

Skippack Township
COMPREHENSIVE PLAN

2035

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Executive Summary

The purpose of this Comprehensive Plan is to provide a framework for the future of Skippack Township regarding the economy, safety & walkability, a clean and green environment, and high-quality services. Skippack Township's downtown village has a rich, historical character that draws residents, visitors, and small businesses. Additionally, Skippack has a well utilized park system and open space network, which may have opportunities to expand and improve in the future. The goal of this Comprehensive Plan is to enhance these qualities through research, community engagement, and recommendations.

Through stakeholder group meetings, community events, community surveys, and a public workshop, our team concluded that overdevelopment, the protection of open space, and walkability were of the highest importance to the community. The community specifically mentioned a few key options to explore to improve walkability in the township including creating secondary walking paths, adding crosswalks, a speed study, and traffic calming. Residents also emphasized that they would like special attention paid to light pollution and the possibility of exploring a dark sky policy. A dark sky policy is a set of regulations which seems to reduce and combat light pollution by minimizing glare and light trespass. This may include requirements for shielded light fixtures and smart controls such as dimmers and timers.

To support Skippack's natural resources, this Comprehensive Plan recommends initiatives such as greenway and flood studies, riparian buffer programs, a sustainability plan, tree replanting, environmental education programs, and acquiring open space for parks and passive recreation. To strengthen economic development and enhance walkability, the Plan promotes a more connected and vibrant downtown through pedestrian and bicycle improvements, streetscaping, business corridor design, a study of local transportation, and traffic calming measures. Housing recommendations include revising performance, noise, and lighting standards, addressing affordability, and establishing design standards to enhance current and future housing. The Plan also encourages partnerships with Fire, EMS, the library, and the Skippack Historical Society to develop long-term funding and volunteer strategies.

Progress should be evaluated annually through community check-ins to assess satisfaction and identify unmet needs. This Plan provides potential steps the township can take to make enhancements and improvements over the next ten years. It also includes a plan for implementation that can guide Skippack in the appropriate funding and partnerships for each individual recommendation.

CHAPTER 1:

Introduction & Plan Background



Chapter 1: Introduction

What is a Comprehensive Plan?

A comprehensive plan is a long-range planning document which reflects the existing conditions of a community and its vision for the future. The process of formulating the plan is an opportunity to engage with the community to establish that vision and evaluate how to plan for the future. The comprehensive plan is a homebase and path for future policies, programs, and projects that will help shape the collective future vision.



Photo 1. Village Streetscape

The state of Pennsylvania grants authority to local municipalities to draft and adopt comprehensive plans based on the vision of the community. The Plan helps to paint a picture of the conditions of today, envision a desired future, and create strategies to anticipate and respond to change in the community. Pennsylvania adopted the Municipalities Planning Code (MPC) in 1968, which is the enabling legislation for Comprehensive Plans, along with Zoning Ordinances, Subdivision and Land Development Ordinances, and Official Maps. The MPC outlines that Comprehensive Plans should be reviewed and adopted every 10 years, to maintain an up-to-date picture of the conditions, challenges and opportunities of the community today. The legislation also outlines specific minimum requirements as to the content of the plan.

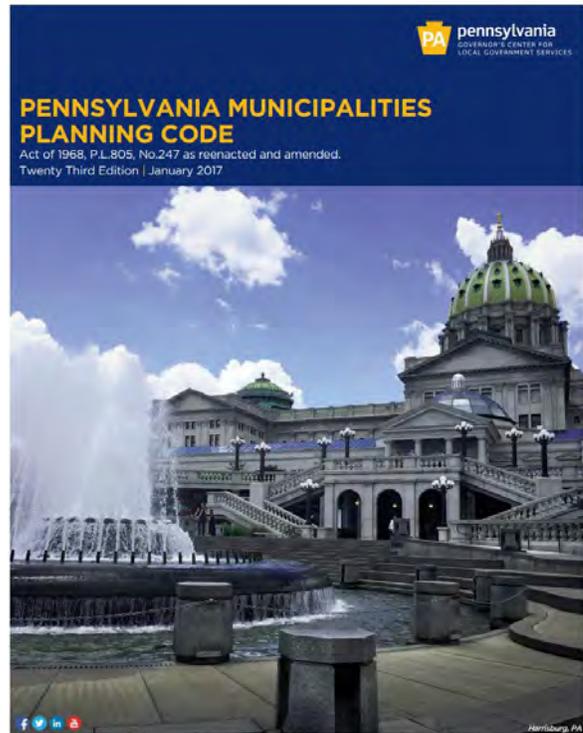


Figure 1. Municipalities Planning Code

The Comprehensive Plan must include the following:

