed-uses, meaning a combination of non-residential and residential uses are allowed within a single structure. Many of these structures are older homes that may have historically served the dual function of home and place of business. Today, retail, business, and commercial uses are concentrated on ground floors while residential uses are permitted on second floors or above. Very few structures house exclusively office use: less than

1% of total land area is for office use only while mixed use occupies 3.4%, retail use occupies 1.8%, and industrial occupies the largest land area at 5%.

Borough residents value the local businesses and support the growth of similar small businesses. However, the Borough is well served for much of its retail needs by larger commercial areas in the immediate vicinity, like Montgomeryville, and would not benefit from duplicating these uses. However, strengthening small, local, and unique businesses, especially restaurant and boutique shops, will continue to set North Wales apart as a destination for retail and dining experiences that cannot be replicated in other commercial areas. Reducing vacancies, establishing uniform building façade standards and signage, identifying public parking, and establishing original branding like “Locals Night In” will help to build a stronger sense of place and local identity, and serve to attract nearby residents for experiences unique to North Wales.



EMPLOYMENT CHARACTERISTICS

In 2016, North Wales had a median household income of \$65,724. This was slightly higher than Lansdale Borough, but lower than Upper and Lower Gwynedd Townships and the County as a whole. Despite seeing an increase in the percentage of unemployment from 2012 to 2016, median household income and per capita income both increased in the Borough over the same time period.

North Wales is a net exporter of workers meaning there are more residents who commute to jobs outside of the Borough than there are non-residents who commute into the Borough for jobs. This is in part because North Wales does not have enough jobs to employ all of its residents. In 2015, businesses in North Wales employed an estimated 783 people. Of the 1,832 residents of the Borough that were employed, only 87 people (4.7%) both lived and worked in the Borough. The remaining 1,745 employed residents worked outside of the Borough. Primarily, residents that commuted to jobs out of the Borough went to Philadelphia, Horsham, or Lansdale

(8.2%, 3.0%, and 2.8%, respectively) or other surrounding municipalities including Upper Gwynedd Township, Montgomery Township, and Upper Merion Township⁴. Conversely, commuters who worked in the Borough came from Philadelphia and Lansdale (5.6% and 3.7%, respectively), but also from areas like Abington, and Bucks County. The top three industries within which residents are employed include: healthcare and social assistance, retail, and professional, scientific, and technical services. Jobs within the Borough represent the following top three industries: Other services (excluding public administration), construction, and manufacturing.

The Delaware Valley Regional Planning Commission (DVRPC) employment forecasts for the Borough project an increase of approximately 100 new jobs by 2045⁵. It is likely new employment will grow out of the formation of no-impact home-based businesses and potentially the redevelopment of under-utilized properties as there is limited available commercial space in existing commercial and mixed-use structures. Many existing commercial buildings are located in the Historic



District and have limited square footage for businesses and adaptive potential. However, growing means of alternative work configurations like telecommuting may allow for more employees in less space for some industries. New commercial space may be created if properties are redeveloped in the areas zoned for commercial, retail, and mixed-use, and if properties maximize utility of their available commercial space. The Borough permits no-impact home-based businesses in residential areas, so it may be possible residents will start businesses at home, which again is more likely because of the ability to tap into work remotely over the internet. It is anticipated the Borough will experience some job growth, but it may or may not be as high as the projections forecast.

Based on data for the 2017 tax year, the top employers in North Wales, based on number of employees, account for a total of 242 employees, which is less than half of all employees in the Borough.



3.1 TOP EMPLOYERS IN NORTH WALES BOROUGH	
Employer Name ⁶	Number of Employees
North Penn School District	60
North Wales Water Authority	49
Lamb Foundation	48
Mainstay Engineering Group	26
TDS Wales Junction Inc	23
Wawa Inc Stores	18
Borough of North Wales	18

The North Wales Borough Business Alliance (BBA) serves as a 501c(3) organization dedicated to address the unique challenges of Borough businesses. The BBA was formed in 2004 and operates on a volunteer basis. Business members are encouraged to make a small yearly donation which primarily goes toward funding activities at Community Day. The monthly meetings are held at different locations around the Borough to showcase local businesses, and occasionally the BBA will make reports to Council on business-related matters. Over the years the BBA has hosted special workshops for members to inform them on relevant policy information (for example, health insurance requirements for small businesses under the ACA) but attendance has been limited. New leadership in the BBA hopes to formalize membership and dues and provide additional services and events to attract and retain business owners in the group.

REVITALIZATION, PLACEMAKING AND BEAUTIFICATION

North Wales Borough completed a Revitalization Plan in the fall of 2012 to identify achievements from previous plans and to outline goals and strategies for future economic growth and development. Six goals were identified from that plan:

Many of the priorities outlined in the 2012 Revitalization Plan have not been implemented, although they are still important to the community and were reflected in the current desires of the community expressed at the community workshop. However, the Borough has already taken steps to achieve some of these goals. The recent acquisition of St. Luke’s Church has created an opportunity for the development of more office

3.2 2012 REVITALIZATION PLAN GOALS			
	High Priority	Medium Priority	Low Priority
	Create new gateway signage on Main and Walnut Streets to better identify Borough boundaries.	Improve access and safety of pedestrians along Main and Walnut Streets through additional streetscape improvements and traffic calming initiatives.	Encourage building façade improvements in the business corridor to enhance their visual character.
	Improve parking access and identification.	Update the Borough’s Zoning Ordinance to expand business use and improve appearance of business corridor.	Develop and implement a plan to market the Borough.

North Wales took advantage of the Montgomery County Revitalization Grant Program in the 2000s to achieve various redevelopment goals. In 2003, the information kiosk in Walnut Square was installed: Walnut Square itself was developed in the 1990s after the Borough acquired the row of dilapidated buildings through a Community Development Block Grant for the purpose of creating the park. In 2004, four additional public parking spaces were created through the acquisition and removal of a fire-damaged property on the northwest corner of East Walnut Street and 2nd Street and numerous streetscape improvements were installed along East Walnut Street including the light poles, sidewalk and curb installation, ADA ramps, and pedestrian crosswalks. In 2008 the library conversion was partially funded through the County’s Revitalization Grant. In the last year of the grant funding in 2012, North Wales also applied for grant funding for streetscape improvements along Main Street.



Downtown
North Wales

Employment
Characteristics

Revitalization, Placemaking
& Beautification

Recommendations
and Strategies

and shared-use space within the building to accommodate future professional businesses and community events. This acquisition also generated approximately 20 parking spaces now used as a municipal parking lot. The North Penn Art Alliance has plans in place to begin using the community space for upcoming events and exhibitions and will likely be a primary partner in the future development of the church as a community center.

Artisan’s Alley is another example of adaptive reuse for the arts. This former warehouse facility was turned into a co-op space with multiple tenants. Flexible work spaces created from underutilized buildings and warehouses are attractive for many small start-up businesses who don’t need traditional office spaces, and could draw in young innovators and entrepreneurs to the Borough. This is especially important to consider, as many existing non-residential structures in the Borough are limited in their size and unable to expand. There are a number of warehouse and other non-residential structures in the Borough that could transition into business incubators or co-working space.

These goals primarily revolve around creating a more robust and vibrant downtown area, both in appearance and diversity of businesses. Gateway signage, streetscape improvements, and pedestrian safety amenities will help to create more awareness for drivers that they are entering



Community Workshop Feedback

BUSINESS EXPANSION & RETENTION

- *Desire more businesses to be open at night.*
- *More dining establishments.*
- *Food shops (i.e. deli/small grocery).*
- *Improve amenities to draw more people to downtown: better retail mix and parking.*
- *Want to define the extent of the business district and connect the train station to retail; create a “brand”.*

STREETScape IMPROVEMENTS

- *Main Street is “not inviting”, desire improved property maintenance and signage.*
- *Safety: conflicts with speeding cars, not yielding for pedestrians in crosswalks.*
- *More plantings, better lighting.*
- *Preservation of historic character.*
- *Creation of a central landmark.*



into a downtown district, which may help slow traffic. Easy to read business signage may entice drivers to stop and patronize an establishment, and additional plantings and lighting will create a pleasant streetscape while also providing safety to pedestrians. Additional façade standards and/or design guidelines will also help to create a more uniform appearance of buildings, and can include standards for banners and signs, awnings, and outdoor dining regulations.

Thanks in part to investments earlier in the 2000s, the commercial districts along Main Street and East Walnut Street do have a number of improved streetscape features, including brick crosswalks, street trees, and period lighting. These streetscape features need to be maintained over time, and the Borough will need to make continued investments so these features remain attractive and functional. Cost savings and energy savings can be made by switching street lights to LEDs. Signage varies from business to business and includes wall mounted signs, awnings, pole signs, and monument signs. It would be beneficial to establish an updated sign code that would ensure all business signs in the Borough maintain a similar look which helps to reduce visual clutter and creates an attractive and uniform look.

A diverse range of retail and dining experiences will generate more foot traffic during all times of the day. Vacant storefronts or businesses that close earlier in the day create “dead zones” within the commercial district that can be unwelcoming for shoppers and diners. Activating vacant storefronts is one way to create more vibrancy, by displaying local artwork in storefront windows or by hosting pop-up shops for local vendors. Some restaurants in the Borough are only open for breakfast and lunch. Residents have expressed a clear interest in seeing additional restaurants open for dinner, to increase the options for local dining destinations within walking distance of their homes.

Some communities have Main Street Managers or other similar positions whose primary role it is to actively pursue new tenants for available leases and cultivate the business community. While this would be a desirable position that could benefit the Borough, current resources are limited and the creation of a full or part-time paid

position is restricted. This position could be created by a volunteer or through a partnership with the BBA, with the potential to create a staff position should resources become available in the future.

Parking

The Borough owns one municipal parking lot which was created in 2017 when the Borough acquired the St. Luke’s Church property. This lot is within proximity to the main commercial district and provides free parking to visitors. A number of private parking lots are located within the downtown commercial district which operate at various capacity levels. Striped non-metered on-street parking is available on much of Main Street and street parking is permitted on one or both sides of almost every other street in the Borough. On-street parking is partially prohibited along Beaver Street and Walnut Street. Parking is an element of small-town life that can often hinder businesses if patrons feel they cannot find enough parking within close proximity. For the most part, residents did not express a concern over the lack of parking in the commercial district, except for some of the more popular dining destinations. Some conflicts do arise with residences within the commercial district competing for parking with business patrons. Because of the limited parking capacity of the downtown, shared parking agreements will be one of the most effective means to maximize utility of existing parking resources while ensuring sufficient parking for all new and future businesses. Wayfinding signs to direct visitors toward parking areas and other notable destinations like the train station may be helpful to contribute toward creating a cohesive image for the community as well as make it easier for visitors to feel confident they can find parking. Installing metered parking for on-street parking spaces will help generate revenue for the Borough and also encourage parking turnover, thus freeing up parking spaces for additional business patrons.

