

If you can't make the meeting, see the plan at the Township's website at:

www.upperdublin.net/information/plan.aspx



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.

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

**Do you want a say in
our future?**

Upper Dublin Township Comprehensive Plan

Why Plan?
Protect our assets...build a stronger future.



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



- Great schools
- Healthy, attractive neighborhoods



- Access to shopping and regional transportation network

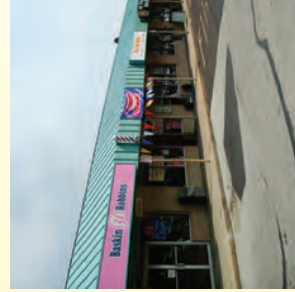
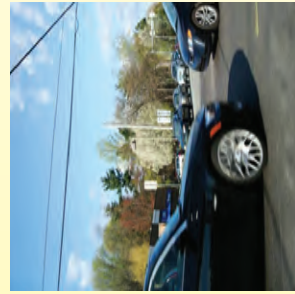


- Excellent public services

Our Challenges

Action is required to address:

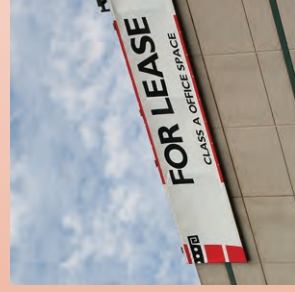
- Flooding and deterioration of the Fort Washington Office Park
- Disinvestment in our local shopping centers
- Aging infrastructure, deteriorating roads and traffic bottlenecks
- Growing residential tax burden with limited opportunities to expand our commercial tax base
- Increasing need to address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



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

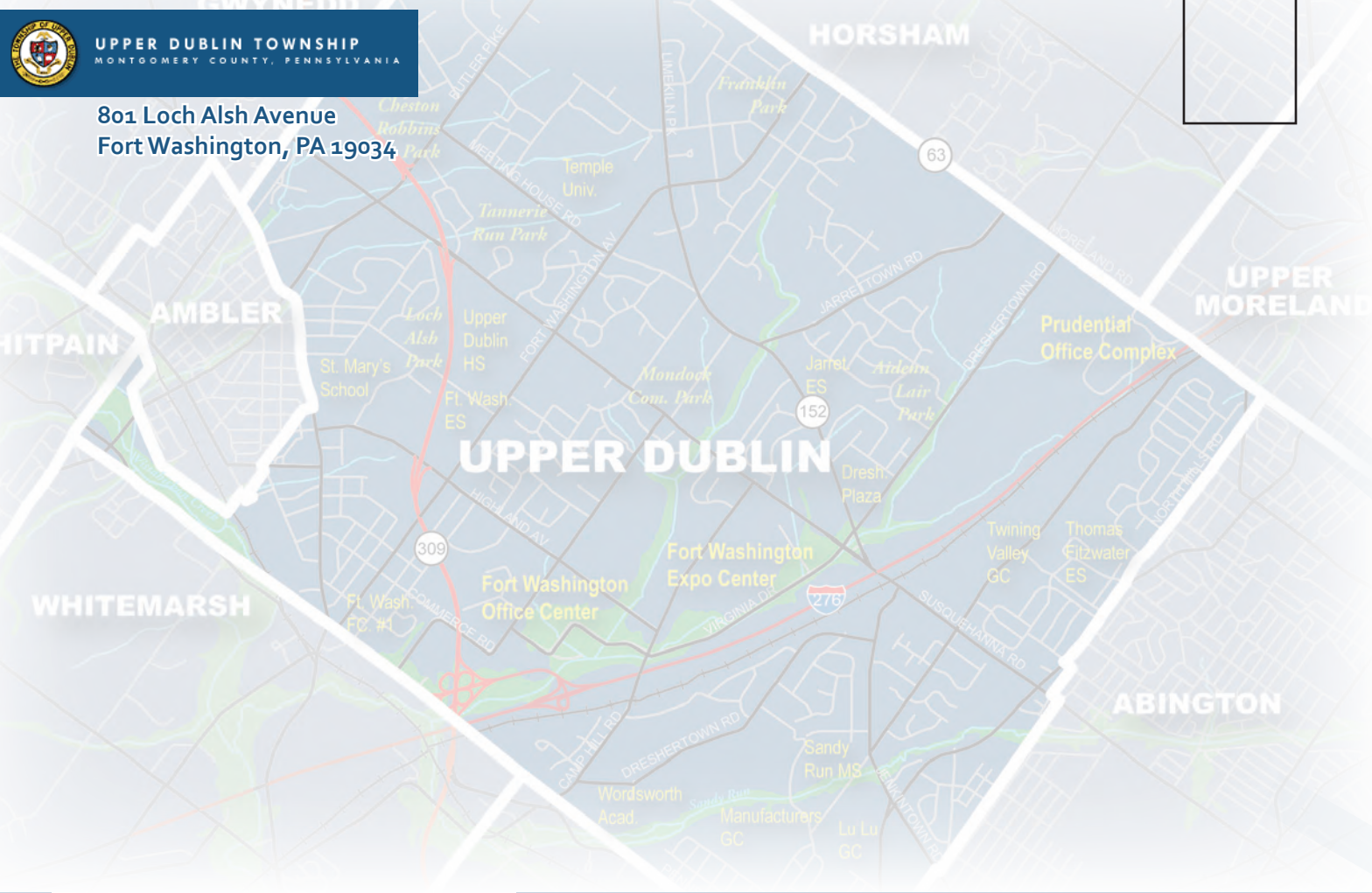


See map inside for a summary of draft Plan recommendations.

UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

801 Loch Alsh Avenue
Fort Washington, PA 19034

UPPER DUBLIN



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