- A statement of the objectives of the municipality concerning its future development, including, but not limited to, the location, character, and timing of future development, that may also serve as a statement of community development objectives.
- A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards and other similar uses.
- A plan to meet the housing needs of those individuals and families anticipated to reside in the municipality, which may include

conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

- A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.
- A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, police and fire stations, libraries, hospitals, water supply and distribution, sewage and waste treatment, solid waste management, storm drainage, and floodplain management, utility corridors and associated facilities, and other similar facilities or uses.
- A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality.
- A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.
- A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the

municipality is generally consistent with the objectives and plans of the county comprehensive plan.

- A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, floodplains, unique natural areas and historic sites. (Source: Municipalities Planning Code page 13)

Why Update the Comprehensive Plan?

This plan will lay the groundwork for addressing the challenges facing Skippack Township today and addressing future challenges as they arise. Engaging with the community helps to ensure that the perspectives, concerns, and interests of everyone impacted by changes in Skippack are taken into consideration in the vision, goals, and objectives of this plan.

This plan will serve as the long-range community vision and the steps necessary to achieve that vision. The MPC establishes that capital improvements and development guidelines are consistent with the vision outlined in the Comprehensive Plan. This ensures that the township and its residents have some level of control over how growth occurs moving into the future. In addition, the strategies outlined in this Plan can help to secure funding when pursuing funding and grants for projects.

Public Engagement and Adoption Process

There was a robust public engagement process that was undertaken in this planning process. This is summarized in greater detail later in this Plan, but included a community survey, attendance at community events, stakeholder group meetings for each topic covered, frequent presentations at public township meetings, and a public workshop.

There was a high level of input given at each event and common threads could be seen in the overall comments received. Feedback from each step of the process was compiled and broken down into the appropriate topic areas. At the conclusion of the engagement process, there was a clear vision and common themes among what the community had shared with the project team. These are discussed further in the following chapters.



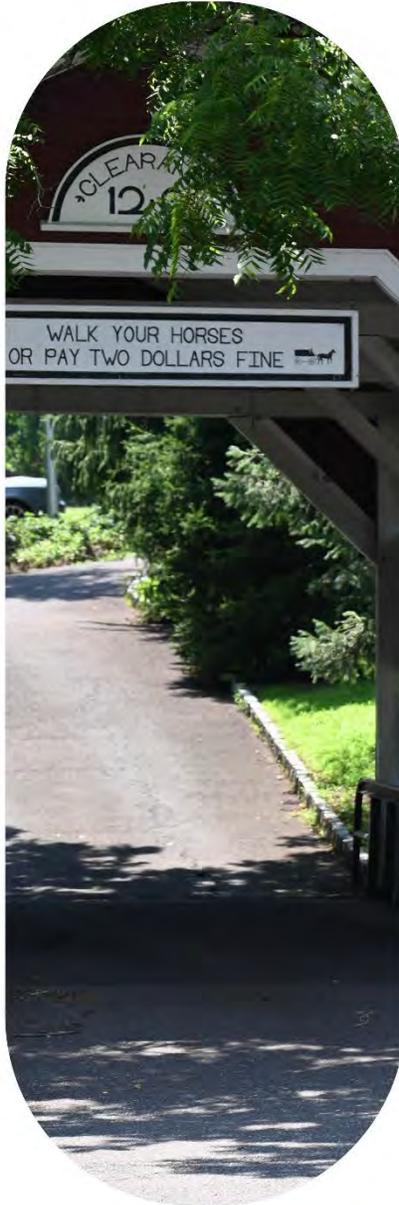
Photo 2. Welcome to Skippack Sign (Source: MCPC)