RECOMMENDATIONS AND STRATEGIES

North Wales will continue to be a net exporter of jobs due to its limited capacity to develop large-scale commercial businesses in existing structures. However, opportunities exist to attract new short- and long-term tenants in the downtown district to draw increased pedestrian activity and make Main Street more vibrant. Streetscape improvements, gateway signage, and other design regulations will contribute toward creating a stronger “brand” for businesses within North Wales and create a more desirable local destination hub.

Downtown North Wales

Recommendation Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough’s commercial areas. Overall, the commercial zoning should reflect the priority to establish pedestrian-oriented uses and encourage development that is appropriate in each of the Borough’s commercial zones.

- Strategies**
- Consider amending the Transit Oriented Development (TOD) overlay district to update permitted uses and expand the boundary.
 - Coordinate with Upper Gwynedd to continue to provide for complementary land use and development design standards on Sumneytown Pike.
 - Partner with the BBA to create an advisory body to provide guidance to property owners seeking to retrofit existing structures to modern retail and commercial needs while preserving historic features and character of buildings.

Recommendation Implement strategies to reduce the number of commercial vacancies, both retail storefronts and office space, within the Borough’s commercial areas.

- Strategies**
- Coordinate with SEPTA to market unique commercial spaces at the North Wales Train Station.
 - Encourage property owners to allow short-term leases for pop-up storefronts in vacant retail stores.
 - Partner with community organizations to fill vacant storefronts with window displays that incorporate public art.
 - Connect property owners and prospective business owners with resources and programs offered by the Montgomery County Commerce Department.

Revitalization, Placemaking & Beautification

Recommendation Create a unified look for North Wales' commercial districts on Main Street and Walnut Street with a focus on maintaining the unique historical architecture.

- Strategies**
- Draft uniform Storefront Design Guidelines.
 - Seek grant funding to assist property owners in restoring or repairing facades within the Historic District.

Recommendation Highlight place-based assets through promotion and advertisement of the numerous events and amenities the Borough has to offer.

- Strategies**
- Establish a branding campaign to promote existing cultural features and community events.
 - Invite local businesses to participate in all community events and festivals.
 - Coordinate with business owners to promote outdoor dining where appropriate.
 - Write new zoning and/or SALDO language to permit outdoor dining.

Recommendation Create a streetscape plan to provide guidelines for signage, landscaping, lighting, and streetscape elements that improve the Borough's walkability, comfort, sense of place, and safety.

- Strategies**
- Conduct a full inventory of all streetscape elements including lighting, pedestrian amenities, seating, street trees and planters.
 - Draft an updated wayfinding signage plan appropriate for both pedestrian scaled and auto scaled signs.
 - Create a uniform streetscape design manual for business and property owners.
 - Identify appropriate locations for the planting of additional street trees.
 - Upgrade street lights to LEDs.
 - Identify appropriate locations for the installation of additional streetscape elements (seating, planters, etc.).

Downtown	Employment Characteristics	Revitalization, Placemaking & Beautification	Recommendations and Strategies	
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Recommendation Implement strategies to manage and monitor existing public parking resources more efficiently to provide adequate parking facilities for residents and visitors.

- Strategies**
- Conduct a full parking study to evaluate parking need and supply.
 - Increase number of public parking spaces; identify with uniform signage and wayfinding signs.
 - Install metered parking along Main Street to encourage parking turnover.

Recommendation Evaluate options for establishing shared parking or lease agreements with owners of private parking lots.

- Strategies**
- Conduct outreach to businesses, organizations, and private property owners that have private parking lots within the commercial district to advocate for shared parking or lease agreements.



TRANSPORTATION GOALS

- Facilitate safe and efficient movement within the Borough through continued maintenance of roadways and enforcement of traffic laws.
- Enhance existing pedestrian amenities such as painted crosswalks and street lighting to improve safety and encourage more residents to walk to local destinations.
- Identify missing links in the Borough's sidewalk network system and prioritize areas for repair and installation to create connections to local destinations.
- Enhance biking opportunities and bike safety in the Borough.

North Wales Borough is attractive to residents for its proximity to major roadway networks and public transportation. Residents enjoy access to local employment and economic centers such as Lansdale and the Montgomery Mall while also easily connecting by rail to regional employment and economic centers in Center City Philadelphia and Doylestown. The Borough owns almost all of its roadways and is responsible for providing general maintenance year-round. Residents take advantage of an extensive sidewalk network that allows easy and safe movement to many destinations in the Borough including local shopping, dining, parks, schools, and houses of worship. Opportunities exist to improve the circulation patterns in the Borough to address primary resident concerns of speeding, pedestrian safety, and sidewalk conditions.

VEHICULAR CIRCULATION

One of the main roadways through North Wales Borough is Sumneytown Pike, known as Main Street. Sumneytown Pike was originally an Indian trail connecting to the Delaware River. This trail was formalized in 1728 and became known as the Great Road. By the mid 1800s, the roadway was in service as a toll road and was a primary route to and from the markets in Philadelphia. Today, the majority of roads in the Borough – approximately 13 miles - are owned and maintained by the Borough. PennDOT owns Walnut Street/North Wales Road. Montgomery County does not own any roads in the Borough, although roadway ownership of Sumneytown Pike transitions from North Wales to the County east of the municipal boundary beginning at Royal Avenue.

PennDOT road classifications refer to the average volume of traffic per day. Sumneytown Pike (Main Street) is classified as a principal arterial and North Wales Road (Walnut Street) is classified as a minor arterial. Principal arterials typically have a volume between 10,000 and 40,000 vehicles per day, and minor arterials have between 5,000 and 25,000 vehicles per day. The annual average daily traffic (AADT) for Sumneytown Pike/Main Street is 18,016 trips and the AADT for North Wales Road/Walnut Street is 13,583⁷. These two roadways handle the majority of vehicular traffic through the Borough, while the remaining roadways handle mostly local traffic. Beaver Street is one of the most heavily travelled local roads, with an AADT of 5,878, because it is the main roadway used to access the SEPTA parking lots for the train station and the Merck campus. Beaver Street connects drivers north to Walnut Street or south to Main Street.

Two traffic lights are located in the Borough at Main Street and Walnut Street, and at Beaver Street and Walnut Street. Traffic circulation relies heavily on one-way streets and either two-way or four-way stop sign controlled intersections. Speed limits are limited throughout the Borough, with most roads marked as 25 MPH and others reduced to 15 MPH. There were no reported traffic fatalities from 2010 to 2014.

North Wales Borough Public Works Department maintains all 13.46 miles of roadway in the Borough. Their responsibilities include: maintaining stormwater



collection and conveyance facilities (i.e. storm drain inlets, culverts, and outfall points), snow removal and road salting, traffic signs and signals, and crosswalk maintenance. Public Works also routinely operates a street sweeper on all accessible roadways. Roadways are swept on each side of Main Street weekly. Street sweeping is an effective means of capturing sediment, leaves, and other debris from being captured in stormwater runoff that pollutes waterways.

The Borough continually assesses all its roads to identify priority needs and completes milling and repaving projects on an on-going basis as funding and resources allow. Most roadways need to be repaved every 20 years. The total cost to pave all of the roads in the Borough is close to \$2.2 million dollars.

Most streets allow on-street parking on one or both sides of the street while some streets require a parking permit. Permit parking is limited to designated streets within close proximity of the train station. At the time of publication, permits are available at no cost to residents and are not limited by household or availability of existing off-street parking on an applicant’s property, which may result in more permits being issued for a street than there are available on-street parking spaces. Residents are also allowed to request guest passes, which are limited to two per household. The Borough is considering instituting a small yearly fee for parking permits. Annual renewal requirements will ensure all parking permits are kept up to date and allow the Borough to monitor parking demand on permit-only streets.

Frequent community traffic concerns centered on vehicular speeding and drivers not stopping at stop signs. Residents also often cited concerns with cars parking too close to intersections or parking over crosswalks which can impair pedestrian and driver safety. The North Wales Police Department is responsible for enforcing all traffic laws as well as enforcing parking permits. Heavy traffic volumes during commuting hours, school pick up/drop off, and train arrivals/departures create especially congested conditions and pose conflicts between pedestrians and vehicles. The majority of crashes in the Borough between 2010 and 2014 occurred along Walnut Street and Main Street, primarily at intersections. Improved safety conditions at intersections may reduce the number of incidences. Potential improvements could include striping no parking zones leading up to an intersection to protect clear sight triangles and make on-coming traffic and pedestrians in the crosswalk more visible. Other traffic calming measures such as speed tables or speed bumps may be appropriate along streets that have few stop signs, or additional stop signs may be warranted at certain intersections that are currently two-way stop-controlled to create a four-way stop control. Further traffic studies would be needed to determine changes to the circulation pattern.



TRANSIT NETWORK

The first rail station reached North Wales in 1857 with the expansion of the North Pennsylvania Railroad. The original rail station was built in 1873 and was located where it intersected with the “Great Road” (now called Main Street) near the current location of the North Penn Fire House, but was later moved to its current location at the end of School Street in the northwestern corner of the Borough. The tracks and the station are now owned by SEPTA which operates trains through North Wales on the Lansdale/Doylestown line connecting North Wales to Doylestown and into Center City Philadelphia. Trains operate with 20 minute headways for inbound trains and 30 minute headways for outbound trains during peak commuting hours, and operate hourly outside of peak hours and on weekends. SEPTA renovated the historic station building and constructed a new high-level platform in 2010, as well as updated the existing parking lot, signage, and lighting. In 2014 the parking lot was further expanded on the western side of Beaver Street and pedestrian crossings were added at the intersection of Beaver Street and Wissahickon Avenue. North Wales Station now has 493 parking spaces and bike racks accommodating up to 20 bicycles.

