UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

801 Loch Alsh Avenue
Fort Washington, PA 19034

Why Plan?

Protect our assets...build a stronger future.

- Excellent public services

- Access to shopping and regional transportation network

- Great schools
- Healthy, attractive neighborhoods

- High quality parks and open space
- Natural and cultural resources

What's at Stake

"Doing nothing" has serious costs:

- Larger tax burden
- Declining level and quality of services
- Increased flooding and deteriorating environmental quality
- Property damage and job losses in the Fort Washington Office Park
- Deteriorating shopping centers

Our Challenges

Action is required to address:

- Flooding and deterioration of the Fort Washington Office Park
- Disinvestment in our local shopping centers
- Aging infrastructure, deteriorating roads and traffic bottlenecks
- Growing residential tax burden with limited opportunities to expand our commercial tax base
- Increasing need to address the housing & social needs of our growing senior population

See map inside for a summary of draft Plan recommendations.

Upper Dublin Township Comprehensive Plan

Do you want a say in our future?

Join us at the July 20th Upper Dublin Township Planning Commission meeting at 7:00pm.

What is a Comprehensive Plan?

Upper Dublin's Comprehensive Plan will set the stage for living, working and playing in the Township for the next 20 years. The Plan includes policies that will guide decisions about investments in and regulation of land use, transportation, environmental quality, infrastructure and community facilities.

If you can't make the meeting, see the plan at the Township's website at:
www.upperdublin.net/information/plan.aspx

Ideas for a Strong Sustainable Community

Recommendations

Celebrate Community Character
- Expand and enhance parks, open space and trail connections
- Preserve our historic resources

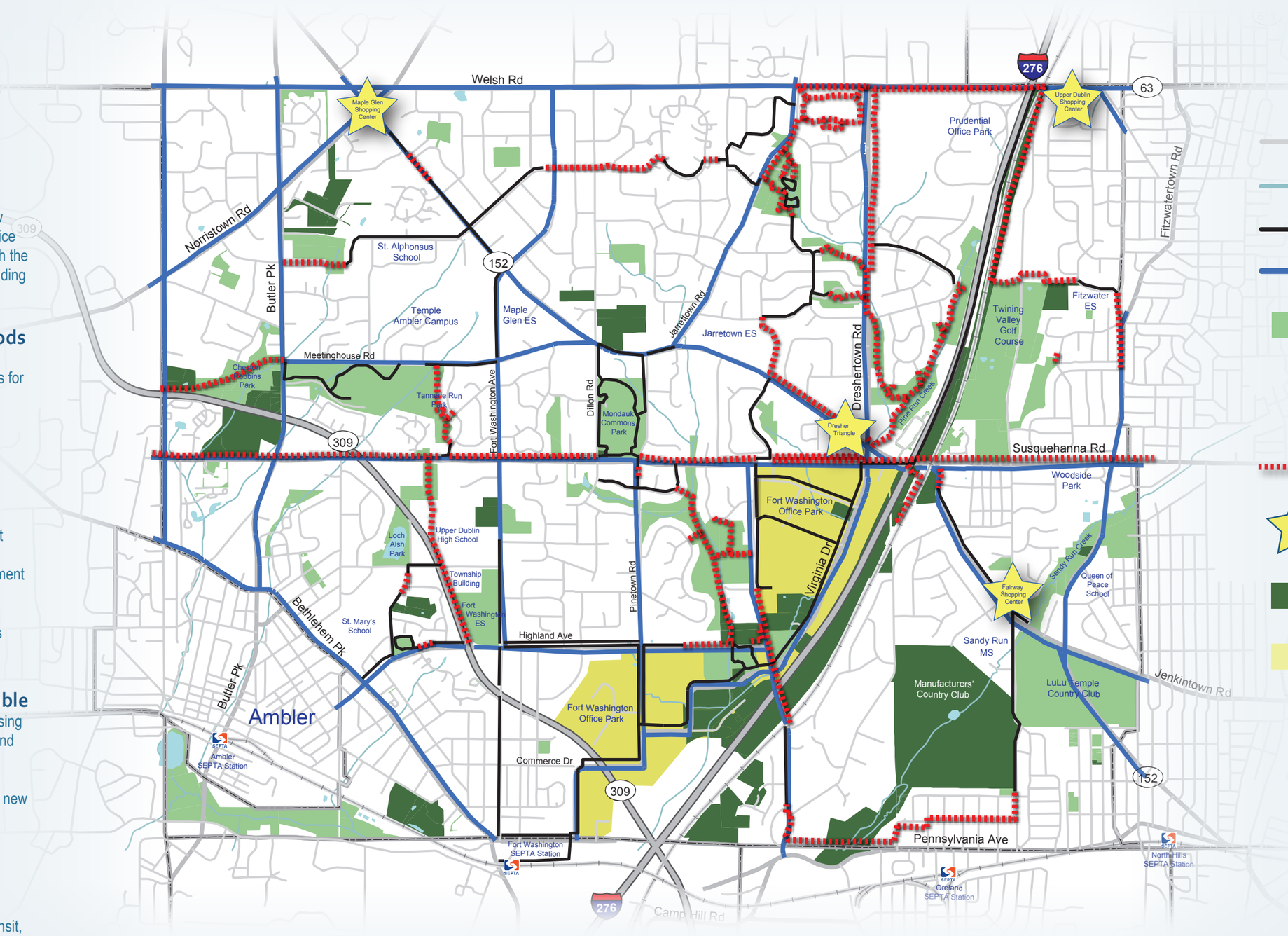
Reinvest in our Shopping Centers
- Enhance tax base by allowing new development to combine retail, office and housing that is compatible with the scale and character of the surrounding neighborhoods

Enhance our Neighborhoods
- Facilitate ongoing investment
- Create a variety of housing options for our aging community

Turn Fort Washington Office Park into a "green" employment and commercial center
- Move development out of the most flood prone areas
- Accommodate additional development outside flood prone areas
- Encourage "green" design while permitting a broader range of uses

Make Upper Dublin Environmentally Sustainable
- Continue to expand open space using the Open Space Bond and state and county grants
- Adopt policies and practices that conserve resources and energy in new development and redevelopment

Expand Transportation Options
- Increase access to all forms of transportation, including public transit, walking and biking



Legend

Existing
- Roads
- Waterways
- Trails
- Bicycle Network
- Protected Open Space

Proposed
- Future Trail Network
- Proposed locations for mixed-use development
- Future Open Space Protection Priorities
- New Fort Washington Eco-Office Park