Photo 3. Booth at Skippack Days

CHAPTER 2:

Community Background



Chapter 2: Community Background

Introduction

Skippack Township is a largely residential community with a rich history and downtown area rich in community character and history. Many homes and businesses have maintained the character of the time within which they were built. There are also many new residential developments scattered through the community. Skippack is a largely bedroom community, meaning it is predominantly residential, though it has a village downtown rich in historical character with many well-loved establishments. Skippack is within the Perkiomen Valley School District and 1 school is within the bounds of the township, Skippack Elementary.

The township is also characterized by two major uses, one of which is the State Correctional Institution – Phoenix, which replaced the State Correctional Institution – Graterford in 2018. The prison was constructed in 1929 and is located on over 1,700 acres of land, a sizeable portion of the township. Evansburg State Park is big draw to the community, measuring 3,349 acres, a section of which is located in Skippack and within Lower Providence Township, Lower Salford Township, Towamencin Township, and Worcester Township, all of which are within Montgomery County.

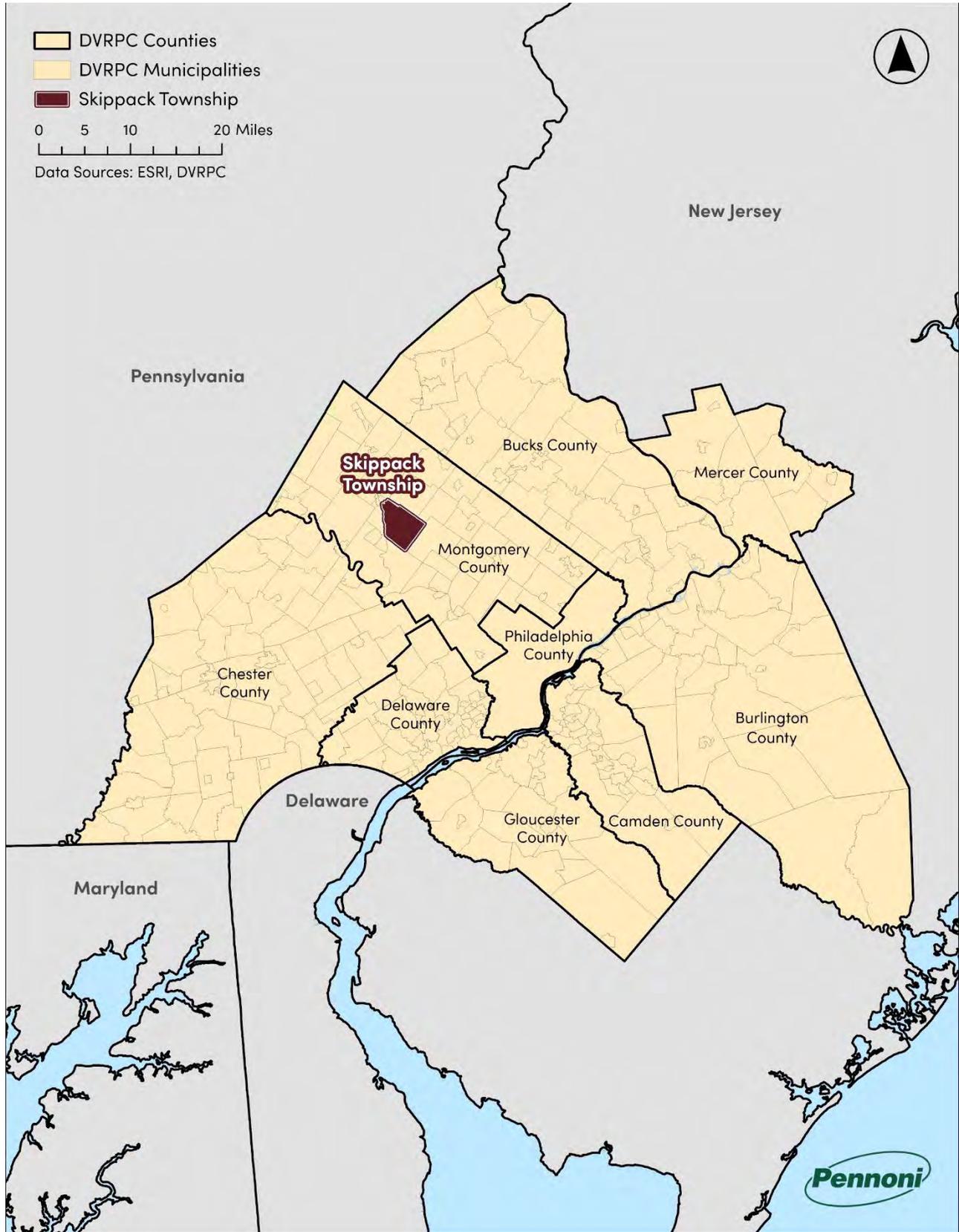
Skippack Village is another asset of the community, which offers an old-time village experience with a variety of shops, boutiques, restaurants, galleries, and other uses. The Skippack Business Owners Association (SBOA) is a non-profit, volunteer-lead organization that supports the many businesses within Skippack Village.