Ridership at the North Wales station has increased over the years, and the trends show ridership peaked in 2011. Ridership as of 2015 averaged just over 800 passengers per weekday. According to a license plate

4.1 NORTH WALES SEPTA WEEKDAY RIDERSHIP TRENDS 1980-2017

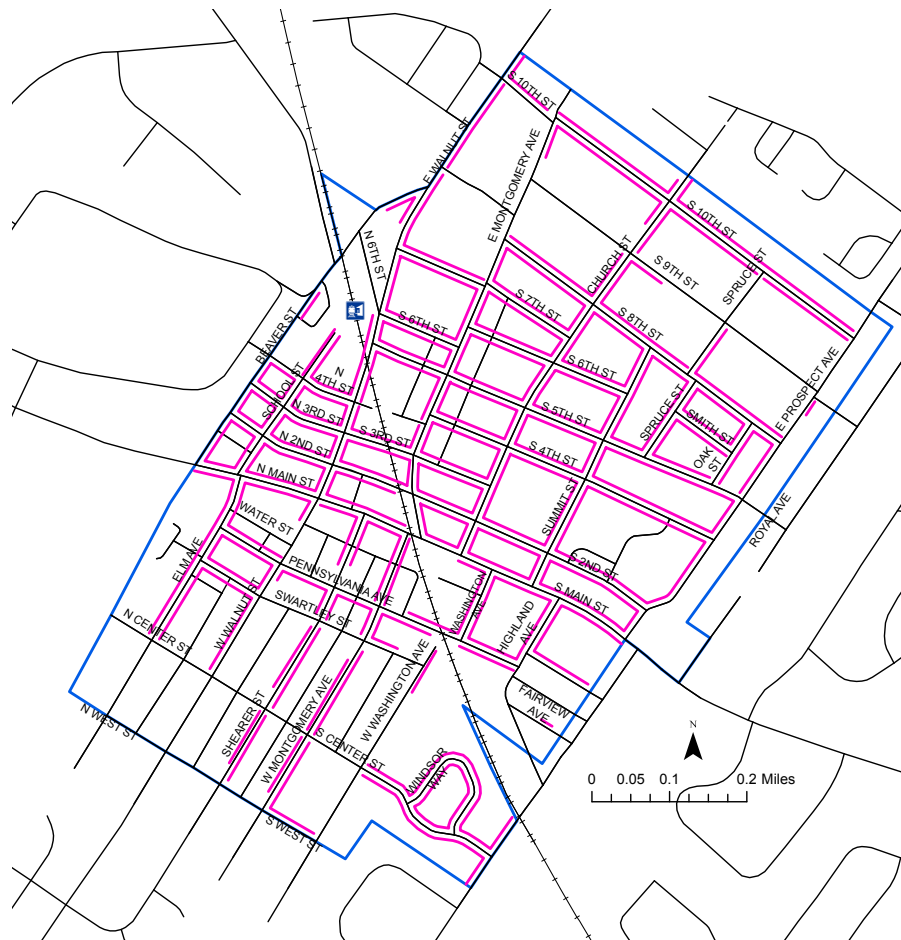
STATION	1980	1985	1990	1995	2001	2005	2011	2013	2015	2017
NORTH WALES	493	479	491	666	739	701	872	772	806	799

survey conducted in 2012, approximately 30% of drivers originate more than 5 miles from the station and 2% originate within a half mile of the station. The parking lot is typically at 100% utilization, meaning all the parking spaces are taken on any given weekday. Additional riders may choose to park their cars on nearby residential streets if they cannot find parking at the rail station but as noted previously, most streets around the station require a residential permit tag to park on street. Approximately a third of North Wales passengers access the station by foot, but few passengers transfer to the rail station from the Route 96 bus (approximately 16 passengers per weekday). Few passengers ride their bikes to the station, as the bike rack utilization percentage is only around 20%, and bike riders only account for less than 1% of total riders on

the Lansdale/Doylestown line. Excess bike rack capacity represents an opportunity to encourage more local travelers to bike to the station, especially for those within the half mile radius, to reduce the total number of vehicle trips and vehicle emissions generated while also creating additional parking capacity for train riders coming from destinations further away.

A trolley system operated in the Borough for a brief time in the early 20th Century but was replaced by bus services. SEPTA bus route 96 operates between Lansdale and the Norristown Transportation Center through the Borough, and includes stops at the Montgomery Mall and the Montgomery County Community College. Within the Borough, buses travel along Walnut Street past the rail station, and along Main Street/Sumneytown

4.2 NORTH WALES BOROUGH SIDEWALK NETWORK MAP





Pike. There are 6 stop locations within the Borough with frequencies approximately every 30 minutes Monday through Friday and hourly on the weekends. Bus stop locations are marked by signs on telephone poles; no bus shelters are located in the Borough. All SEPTA buses are equipped with bike racks; the Route 96 bus connects to the Norristown Transportation Center where riders can easily transfer to the Schuylkill River Trail.

PEDESTRIAN AND BICYCLE NETWORK

North Wales has a well-developed sidewalk network, thanks largely in part to historic development patterns that led to a compact street grid. Many of the roadways in the Borough have full sidewalks on both sides of the street, although much of 9th Street, Prospect Avenue, and some of the cross-streets south of Main Street like Center Street, Pennsylvania Avenue, and Swartley Street are missing sidewalks almost entirely. Sidewalks are also missing in some areas around the rail station and few connections exist between residential streets in the Borough and the neighboring residential communities in Upper Gwynedd Township. In some places where sidewalks are located, tree roots from nearby street and lawn trees have buckled the sidewalk and caused cracking and heaving of the concrete. Overgrown vegetation and utility poles also serve as an impediment to clear sidewalks and can narrow the passable sidewalk. These conditions are a nuisance to everyone and especially problematic for residents with disabilities and those with young children in strollers. Walking is an easy and low-impact form of exercise to maintain a healthy lifestyle, and should be encouraged to the greatest extent possible. It is critical to maintain a complete sidewalk network to facilitate safe and efficient movement throughout the Borough without reliance on a vehicle.



Well-worn pathways called “desire lines” indicate areas that could benefit from a formal sidewalk.



Overgrown vegetation and utility poles limit sidewalk widths, making it challenging for stroller and ADA access and cause pedestrians to move into the roadway to avoid obstructions.

Resident feedback from the survey and public workshop highlighted safety concerns over the lack of lighting along some roadways, broken sidewalks, and vehicles not yielding to pedestrians in crosswalks. The majority of painted crosswalks in the Borough are “standard” markings, which are less visible to drivers than other types of markings such as “continental”, “zebra”, or “ladder” styles. The Borough has decorative brick crosswalks at Main Street and the intersections of Walnut Street, Elm Avenue, and School Street which lends increased visibility to pedestrians. However, improved crosswalks with greater separation distances from parked cars may help to improve visibility and safety for all travelers.

No designated bike lanes are marked in the Borough. Roadway widths are typically narrow and would not be conducive to creating designated bike lanes in the future. Should the Borough be interested in designating specific bike routes, sharrows (painted symbols on the roadway to share the travel lane) would likely be suitable. The Borough should refer to the County’s bike plan, Bike Montco for route recommendations.



Decorative brick crosswalks at the intersection of Main Street and Walnut Street draw greater attention to pedestrian movements.



Standard crosswalk markings are less visible to drivers, but are preferable to having no painted crosswalks at all.

The Borough recently started a bike share pilot program. Two bikes are available as part of the pilot to borrow from Borough Hall, and residents can rent each bike for up to three days. Residents are encouraged to borrow bikes for weekend rides along some of the local and County-wide bike trails, such as the Perkiomen Trail or the Schuylkill River Trail.

Safe Routes to School

Schools in the North Penn School District have a designated 1.5 mile walking zone where school buses will not pick up students, requiring students to either walk or bike to school, or be dropped off by a parent. About half of all students at the North Wales Elementary School either walk to school or are dropped off by a parent/guardian⁸, and twice as many students walk to Pennbrook Middle School than are bussed. To help ensure student safety during arrival and dismissal around the North Wales Elementary School, a crossing guard is present at Main Street and Summit Street, 4th Street and Summit Street, and at Main Street and East Montgomery Avenue. In 2009, the Borough was awarded a Safe Routes to School grant in the amount of \$1,069,977 for the installation of curbing, sidewalk and traffic calming measures within a half mile radius of the St. Rose of Lima Catholic School and the North Wales Elementary School on West Prospect, Washington, Second, Swartley, Summit, Pennsylvania, Fairview, Highland and Main Streets⁹. Some setbacks delayed the project, including the closure of St. Rose of Lima School in North Wales after their consolidation with St. Stanislaus in Lansdale and finalizing agreements with property owners for right-of-way acquisition. However, project construction is anticipated to begin in the fall of 2018 and once completed, will create an essential connection to the North Wales Elementary School and improve walkability in that area of the Borough. Additional routes to school can be created if trail connections are made across the PECO powerlines to connect the Borough’s northern sidewalk network to Pennbrook Middle School, and to connect Upper Gwynedd neighborhoods to the east of the Borough to North Wales Elementary School.

RECOMMENDATIONS AND STRATEGIES

The Borough benefits from well-connected roadways and a public transit network. Safety is a primary concern for residents and the Borough can take additional measures to improve safety for drivers and pedestrians. While very walkable, the sidewalk network could be improved with the creation of new sidewalk connections and repairs to existing sidewalk.

Vehicular Transportation

Recommendation Implement targeted traffic calming strategies on Borough-owned roads to improve the safety and comfort of all roadway users.

- Strategies**
- Conduct a Borough-wide traffic observation study to identify where and what traffic violations are most common.
 - Share results of the traffic observation study with the Police Department to enforce speed limits, stop signs, and other road safety laws.
 - Install additional signage and traffic controls (e.g., speed tables, stop signs) at locations identified by the traffic study and as approved by PennDOT.
 - Stripe no-parking zones on all sides of an intersection to ensure clear sight triangles, as determined by the Borough engineer.
 - Identify community partners at Merck to share concerns of cut-through traffic and coordinate on improving employee traffic patterns on Borough roads.

Recommendation Monitor and enforce on-street parking throughout the Borough to ensure an adequate parking supply for residents and visitors.

- Strategies**
- Conduct an audit of permit parking streets to determine the available supply of on-street parking; determine if permit parking restrictions should be expanded to additional streets.
 - Institute residential parking permit fees, to be renewed annually.
 - Establish permit maximums for households located on at-capacity streets based on the number of available parking spaces.

Recommendation Consistently maintain Borough-owned roads to a high quality.

- Strategies**
- Evaluate options to expand the street sweeping program to remove debris from roadways.
 - Publish a list or map of roads impacted by utility work or PennDOT projects with anticipated construction and road resurfacing timelines.

Transit Network

Recommendation Increase the safety and convenience of using available public transportation options.

- Strategies**
- Evaluate need for lighting, seating, or shelters at bus stops along East Walnut Street and Main Street.
 - Coordinate with SEPTA staff on appropriate bus stop locations, as appropriate.
 - Install attractive wayfinding signs to direct riders to the train station.
 - Coordinate with Merck to evaluate employee ridership and evaluate need for connections between the train station and the Merck campus.

Vehicular
CirculationTransit
NetworkPedestrian and
Bicycle NetworkRecommendations
and Strategies

Pedestrian and Bicycle Network

Recommendation Maintain and improve North Wales' sidewalk network to improve health outcomes for the community as a whole by encouraging overall healthy and active lifestyles.

- Strategies**
- Conduct a Borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks.
 - Conduct an audit of Borough ordinances to ensure they include appropriate dimensional and quality standards related to the Borough's pedestrian network (e.g., sidewalks, crosswalks, curb cuts, ADA ramps).
 - Notify property owners of overgrown vegetation and require trimming or removal of plant material to clear sidewalks.
 - Create and promote events that encourage walking such as Walk to School Day.

Recommendation Evaluate and implement strategies to protect pedestrian walkability and safety, especially at intersections.

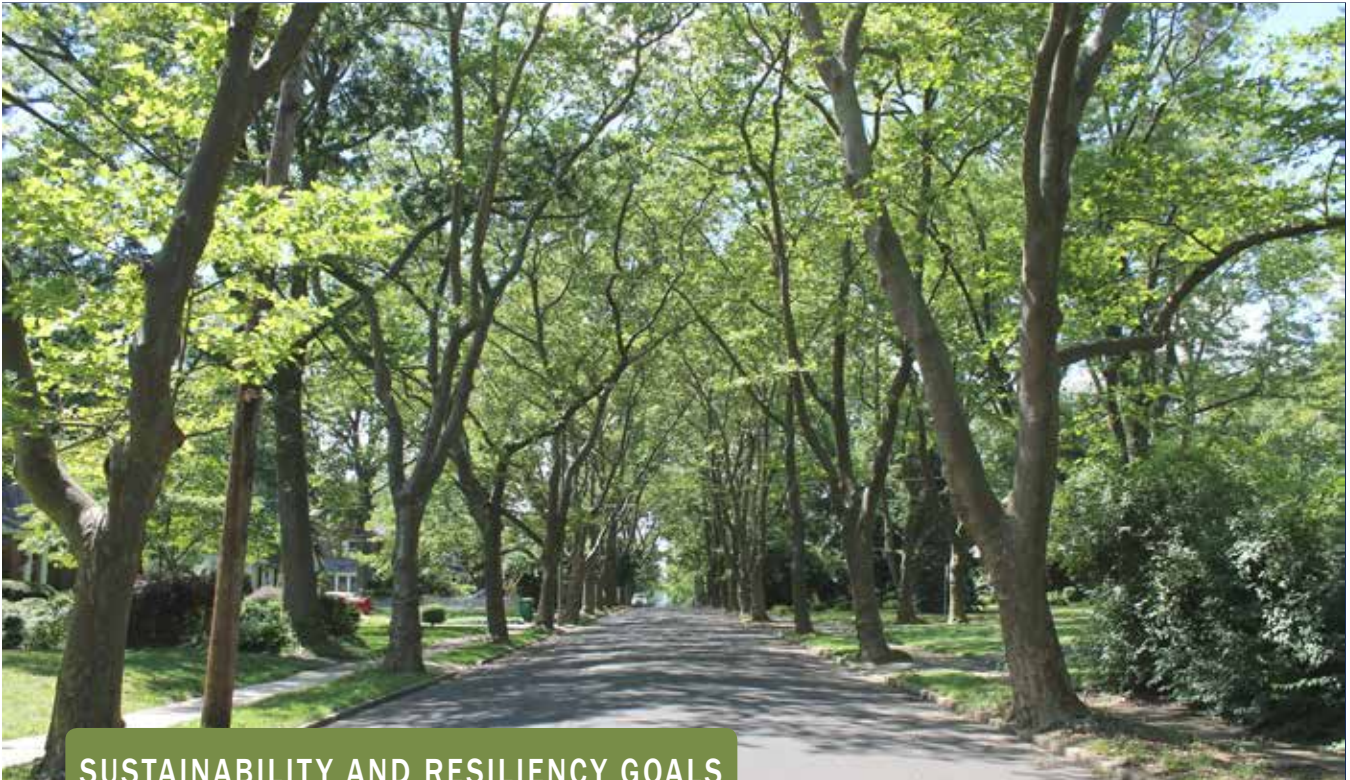
- Strategies**
- Identify the placement and effectiveness of street lighting in the commercial and residential districts.
 - Improve visibility of pedestrian crosswalks by repainting walkways with continental, zebra, or ladder-style markings.
 - Paint crosswalks at all intersections identified in the walkability audit.

Recommendation Improve sidewalk connectivity by installing new sidewalks in locations where they are missing and repair sidewalks in bad condition.

- Strategies**
- Identify priority connection areas and require property owners to install new sidewalks or repair damaged sidewalks.
 - Institute a "sidewalk repair program" and identify opportunities for financing assistance through matching funds and/or grant funding to reduce financial burden on property owners.

Recommendation Increase safety and convenience of bike ridership by creating new bicycle amenities.

- Strategies**
- Using Bike Montco as a guide, adopt a Bike Plan that identifies preferred bike routes through the Borough.
 - Identify placement locations for new bike amenities (e.g., bike parking at the train station and along Main Street).
 - Coordinate with Upper Gwynedd on bike routes.
 - Promote the Borough's bike share program through advertising and at community events.



SUSTAINABILITY AND RESILIENCY GOALS

- Preserve and enhance street tree cover in all areas of the Borough to capture the ecological and aesthetic benefits of trees.
- Identify opportunities for the installation of new stormwater management facilities to improve local infiltration and reduce runoff.
- Reduce waste creation by increasing recycling and composting efforts and evaluate alternative waste removal policies.

Protection of natural resources and resiliency for future climate change is an essential element for any long-range plan in the 21st Century. Small steps taken at the household, neighborhood, and municipal level can have positive impacts on the local ecology. Well-functioning infrastructure allows for efficient provision of basic services to residents like energy and running water. Stormwater management is an especially critical consideration, as development and impervious cover reduce infiltration capacity and result in stormwater runoff that can impair local streams and waterways and cause damage to properties. The Borough has an extensive network of street trees that provide positive ecological benefits such as shading and cooling, and capture stormwater locally. While the Borough may be able to make larger impacts, individual residents can pursue smaller steps such as backyard composting to reduce waste creation and limit demand on landfills and waste incinerators which can positively contribute to environmental sustainability.

INFRASTRUCTURE

Infrastructure – the pipes, lines, roads, and cables that provide basic services to the community – serves as the “backbone” of the community. Infrastructure allows for the conveyance of water, sewage, electricity and internet connection, and provides transportation access. None of the infrastructure in the Borough is owned or operated by the municipality and so Borough staff must constantly engage cooperatively with the various authorities and agencies that provide and maintain these services.

Utilities

Electrical

Electric street lights were first used in 1887. The first generator was located at the flour mill site on Main Street until a larger generating plant was built at Third Street and East Montgomery Avenue that operated until 1911¹⁰. Today, PECO is the primary service provider of electric and natural gas energy in the county and services all of North Wales Borough. Property owners maintain individual accounts with PECO for their electrical services. Alternative forms of energy such as solar and wind power are increasingly becoming more common in households as individuals install private systems to provide enough energy for household consumption, or sell excess back into the grid. Not all renewable energy systems are appropriate for areas with higher densities like North Wales, as the location and size of solar panels or wind turbines might be inefficient in output or become

nuisances to neighbors. The Borough would benefit from adopting ordinances to regulate renewable energy technologies and provide best practices for residents who wish to install these systems.

Water and Sewage Facilities

The rapid population growth in the latter quarter of the 19th century saw an increased demand for better infrastructure. In 1885 the North Wales Water Company was a privately owned water distribution company which drilled its own wells and laid pipe throughout the Borough. This company provided service to adjacent township areas in addition to the Borough. In 1951 the Borough of North Wales purchased the Water Company under the Pennsylvania Municipalities Authority Act of 1945 to form the North Wales Water Authority (NWWA). The NWWA operates as a nonprofit municipal authority and is governed by a board of five people appointed by the North Wales Borough Council. Throughout the second half of the 20th Century, the NWWA expanded into surrounding municipalities through acquisitions of other water companies. Today the Authority has operations in North Wales Borough, Upper Gwynedd Township, Lower Gwynedd Township, Montgomery Township, Whitpain Township, Upper Dublin Township, New Britain Township, Doylestown Township, Buckingham Township and Solebury Township. In addition the Authority has numerous wholesale agreements with neighboring municipalities to supply supplemental water. The North Wales Water Authority operates the Forest Park Treatment Plant,



An example of a residential home with rooftop solar panels in Upper Frederick Township.



Small-scale vertical axis wind turbines at the Montgomery County Community College campus in Pottstown Borough are an example of wind energy infrastructure in an urban context.

located in Chalfont, along with its partner, North Penn Water Authority. This water treatment plant is capable of producing 40 million gallons of water per day.

The municipal government began installing the sanitary sewer system which was operational by 1917. The system consisted of the collection system and a wastewater treatment plant. In 2007 the sanitary sewer system was purchased by the NWWA. Since that time, over half of the 13 miles of collection sewer mains making up the collection system have been repaired, rehabilitated, or replaced. In 2010, in an effort to stabilize rates, the Authority entered into an agreement to connect to the Upper Gwynedd Township sewer system. The North Wales Sewer Treatment plant was decommissioned in 2013 and the flow redirected to the Upper Gwynedd system. Currently, the Authority owns 432,960 gallons per day of sewage capacity (1,312 equivalent dwelling units) with Upper Gwynedd, and, combined with the Authority's lateral and main replacement program, no limits on additional development in the Borough are foreseen.

Waste Removal

All residential and non-residential property owners are required to independently contract with a waste hauler for trash and recycling services. There are five main waste haulers that operate in the Borough, and each provides their customers with a toter bin, usually 96 gallons. In addition to once a week or twice a week trash pickup, some haulers also offer bulk waste pickup if advance notice is provided. Each waste hauler has a different collection schedule which means large trash and recycling trucks drive through the Borough multiple days a week. Some residents and property owners appreciate having individualized contracts with waste haulers because it enables them to customize a collection and payment that best work with their needs. However, multiple hauling companies put increased wear and tear on the Borough's roadways and create a patchwork of users that put out bins on the curb throughout the week. Creating a coordinated municipal-wide collection system will streamline pick up services and ensure improved compliance and efficiency of recycling and yard waste and leaf collection.

■ **Recycling**

Each waste hauler provides guidelines on acceptable recycling materials. North Wales Borough is awarded Recycling Performance Grants from the state each year based on the tonnage of waste that is diverted from landfills through recycling collections. Each waste hauler is responsible for reporting the total tonnage of recyclables collected from Borough properties. Creating a municipally-owned waste collection system or contracting with a single hauler would mean recycling reporting would be more efficient and potentially more accurate.

■ **Yard Waste and Leaf Collection**

North Wales Borough does not offer coordinated yard waste or leaf collection for property owners. Most haulers do advertise weekly yard waste pick up services as an included service with their contracts, or residents can drop off leaf and yard waste at Barnside Compost in Schwenksville for a fee. At a minimum, at least two leaf and yard waste collections must be offered each year: one in the spring and one in the fall. Leaf litter that is not collected can create stormwater issues if it clogs storm sewers, and can become slippery on sidewalks. Leaf and yard waste collection count toward the Borough's recycling credits.

■ **Composting**

In-home composting is an efficient way to reduce a household's overall trash creation and creates a viable by-product that can be used as a soil amendment to improve the soil around a home for gardening use. Food waste represents nearly 40% of household waste that adds weight to garbage and contributes to odors as food decomposes. The removal of kitchen scraps from trash collection can greatly reduce the frequency with which trash must be collected and the overall amount of trash generated. Multiple composting options exist depending on space available and rate of food waste generation, and include outdoor options like covered bins or barrel bins, and indoor options like vermiculture (worm) composting. Composting can also be beneficial for restaurant and institutional uses by saving them money on reduced collection fees. Some local restaurants have existing contracts with compost businesses to collect food waste but

no municipal agreement exists with a composter for residential collection. Individual residents may begin composting at home, and the Borough may wish to provide additional materials to residents to educate them on the types of in-home composting. Residents can also refer to the Montgomery County Planning Commission guide on Suburban Agriculture for this information. The Borough may wish to consider a residential-wide composting program.