Geographical Context

Skippack Township is a municipality in Montgomery County, Pennsylvania. It is 13.96 square miles in size, with 13.84 of that being land and 0.13 square miles being water resources. The distance from Skippack Village in the heart of the township to the center of Philadelphia is approximately 30 miles.

The township is located slightly west of the center of Montgomery County, with Upper Salford Township at its northern tip, working down its eastern edge is Towamencin Township, Worcester Township, Lower Providence Township to its south, and up its western edge south to north is Collegeville Borough, Trappe Borough (which does not share a boundary with Skippack), Perkiomen Township, and Lower Frederick Township (which also does not share a boundary with Skippack). Map 1 shows the position of Skippack in a regional context.

Map 1. Regional Context



Historical Context

Once abundant in local wetlands, cranberries were so important that the indigenous Lenape people named this area “Skippack Perkiomen”, meaning “Wetland Where There are Cranberries”. European settlement in the Perkiomen Valley began when William Penn surveyed the land to Matthias Van Bebber in 1702. Van Bebber named the future settlement “Bebber’s Township” and began recruiting Dutch Patroons from the German-Netherlands border region to settle the area through the sale of land parcels.



Photo 2. Indenhofen Barn

In 1706, two German immigrants, Gerhardt and Hermanus Indenhofen, purchased 440 acres of land, which over the next century was gradually divided and sold, eventually forming the village of Skippack. Around 1725, the Indenhofen brothers built a house on their property—constructed from local red clay and stone from Skippack Creek—which is believed to be the first house built in both the village and the township.

By 1725, “Skippack and Perkiomen Township” had been formally established, encompassing the land originally known as “Bebber’s Township”. The area remained unified until 1886, which was divided into two separate municipalities: Skippack Township and Perkiomen Township.

The Skippack Historical Society was founded in 1967 and is a valuable historical resource on Skippack Township history. They have also been studying and restoring the Indenhofen house and farmstead over many years and continue to be a vital resource in providing education about the rich history of the township.



Photo 3. Historical Newspaper



Photo 4. Indenhofen Farmhouse (Source: SHS)

Relevant Plans and Studies

Skippack Comprehensive Plan

Skippack Township’s comprehensive Plan was last adopted in 2001 and updated in 2012. In both the 2001 Plan and the 2012 Update, the community development objectives were grouped into the following categories: quality environment, compatibility with nature, economic viability, equality, and regional integration.

In the 2012 Update, it was stated that there were no glaring deficiencies related to housing and that there are limited areas for residential development and that some of that could occur at the airport property. In terms of economic development, it was the aim of the plan to utilize vacant land to expand the development of nonresidential in the township. In 2012, the township’s work in open space preservation was considered exemplary. It was suggested that progress be reviewed on a ten-year basis to ensure that Skippack is meeting its objectives for preserving open space. For transportation, it was recommended that a transportation plan be completed by 2015. For community facilities, the update laid out goals for energy, trash/recycling, water, communication, and industry. Some recommendations include completion of an Act 537 Plan, pursuing energy conservation plans through township sponsorship, establishing a structure of communication between the township and the community through social media as well as business owners and local industry.