- **Electronic Waste, Household Hazardous Waste**
Most waste haulers will not accept household hazardous waste and by law they cannot accept electronic waste (e-waste). There is no dedicated drop-off facility in the County that accepts household hazardous waste. The County runs numerous collection events each year that residents may attend to safely get rid of these items, and the Borough offers collection services once a year during Earth Day. Residents who wish to dispose of e-waste must either contact their waste hauler to determine if they will collect it, or seek another company. The County provides information on e-waste recycling and annual household hazardous waste collections on its website, and the Borough also provides recycling guides for residents on its website.

NATURAL FEATURES

Topography

North Wales, as a whole, is generally very flat and has very few steep slopes. All of the slopes 25% or greater occur along the railroad tracks south of Main Street. This area is wooded on either side of the tracks which is beneficial because vegetation helps to stabilize soil and reduce erosion on slopes. The only other slope of note occurs along Main Street to the east of the railroad tracks where the topography inclines to a peak at the edge of the Borough's boundary before declining heading into Upper Gwynedd Township. Buildings located in this area are elevated above the level of the roadway.

Tree Canopy

North Wales has very little naturally occurring woodland left. The largest natural tree stand in the Borough is located in what is now Hess Park. Additional small to medium forest cover areas are found in Weingartner Park and scattered in the residential areas, particularly in the area north of 4th Street and east of Summit Street. These areas are characterized by mature trees with wide canopy cover. This is a great asset to the



Hess Park, home to the largest tree stand in the Borough.

Borough because of the multiple ecological and aesthetic benefits of trees in providing carbon sequestration, stormwater control and water uptake, and cooling effects through increased shade and evapotranspiration. Mature trees also create a pleasant streetscape and increase home values. Only a few areas in the Borough lack significant tree cover: the industrial park area along Elm Avenue and Center Street, the main commercial district along Main Street, and the SEPTA rail parking lot.

Depending on the species, age, and placement, street trees can pose problems to homes and infrastructure in the long term. Mature tree roots may buckle the sidewalks, as evidenced, for example, by the sycamore trees along Spruce Street and Oak Street, and large branches may cause property damage if blown down during storms. As trees continue to mature and age, it may be necessary to remove dead and dying trees, and repave sidewalks



Mature tree roots create uplift in the sidewalk and impair pedestrian safety.



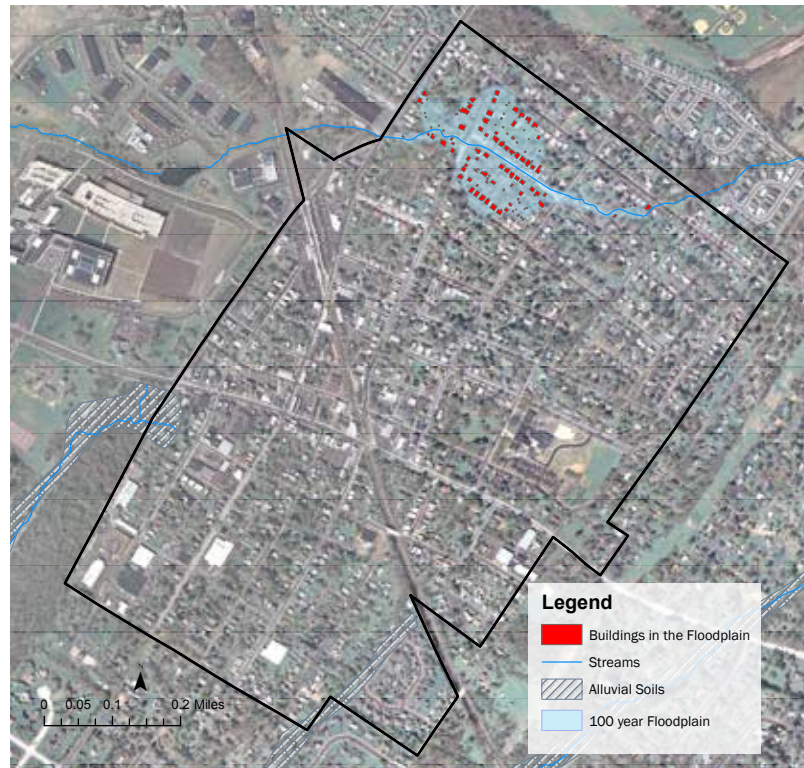
Sidewalks can be repaired and moved away from tree roots to minimize future damage.

where tree roots have uplifted the pavement. The Borough supports a Shade Tree Commission which assists residents with shade tree trimming, removal, and replacement. The Shade Tree Commission can take on a more proactive role in creating an updated tree canopy inventory that notes tree size, location, and overall health. Enhancing and increasing shade tree coverage in the Borough provides important ecological and aesthetic benefits for residents. Street trees and front yard trees provide shade for cars parked on-street or in driveways, and can also help to provide shading for homes which can reduce heating and cooling costs. Trees also uptake a lot of water and their leaves slow the fall of rain which can reduce erosion and therefore sediment runoff. Trees also add value to homes by providing aesthetic appeal. The Shade Tree Commission can provide additional information to property owners on the best care and maintenance of their lawn trees including proper species selection for height and canopy size, trimming, and mulching. Incentive programs may also help homeowners select and plant new trees if their property does not have front yard trees.

Floodplains

FEMA recently updated the floodplain insurance rate maps (FIRMs) for Montgomery County effective March 2016 and all municipalities were required to update their floodplain ordinances to reflect these changes. Floodways are defined by the percent chance of occurrence within any given year: the two most common designations are the 1% annual chance flood (100 year flood) and the 0.2% annual chance flood (500 year flood). North Wales has one major area in the Borough within the floodplain in the northwestern corner along a branch of the Wissahickon Creek. The floodplain ordinance also defines the alluvial soils as belonging to the floodplain (soil types Bo and Rt) which are found to the west of Elm Avenue south of Main Street and along the western side of Windsor Way. The map identifies areas within the floodplain. Property owners within this area are eligible to purchase federal flood insurance. Although the floodplain boundaries in the Borough are the same for 100 year and 500 year floods, changing climate patterns may lead to stronger storms in the future, increasing the likelihood and/or frequency of flood events. Installation

5.1 NORTH WALES BOROUGH FLOODPLAIN MAP



of stormwater BMPs like localized detention basins and rain gardens, as well as increased tree and vegetative cover where appropriate, contribute toward stormwater capture and infiltration to help mitigate negative effects of rain events.

Watersheds

Watersheds represent the land area in a region where water resources drain into a common water body, either overland or underground. Watershed management is a critical component of maintaining healthy waterways to preserve the ecological health of an area as well as ensure that water supplies remain unpolluted. High percentages of impervious cover in urban areas increase water runoff volumes and rates. Erosion and sedimentation of waterways lead to impaired streams that put our wildlife and water quality at risk. Mitigation measures

include stormwater management to control the amount of contaminated runoff that reaches our waterways and ground water recharge areas.

North Wales Borough is entirely within the Wissahickon Watershed. The Wissahickon Watershed area contains a total of 64 square miles that drains into the Wissahickon Creek or one of its tributaries. The Wissahickon Creek is designated an “impaired” creek due to elevated sediment and nutrient loads. Other municipalities that are within this watershed include: Montgomery Township, Lansdale Borough, Upper Gwynedd Township, Lower Gwynedd Township, Whitpain Township, Ambler Borough, Upper Dublin Township, Whitmarsh Township, Abington Township, Springfield Township, and the City of Philadelphia. The watershed is managed and maintained by the Wissahickon Valley Watershed Association, a non-profit land trust founded in 1957¹¹.

STORMWATER MANAGEMENT

The majority of rainfall that lands on impervious surfaces, such as roads, parking lots, and rooftops, becomes stormwater runoff that discharges into local streams directly or is captured through storm drains and conveyed to discharge locations. All of the stormwater runoff generated in the Borough drains into streams within the Wissahickon Creek Watershed, which is deposited into the Schuylkill River downstream. Stormwater carries particulate matter such as motor oils, sediment, and litter picked up en route to storm drains and can pollute the streams and rivers into which it discharges. Proper stormwater management reduces this type of non-point source pollution and helps to maintain water quality.

Under the EPA's enforcement of the Clean Waters Act, the Borough is required to maintain a Municipal Separate Storm Sewer System (MS4) permit with DEP. MS4 programs are renewed every 5 years and a yearly report must be submitted to DEP to track progress. In addition to the MS4 permit program, the Borough is also subject to Total Maximum Daily Load (TMDL) regulations for nutrients and siltation. A TMDL refers to the amount of a certain pollutant that a water body can contain and still be a healthy stream. The amount in excess of the "total maximum" must be removed to maintain water quality. This requires the Borough to take DEP-approved actions to remove nutrients and siltation from the creeks.

In August 2016, North Wales Borough joined twelve other municipalities and four wastewater treatment plants in signing an Intergovernmental Agreement to move forward with the Wissahickon Clean Water Partnership, a grant-funded planning process that will enable these municipalities to work together to shape future regulatory guidelines, culminating in an implementation plan that achieves water quality goals. This agreement signifies a commitment to work collaboratively to develop an alternative to the EPA's draft phosphorus TMDL, which would be separate and additional to the existing nutrient and sediment TMDL and would require an extensive monetary investment from the municipalities and treatment plants to implement¹². The alternative plan, called a Water Quality Improvement Plan (WQIP), will

The MS4 program requires that municipalities incorporate six elements known as "minimum control measures" into their stormwater management programs to reduce contamination of streams via stormwater runoff and prohibit illicit discharges.

1. *Public education and outreach*
2. *Public involvement and participation*
3. *Illicit discharge detection and elimination*
4. *Construction site runoff control*
5. *Post-construction stormwater management in new development and redevelopment*
6. *Pollution prevention and good housekeeping for municipal operations and maintenance*

characterize the impairment to the Wissahickon Creek and recommend numerous projects to be implemented over the long term. The Clean Water Partnership is also involved in education and outreach throughout the watershed, and is working to facilitate best management practices to prevent and improve impaired streams. The municipalities and treatment plants are providing a portion of the needed funding, and grant funding for this partnership is being provided by the William Penn Foundation. Local efforts to reduce stormwater flows and provide greater infiltration capacity would contribute toward this multi-municipal effort to improve stream quality in the watershed.

Water Conservation

One way the Borough can reduce stormwater flows to meet MS4 requirements is to capture rainwater before it enters the system. Rain barrels are an inexpensive and easy to install feature for both residential and non-residential properties. Rainwater is diverted from downspouts into these barrels where it is stored until it can be discharged after the rain event when the ground is no longer over-saturated. This provides an excellent source of water

in between rains to help water gardens and lawns and allows for better infiltration. The Borough offers a rain barrel program for residents to purchase rain barrels at a discounted rate, or property owners may purchase rain barrels from hardware stores. Common sizes range from 50 gallons to 90 gallons.



Rain barrels, such as this one at North Wales Elementary School, can be used to capture stormwater runoff.



Borough Hall offers this style of rain barrel to residents. Captured water can be used to water lawns and gardens.