Figure 2. Skippack Comprehensive Plan 2001

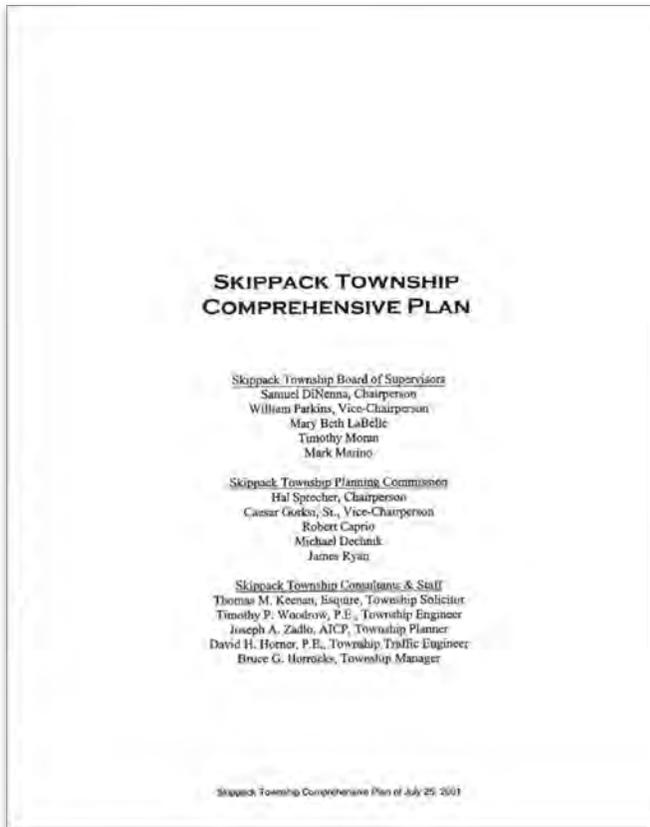
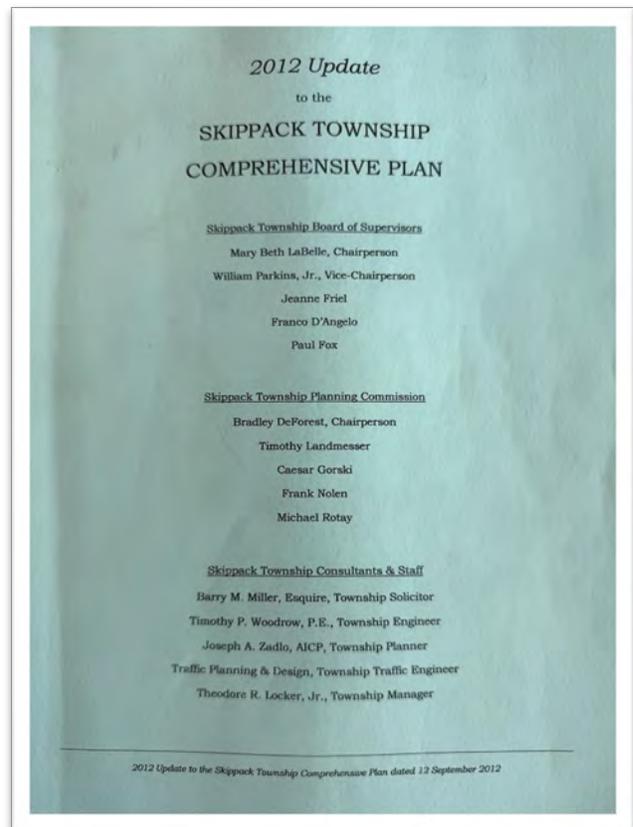