RECOMMENDATIONS AND STRATEGIES

North Wales is well-served by its infrastructure. Recent upgrades to services have ensured there is sufficient capacity for future increased demands. Street trees and tree cover in the Borough remain robust, but aging trees may require greater maintenance and replacement with new trees. The Borough can take measures to install improved stormwater infiltration measures throughout the Borough to better capture stormwater to meet MS4 and TMDL requirements.

Infrastructure & Utilities

Recommendation Provide for the appropriate regulation of renewable energy technologies.

- Strategies**
- Adopt a renewable energy ordinance with standards for the safe installation and use of solar and wind energy systems while minimizing any negative impacts on the community character and environment.

Recommendation Ensure adequate water and sewer capacity for future development.

- Strategies**
- Continue to partner with the North Wales Water Authority to coordinate on system demands, limitations, and upgrades.

Waste Reduction

Recommendation Evaluate options to contract with a single waste hauler to service the entire Borough.

- Strategies**
- Conduct a cost-benefit analysis to determine the feasibility of contracting with a single hauler for all residential waste and recycling collections within the Borough.

Recommendation Establish yard waste collection and a yearly leaf collection to remove organic materials from solid waste collection and prevent leaf litter from entering the storm sewer system.

- Strategies**
- Develop a contract between the Borough and a waste hauler or other collection service to collect leaves curbside every fall.
 - Provide educational materials to residents on proper yard waste disposal.

Recommendation Improve overall recycling rates and reduce the amount of solid waste generated within the Borough.

- Strategies**
- Conduct periodic inspections of recycling materials being collected to establish compliance.
 - Work with the County Recycling Coordinator and contracted trash hauler(s) to increase recycling rates through education and enforcement.
 - Meet with representatives of local businesses, especially restaurants, and the School District to catalog their waste generation and identify opportunities for improved recycling rates.

Recommendation Increase composting of kitchen scraps and yard waste.

- Strategies**
- Adopt a zoning ordinance regulating backyard composting for residential uses.
 - Identify opportunities for composting services for both residential and commercial/institutional use.

Natural Resource Protection

Recommendation Protect and enhance North Wales' diverse and established tree canopy.

- Complete a street tree inventory including identification of priority locations for future planting projects.
- Enhance the role of the Shade Tree Commission to provide increased monitoring, education, and outreach to residents.
- Amend the SALDO to strengthen tree protection and tree replacement standards.
- Offer tree planting incentives to homeowners on properties identified in the street tree inventory to increase street tree canopy cover.

Recommendation Implement small-scale, localized stormwater management practices to help achieve water quality goals set forth by the Wissahickon Clean Water Partnership.

- Identify locations for installation of localized stormwater management facilities within the right-of-way or on public lands.
- Provide ongoing education to homeowners about best management practices for stormwater management.
- Promote and expand the rain barrel program.
- Perform an audit of the Borough's ordinances and compile recommendations to encourage sustainable development within the Borough.

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All base maps were created by the Montgomery County Planning Commission and represent the most up to date information that was available as of September 2018.

IMPLEMENTATION CHART

The following implementation chart provides an outline of the order in which each recommendation may be implemented. Priority levels, indicated by stars, were identified through the community outreach process and through discussions with the Steering Committee. Stars range from one to five, with five stars being the highest community priority and one star being the lowest community priority. Each recommendation is also identified with an implementation timeframe, representing how soon a recommendation should be accomplished. Recommendations with shorter time frames should be the focus of initial implementation efforts, and often set the stage for later implementation steps.

Implementation timeframe:

S = Short, near term 0-5 years

M = Medium 5-10 years

L = Long range 10+ years

Ongoing =





Abbreviations:

Commerce	Montgomery County Commerce Department
HARB	Historic Architectural Review Board
MCHD	Montgomery County Health Department
MCPC	Montgomery County Planning Commission
NPAA	North Penn Art Alliance
NPSD	North Penn School District
NWAL	North Wales Area Library
NWBBA	North Wales Borough Business Association
NWBC	North Wales Borough Council
NWCPA	North Wales Community Project Alliance
NWPC	North Wales Planning Commission
NWPD	North Wales Police Department
NWPR	North Wales Parks and Recreation
NWPW	North Wales Public Works
NWWA	North Wales Water Authority
PTMA	Partnership Transportation Management Association of Montgomery County
UGT	Upper Gwynedd Township

Housing and Neighborhood Character

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Preserve the diverse range of housing types and building materials that represent different time periods and architectural styles that contribute to the historic identity of the residential community.						
Conduct a zoning audit to determine if existing zoning and SALDO ordinances adequately protect the scale and character of the residential areas. Adopt new zoning and SALDO language, as needed.		✓		✓		
Incorporate “form-based zoning” and/or Traditional Neighborhood Development (TND) principles into the Zoning Ordinance to protect neighborhood character.		✓		✓		
Meet housing needs of current and future residents by preserving housing stock and allowing for appropriate infill development.						
Conduct zoning audit to verify appropriate housing types and densities within each residential and mixed use district.		✓		✓		
Restrict unauthorized conversion of single family homes into multi-family dwelling units, especially within the Historic District.	✓			✓		
Enforce all building codes and zoning codes; inspect all permits for compliance.			✓	✓		
Identify funding sources to provide housing assistance for home modifications for seniors or residents with special needs.	✓					✓
Enhance historic preservation strategies and increase protection of the community’s historic structures and neighborhoods (both commercial and residential).						
Complete a Borough-wide historic resource inventory of residential and commercial properties.		✓				
Expand current boundaries of the Historic District to include additional properties identified in the historic resource inventory.		✓		✓		
Coordinate with the HARB to conduct outreach to all property owners within the Historic District to provide education to property owners on appropriate preservation and maintenance techniques.	✓		✓			
Implement a property maintenance recognition program.	✓		✓			✓
Encourage residents to apply for Heritage Housing Plaques.	✓					✓
Organize scheduled historical property tours.	✓					
Preserve significant institutional buildings and encourage their adaptive reuse.						
Inventory all institutional and civic properties in the Borough and adopt a Reuse Master Plan or Reuse Ordinance to provide guidance to potential developers as to the preferred use of buildings in the event of a use conversion.		✓		✓		✓
Adopt SALDO standards to allow adaptive reuse of buildings to preserve architectural features and establish standards for future modifications.		✓		✓		






IMPLEMENTATION CHART

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
			
NA	S	NWPC	MCPC
NA	M	NWPC	MCPC
			
NA	S	NWPC	
NA	S	Code Enforcement	
NA	S	Code Enforcement	
State and Federal grants; private insurance	M		PA Housing Finance Agency; MCHD
			
NA	S		HARB
NA	M	NWPC	HARB
Municipal budget	S		HARB
NA	M	NWBC	HARB, PA Historical & Museum Commission
Local fundraising	M		HARB; property owners
NA	M		HARB; property owners
			
State and Local grants (to fund use conversion in accordance with plan)	M	NWPC	MCPC; HARB
NA	M	NWPC	MCPC

Parks and Open Space

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Enhance the usability and accessibility of existing open space resources through improved programming.						
Task the Parks & Recreation Board to develop new engaging events to attract residents to the parks. In addition to existing programming, consider other engagement opportunities such as scavenger hunts, “arts in the park” events, and fitness classes.	✓		✓			
Develop a “Parks Guide” to distribute to all residents to increase awareness of park locations and amenities, as well as to inform residents of volunteer opportunities, park clean up days, and other scheduled park events.	✓		✓			
Create uniform signage to be installed at all public parks and open space locations.	✓	✓			✓	
Create a use and maintenance agreement for community garden plots in Borough parks.	✓		✓	✓		
Continue to maintain the natural resources and amenities in Borough parks.						
Have all Borough parks “adopted” by local businesses and/or community groups.			✓			
Publish a maintenance task list with monthly and yearly goals for each of the parks; distribute maintenance tasks between Public Works, Parks & Rec Board, and “adoptee” groups. Conduct periodic checks to ensure maintenance schedule is being met.	✓		✓			
Repair and replant deficient stormwater management basins and rain gardens.		✓		✓	✓	
Conduct a tree inventory to identify tree health in all parks and plant replacement trees where necessary.			✓	✓	✓	
Continue to partner with NPSD on the use and maintenance of the playground and open space at the North Wales Elementary School.			✓			
Establish a partnership with Upper Gwynedd Township and Natural Lands to improve access to Parkside Place Park and Gwynedd Wildlife Preserve that will create trail and greenway connections to improve pedestrian and bicycle access to open space.						
Formalize the trail connection from Center Street to Parkside Place Park.		✓	✓		✓	
Provide wayfinding signage to make the trail connection more visible from Center Street, and direct trail users to the start of the Green Ribbon Trail and the Liberty Bell Trail within Parkside Place Park.	✓	✓			✓	
Create a trail connection that will provide direct access to the Gwynedd Wildlife Preserve via the PECO powerline easement.		✓	✓		✓	
Increase amenities at Borough Parks to provide for the comfort, safety, and enjoyment of park users regardless of age or physical ability.						
Conduct a park access audit to identify available amenities in each park, identify barriers and limitations to access, and recommend improvements or installation of additional amenities.		✓	✓			
Conduct a feasibility study to determine preliminary costs of installing electricity (for lighting) and water connections at Walnut Square Park, Weingartner, and Hess Parks.			✓		✓	
Install necessary amenities in parks as identified in the park access audit.			✓		✓	
Pursue opportunities to create new open space or public gathering areas by repurposing existing underutilized spaces or lots within the Borough.						
Conduct an audit of open space and vacant land to identify potential greening opportunities.		✓				
Design a new public parklet on the land next to the Library at Swartley Street and Washington Avenue.		✓			✓	

IMPLEMENTATION CHART

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
			
NA	S	NWPR	
Municipal budget	S	NWPR	
State and Local grants	M	NWPW	
NA	L	NWPR; NWPW	
			
NA	M	NWPR	NWBBA
NA	S	NWPR; NWPW	
State and Local grants	L	NWPW	
State and Local grants	M	Shade Tree Commission	
NA	Ongoing		NPSD
			
State and Local grants	S	NWPW	UGT; MCPC
State and Local grants	S		UGT
State and Local grants	M		UGT
			
NA	S	NWPR	
Municipal budget	M		
Municipal budget	L		
			
NA	M	NWPC; NWPR	MCPC
State and Local grants	L	NWPC; NWPR	MCPC; NWAL

Future Land Use, Community Amenities and Safety

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Preserve North Wales' diverse institutional assets (library, Borough Hall, police and fire stations, Elementary School, and religious houses) as essential community amenities, educational resources, and social gathering places.						
Cross-promote programming at the North Wales Area Library on diverse platforms.	✓		✓			
Identify library parking concerns on neighboring residential streets through parking study.		✓		✓		
Provide a diverse range of community activities, gatherings, volunteer opportunities, and educational classes for residents.						
Increase the number and diversity of programs for youth and seniors.	✓		✓			
Promote revitalization and reinvestment in industrial use areas.						
Create uniform signage to establish an identifiable industrial district.		✓			✓	
Adopt façade improvement guidelines for existing buildings including lighting and landscaping.		✓		✓		✓
Provide support to business owners operating light industrial uses.	✓					
Improve efficiency and timeliness of information distribution to Borough residents and businesses.						
Organize an electronic email distribution list to notify public of upcoming events, road closures/ utility work, and other notable information.	✓		✓			
Create designated web resources for public information.	✓		✓			
Enhance Borough-sponsored events to build attendance and establish seasonal core events to attract visitors to the Borough.						
Build partnerships and vendors at annual events like Community Day and Holiday Tree lighting to establish North Wales as a cultural activities destination.	✓		✓			✓
Engage and attract new neighborhood leaders to assist in organizing community events.	✓					
Create a new community center at St. Luke's Church to hold meetings, events, and performances.						
Create a use plan for the church property that identifies how the space will be used and by whom. Provisions should be made in the use plan to clarify how community members can reserve the use of the space, what necessary renovations need to be made, and identify potential revenue sources.	✓	✓		✓		
Pursue funding opportunities to make necessary improvements and/or renovations to the property to make it a functional community space.	✓				✓	✓






IMPLEMENTATION CHART

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
	★ ★ ★		
NA			NWAL; NWCPA
NA		NWPC	NWAL
	★ ★		
NA			NWCPA
	★ ★		
Municipal budget	M		
State and Local grants	M		
NA	Ongoing		Commerce
	★ ★		
NA	S		
NA	S		
	★ ★ ★		
NA	Ongoing		NWCPA; NWBA
NA	S		NWCPA
	★ ★ ★ ★ ★		
NA	S		North Penn Arts Alliance; MCPC
State and Local grants	S		

Downtown North Wales

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Encourage the establishment of a strong mix of retail, office, and residential uses within the Borough's commercial areas. Overall, the commercial zoning should reflect the priority to establish pedestrian-oriented uses and encourage development that is appropriate in each of the Borough's commercial zones.						
Consider amending the Transit Oriented Development (TOD) overlay district to update permitted uses and expand the boundary.		✓		✓		
Coordinate with Upper Gwynedd to continue to provide for complementary land use and development design standards on Sumneytown Pike.		✓	✓	✓		
Partner with the BBA to create an advisory body to provide guidance to property owners seeking to retrofit existing structures to modern retail and commercial needs while preserving historic features and character of buildings.	✓			✓		✓
Implement strategies to reduce the number of commercial vacancies, both retail storefronts and office space, within the Borough's commercial areas.						
Coordinate with SEPTA to market unique commercial spaces at the North Wales Train Station.			✓			✓
Encourage property owners to allow short-term leases for pop-up storefronts in vacant retail stores.	✓			✓		✓
Partner with community organizations to fill vacant storefronts with window displays that incorporate public art.	✓		✓			
Connect property owners and prospective business owners with resources and programs offered by the Montgomery County Commerce Department.	✓					✓
Revitalization, Placemaking and Beautification						
Create a unified look for North Wales' commercial districts on Main Street and Walnut Street with a focus on maintaining the unique historical architecture.						
Draft uniform Storefront Design Guidelines.		✓		✓		
Seek grant funding to assist property owners in restoring or repairing facades within the Historic District.	✓					✓
Highlight place-based assets through promotion and advertisement of the numerous events and amenities the Borough has to offer.						
Establish a branding campaign to promote existing cultural features and community events.	✓		✓			
Invite local businesses to participate in all community events and festivals.	✓		✓			
Coordinate with business owners to promote outdoor dining where appropriate.				✓		✓
Write new zoning and/or SALDO language to permit outdoor dining.		✓		✓		
Create a streetscape plan to provide guidelines for signage, landscaping, lighting, and streetscape elements that improve the Borough's walkability, comfort, sense of place, and safety.						
Conduct a full inventory of all streetscape elements including lighting, pedestrian amenities, seating, street trees and planters.		✓		✓		
Draft an updated wayfinding signage plan appropriate for both pedestrian scaled and auto scaled signs.	✓	✓			✓	
Create a uniform streetscape design manual for business and property owners.		✓				
Identify appropriate locations for the planting of additional street trees.		✓	✓		✓	

IMPLEMENTATION CHART

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
			
NA	S	NWPC	MCPC
NA	Ongoing		UGT
NA	M	NWPC	NWBBA; HARB
			
NA	M		SEPTA
NA	S		NWBA; Commerce
State and Local grants	S		NWBBA; NPAA
NA	Ongoing		MCPC
			
NA	M		MCPC; HARB; NWBBA
State and Local grants	M		PA Historical & Museum Commission; HARB
			
NA	M		NWCPA; NWBBA
NA	S		NWCPA; NWBBA
NA	M		NWBBA
NA	S	NWPC	
			
NA	S	NWPC	MCPC
NA	M	NWPC	MCPC
NA	M	NWPC	MCPC; NWBBA; Local property owners
Municipal budget	S	NWPC; Shade Tree Commission	

Revitalization, Placemaking and Beautification (Continued)

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Upgrade street lights to LEDs.					✓	
Identify appropriate locations for the installation of additional streetscape elements (seating, planters, etc.).		✓	✓		✓	
Implement strategies to manage and monitor existing public parking resources more efficiently to provide adequate parking facilities for residents and visitors.						
Conduct a full parking study to evaluate parking need and supply.		✓				
Increase number of public parking spaces; identify with uniform signage and wayfinding signs.		✓			✓	
Install metered parking along Main Street to encourage parking turnover.				✓	✓	
Evaluate options for establishing shared parking or lease agreements with owners of private parking lots.						
Conduct outreach to businesses, organizations, and private property owners that have private parking lots within the commercial district to advocate for shared parking or lease agreements.	✓		✓			✓

IMPLEMENTATION CHART

Implementation Chart			
Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
State and Local grants; Municipal budget	L	NWPW	
State and Local grants	L	NWPC	NWBBA; Local property owners
	★		
Municipal budget	M	NWPC	
State and Local grants; Municipal budget	L		
Municipal budget	L		
	★★★		
NA	M		

Vehicular Circulation						
Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Implement targeted traffic calming strategies on Borough-owned roads to improve the safety and comfort of all roadway users.						
Conduct a Borough-wide traffic observation study to identify where and what traffic violations are most common.		✓		✓		
Share results of the traffic observation study with the Police Department to enforce speed limits, stop signs, and other road safety laws.	✓			✓		
Install additional signage and traffic controls (e.g., speed humps, stop signs) at locations identified by the traffic study and as approved by PennDOT.				✓	✓	
Stripe no-parking zones on all sides of an intersection to ensure clear sight triangles, as determined by the Borough engineer.			✓	✓		
Identify community partners at Merck to share concerns of cut-through traffic and coordinate on improving employee traffic patterns on Borough roads.	✓		✓			
Monitor and enforce on-street parking throughout the Borough to ensure an adequate parking supply for residents and visitors.						
Conduct an audit of permit parking streets to determine the available supply of on-street parking; determine if permit parking restrictions should be expanded to additional streets.		✓		✓		
Institute residential parking permit fees, to be renewed annually.	✓			✓		
Establish permit maximums for households located on at-capacity streets based on the number of available parking spaces.		✓		✓		
Consistently maintain Borough-owned roads to a high quality.						
Evaluate options to expand the street sweeping program to remove debris from roadways.		✓				
Publish a list or map of roads impacted by utility work or PennDOT projects with anticipated construction and road resurfacing timelines.	✓	✓				
Transit Network						
Increase the safety and convenience of using available public transportation options.						
Evaluate need for lighting, seating, or shelters at bus stops along East Walnut Street and Main Street.		✓			✓	
Coordinate with SEPTA staff on appropriate bus stop locations, as appropriate.		✓				
Install attractive wayfinding signs to direct riders to the train station.		✓	✓		✓	
Coordinate with Merck to evaluate employee ridership and evaluate need for connections between the train station and the Merck campus.			✓			

IMPLEMENTATION CHART

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
	★ ★ ★ ★ ★		
NA	S		NWPD
NA	S		NWPD
State and Local grants; Municipal budget	M	NWPW	NWPD; PennDOT
Municipal budget	M	NWPW	PennDOT
NA	Ongoing		Merck & Co, Inc.
	★		
NA	S	NWPC	MCPC
NA	S		
NA	M		
	★ ★ ★		
NA	M	NWPW	
NA	S	NWPC	MCPC; PennDOT; NWWA; PECO
	★		
State and Local grants; Municipal budget	M	NWPC; MCPC	
NA	M		SEPTA
State and Local grants; Municipal budget	L	NWPC	
NA	L		Merck & Co, Inc.

Pedestrian and Bicycle Network

Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Maintain and improve North Wales' sidewalk network to improve health outcomes for the community as a whole by encouraging overall healthy and active lifestyles.						
Conduct a Borough-wide walkability audit to inventory the location and condition of all sidewalks and crosswalks.		✓				
Conduct an audit of Borough ordinances to ensure they include appropriate dimensional and quality standards related to the Borough's pedestrian network (e.g., sidewalks, crosswalks, curb cuts, ADA ramps).		✓		✓		
Notify property owners of overgrown vegetation and require trimming or removal of plant material to clear sidewalks.	✓			✓		
Create and promote events that encourage walking such as Walk to School Day.			✓			
Evaluate and implement strategies to protect pedestrian walkability and safety, especially at intersections.						
Identify the placement and effectiveness of street lighting in the commercial and residential districts.		✓				
Improve visibility of pedestrian crosswalks by repainting walkways with continental, zebra, or ladder-style markings.			✓		✓	
Paint crosswalks at all intersections identified in the walkability audit.			✓		✓	
Improve sidewalk connectivity by installing new sidewalks in locations where they are missing and repair sidewalks in bad condition.						
Identify priority connection areas and require property owners to install new sidewalks or repair damaged sidewalks.	✓	✓		✓		✓
Institute a "sidewalk repair program" and identify opportunities for financing assistance through matching funds and/or grant funding to reduce financial burden on property owners.			✓		✓	
Increase safety and convenience of bike ridership by creating new bicycle amenities.						
Using Bike Montco as a guide, adopt a Bike Plan that identifies preferred bike routes through the Borough.		✓				
Identify placement locations for new bike amenities (e.g., bike parking at the train station and along Main Street).		✓			✓	
Coordinate with Upper Gwynedd on bike routes.	✓		✓			
Promote the Borough's bike share program through advertising and at community events.	✓					

IMPLEMENTATION CHART

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
	★ ★ ★ ★ ★		
NA	S	NWPC; NWPW	MCPC
NA	M	NWPC	MCPC
NA	S	Code Enforcement	
NA	S		PTMA; NPSD
	★ ★ ★ ★ ★		
NA	L		
State and Local grants; Municipal budget	M	NWPW	
State and Local grants; Municipal budget	M	NWPW	
	★ ★ ★ ★ ★		
NA	M	NWPC; NWPW	Property owners
State and Local grants; Municipal budget	M	NWBC	Property owners
	★ ★ ★		
NA	M		MCPC; PTMA
NA	S	NWPC	NWBBA; SEPTA
NA	Ongoing		UGT; MCPC
NA	S		PTMA

Infrastructure and Utilities						
Recommendations & Strategies	Implementation Type					
	Education & Outreach	Planning	Local Committee	Regulatory Control	Capital Investment	Private Development
Provide for the appropriate regulation of renewable energy technologies.						
Adopt a renewable energy ordinance with standards for the safe installation and use of solar and wind energy systems while minimizing any negative impacts on the community character and environment.	✓	✓		✓		
Ensure adequate water and sewer capacity for future development.						
Continue to partner with the North Wales Water Authority to coordinate on system demands, limitations, and upgrades.			✓		✓	
Waste Reduction						
Evaluate options to contract with a single waste hauler to service the entire Borough.						
Conduct a cost-benefit analysis to determine the feasibility of contracting with a single hauler for all residential waste and recycling collections within the Borough.			✓		✓	
Establish yard waste collection and a yearly leaf collection to remove organic materials from solid waste collection and prevent leaf litter from entering the storm sewer system.						
Develop a contract between the Borough and a waste hauler or other collection service to collect leaves curbside every fall.			✓	✓		
Provide educational materials to residents on proper yard waste disposal.	✓					
Improve overall recycling rates and reduce the amount of solid waste generated within the Borough.						
Conduct periodic inspections of recycling materials being collected to establish compliance.				✓		
Work with the County Recycling Coordinator and contracted trash hauler(s) to increase recycling rates through education and enforcement.	✓			✓		
Meet with representatives of local businesses, especially restaurants, and the School District to catalog their waste generation and identify opportunities for improved recycling rates.	✓		✓			
Natural Resource Protection						
Protect and enhance North Wales' diverse and established tree canopy.						
Complete a street tree inventory including identification of priority locations for future planting projects.		✓	✓			
Enhance the role of the Shade Tree Commission to provide increased monitoring, education, and outreach to residents.	✓					
Amend the SALDO to strengthen tree protection and tree replacement standards.				✓		
Offer tree planting incentives to homeowners on properties identified in the street tree inventory to increase street tree canopy cover.	✓					✓
Implement small-scale, localized stormwater management practices to help achieve water quality goals set forth by the Wissahickon Clean Water Partnership.						
Identify locations for installation of localized stormwater management facilities within the right-of-way or on public lands.		✓			✓	
Provide ongoing education to homeowners about best management practices for stormwater management.	✓			✓		
Promote and expand the rain barrel program.						
Perform an audit of the Borough's ordinances and compile recommendations to encourage sustainable development within the Borough.	✓	✓		✓		

IMPLEMENTATION CHART

Funding Source	Priority Level and Implementation Timeline	Responsible Agencies	
		Municipal	Partners
	★ ★ ★		
NA	S	NWPC	MCPC
	★ ★ ★ ★ ★		
NA	Ongoing	NWPW	NWWA
	★ ★ ★ ★		
NA	S	NWBC	
	★ ★ ★ ★		
Municipal budget	S	NWBC	
NA	S		Montco PA Recycles
	★ ★		
NA	S	Code Enforcement	
NA	M		Montco PA Recycles
NA	L		NPSD; NWBBA; Business owners
	★ ★ ★ ★ ★		
NA	S	Shade Tree Commission	
NA	S	Shade Tree Commission	
NA	M	NWPC	
State and Local grants	M		
	★ ★ ★ ★ ★		
State and Local grants	M	NWPC	
NA	S		
State and Local grants	S		
NA	M	NWPC	MCPC



NORTH WALES BOROUGH COMMUNITY SURVEY

North Wales Borough is in the process of updating its Comprehensive Plan and we need your input! The plan will provide a framework for the management of future development over the next twenty years. Your opinion is critically important in understanding what you, the residents and business owners, want to see happen in your community.

For more information, and to stay up-to-date with our progress and publications, please feel free to visit the Comprehensive Plan page on the borough website and find us on Facebook at @northwales2040!

STAY INVOLVED IN THE PROCESS!
 Join us for our first *community workshop!*
March 23, 2017 | 125 N Main Street
 Doors open at 6:00 pm, meeting kicks off at 6:30 pm

When completed with the survey, please return to Borough Hall or North Wales Library by February 28th. Please note that all responses are kept confidential and your personal information will not be shared with any other party

Demographics

1. How old are you?

Under 18 18-24 25-34 35-44 45-54 55-64 65+

2. What is your employment status?

Employed, full-time	Employed, part-time	Homemaker/Stay-at-home parent	
Retired	Student	Unemployed	Other

3. Are you a...? (check all that apply)

North Wales Borough resident	Business owner in North Wales Borough
Employed in North Wales Borough	Upper Gwynedd Township resident
Other resident _____	

*** STOP HERE - IF YOU ARE NOT A NORTH WALES BOROUGH RESIDENT, PLEASE SKIP TO QUESTION #9**



Transportation

9. How frequently do you use public transportation for commuting and leisure travel?

- Daily
- Frequently (several times a week)
- Occasionally (several times a month)
- Rarely (a few times a year)
- Never

10. Which form of public transportation do you use the most?

- Regional Rail
- SEPTA Bus
- SEPTA CCT Connect
- Private shuttle
- I do not use public transportation

11. Do you have any traffic safety concerns on roadways in the Borough? (Select all that apply)

- Traffic violations along Main Street/Sumneytown Pike (speeding, stopping at traffic light)
 - Traffic violations along residential streets (speeding, stopping at stop signs)
 - Visibility/presence of pedestrian crossing features (painted crosswalks, crosswalk signals)
 - Railroad crossings
 - Difficulty or discomfort biking
 - I have no traffic safety concerns
 - Other (please specify) _____
-

12. Briefly summarize your safety concerns.

13. What do you see as a priority for roadway improvement?

	High Priority	Medium Priority	Low Priority
Maintaining roads in good condition			
Adding sidewalks and/or bike lanes			
Improving signal timing			
Decreasing traffic speed			
Adding street lighting			

Please specify where you would like these improvements?

19. I am satisfied with the number of parks within close proximity to my home.

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree

20. I am kept informed of events happening at Borough parks.

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree

How do you hear about events? What other ways might you want to learn about park events ? _____



The Economy

21. Please prioritize the following economic issues with 1 as the TOP priority and 5 as the LOWEST priority:

- ___ Retaining/expanding existing businesses
- ___ Attracting new businesses
- ___ Community branding (i.e. Shop Local)
- ___ Expanding public parking resources
- ___ Enhancing the streetscape (e.g. street trees, benches, lighting)

22. How do you feel about the availability of different types of businesses and services available in the Borough?

	We need more!	We have enough!	We have too many!
Restaurants/Bars/Coffee shops/Bakeries			
Food/Convenience stores			
Specialty boutiques			
Clothing/Shoes			
Home goods/furnishings, appliances			
Offices: business/professional, medical/dental			
Garden/home improvement			
Banks/financial institutions			
Auto repair/sales			
Personal services (hair and nail salons, dry cleaners)			
Day care facilities			

Is there a business not listed above that you would or would not like to see in the Borough? _____

23. How often do you frequent the retail shops and restaurants in the Borough?

- Daily
- Frequently (several times a week)
- Occasionally (several times a month)
- Rarely (a few times a year)
- Never

24. What would make you more likely to frequent retail shops and restaurants in the Borough?

Select up to three choices.

- Expanded store hours
- More diverse merchandise selection
- Parking availability
- Greater store variety
- Better quality of merchandise
- More special events
- More competitive pricing
- Other (please specify) _____

Community Services

25. How satisfied are you with North Wales municipal services?

	Satisfied	Neither Satisfied nor Dissatisfied	Dissatisfied
Police			
Fire			
Schools (North Penn School District)			
North Wales Library			
Public sewer/water			
Snow removal			
Road maintenance			
Trash/Recycling Pick-Up			
Accessibility of Borough officials			
Borough communications			

26. If you were dissatisfied with a certain municipal service, please explain why. Do you have suggestions for improvement?

27. What kind of initiatives do you see as priorities for the Borough within the next 20 years?

	Highest Priority	Higher Priority	High Priority
Create more open space/park amenities and recreation opportunities			
Provide more youth and adult/senior activities			
Attract more diverse dining, shopping, and entertainment businesses to downtown			
Preserve historic character			
Maintain infrastructure (i.e. sewer & water lines, road maintenance)			
Improve pedestrian and bike safety			
Improve traffic safety			
Other (please specify)			

28. What attributes contribute to making North Wales a desirable place to live, work, and play?

Pick your top three choices.?

Community character

Historic resources

Quality of school district

Social programming/community events

Walkable neighborhood

Access to public transportation

Main Street shopping district

Proximity to Philadelphia

Access to regional highway network

Affordability and quality of housing

Other (please specify) _____

29. What do you like best about North Wales?

- 1. _____
- 2. _____
- 3. _____

30. What do you like least about North Wales?

- 1. _____
- 2. _____
- 3. _____

31. What is one thing you would like to change or improve in North Wales Borough?

32. Any additional comments:

33. Please enter your email address if you would like to receive updates on the Borough’s Comprehensive Plan and invites to future community events.

Thank you so much for your time in completing the survey!

Follow up with the survey results and find out how you can stay involved with the planning process at the North Wales Borough website:

northwalesborough.org/north-wales-2040

Or check out our Facebook page @northwales2040

PLEASE SUBMIT ALL SURVEYS BY TUESDAY FEBRUARY 28TH!

**BOROUGH OF NORTH WALES
RESOLUTION 2018-039
A RESOLUTION TO ADOPT THE NORTH WALES BOROUGH
2040 COMPREHENSIVE PLAN**

WHEREAS, as set forth in the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) the municipality has conducted a 10-year review of the current comprehensive plan and updated the plan based upon new demographics and statistics to better reflect the current status of, among other things, land use, open space, transportation and housing, and

WHEREAS, the Borough Council of North Wales Borough, in conjunction with the appointed Steering Committee members, Borough Planning Commission and Montgomery County Planning Commission, have prepared the North Wales Borough 2040 Comprehensive Plan (hereinafter referred to as "Comprehensive Plan") in accordance with the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) to serve as a guide for future development, policies and objectives; and

WHEREAS, the proposed Comprehensive Plan has been submitted for review and comment in accordance with the requirements Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) and has been favorably reviewed by various reviewing bodies and organizations; and


WHEREAS, the proposed Comprehensive Plan has been reviewed and endorsed by the North Wales Borough Planning Commission at its public meeting held on July 5, 2018; and

WHEREAS, the North Wales Borough Council has conducted a public hearing on the Plan on September 11, 2018; and

NOW THEREFORE BE IT RESOLVED, that the BOROUGH COUNCIL OF THE BOROUGH OF NORTH WALES do hereby adopt the North Wales Borough 2040 Comprehensive Plan.

ADOPTED this 25th day of September 2018.

BOROUGH COUNCIL OF THE
BOROUGH OF NORTH WALES

BY: 
James Sando, President

ATTEST:


Christine A. Hart, Secretary