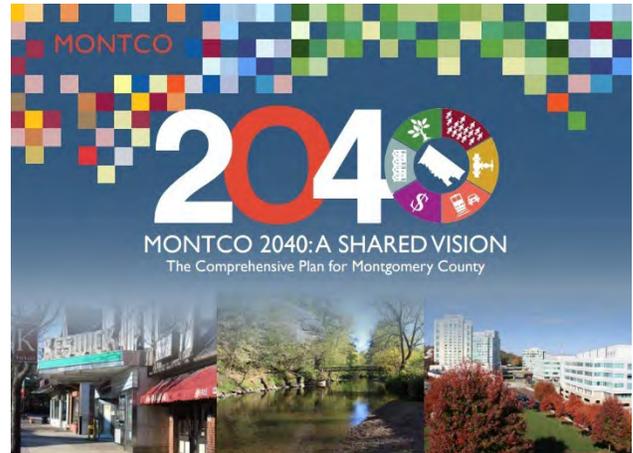
Figure 3. 2012 Update to the Comprehensive Plan



Montco 2040 Comprehensive Plan

Montco 2040, the Montgomery County Comprehensive Plan, was adopted and revised in 2021. The document has three guiding themes: Connected Communities, Sustainable Places, and Vibrant Economy.

The Plan was designed to an implementable and measurable plan which is structured around the implementation of themes and goals rather than specific topics. Below are the topic areas from Montgomery County Today, the existing conditions portion of the Comprehensive Plan, along with associated goals.



<p> The People of Montgomery County Goal – Collaboration among Stakeholders Goal – Diverse Housing Choices Goal – Flexibility with Market Conditions</p> <p> The Health of County Residents Goal – Opportunities for Healthy Lifestyles</p> <p> The County's Built Environment Goal – Strong Downtowns and Destinations Goal – Diverse Housing Choices Goal – Enhanced Community Character Goal – Focused Development Vision – Land Use Vision</p> <p> The County's Natural Environment Goal – Connected Trails and Greenways Goal – Conserved Natural Resources</p> <p> The County's Open Space and Recreation Network Goal – Connected Trails and Greenways Goal – Conserved Natural Resources Goal – Opportunities for Healthy Lifestyles Vision – Land Use Vision</p>	<p> The County's Transportation Network Goal – Improved Transportation Choices Goal – Connected Trails and Greenways Goal – Modernized Infrastructure Network Goal – Improved Transportation Access Vision – Transportation Vision</p> <p> The Homes of Montgomery County Goal – Diverse Housing Choices Goal – Enhanced Community Character Vision – Land Use Vision</p> <p> The County Economy Goal – Improved Transportation Access Goal – Focused Development Goal – Attraction and Retention of Businesses Goal – Flexibility with Market Conditions Goal – Marketing of Assets</p> <p> The County's Infrastructure Backbone Goal – Modernized Infrastructure Network Goal – Improved Stormwater Management Goal – Enhanced Community Character</p> <p> Cultural and Educational Resources Goal – Strong Downtowns and Destinations Goal – Enhanced Community Character Goal – Marketing of Assets</p>
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Figure 4. Montco 2040 Topics and Goals

Zoning

Residential Districts

Skippack Township’s zoning districts are based on the official map adopted November 15, 2022. Residential districts include RA Residential/Agricultural, R1, R2, R3, R4, R5 Residential, and Village Residential.

RA Residential/Agricultural District

The intent of the RA District is to maintain an agricultural community that preserves Skippack’s connection with farming and agricultural uses and to maintain a slower pace of development. It is also to preserve areas of the township with productive agricultural soils to maintain quality soils to facilitate future farming. By-right uses permitted in the RA include agriculture with one single family detached dwelling unit, natural land, and accessory uses. There is the Cluster Development Option (CDO), which is applicable to RA properties that share a boundary with the R2 District and encourages development to be focused in one section of the property with a portion of the property comprised of at least 3 contiguous acres of passive or active recreational facilities. Development standards for all residential districts, except for the R5, Village Residential, and NL Neighborhood Lotting Districts, can be seen in Figure 3.

R1 Residential

The intent of the R1 District is to preserve open land, sensitive natural areas, and rural community character that would be lost under conventional development. By-right uses include agriculture with one single-family detached dwelling unit, one single-family dwelling, natural land, and accessory uses. Development standards are

broken into those served by public water and sewer and those properties who are not. There is also a CDO for the R1 District.

R2 Residential

The intent of the R2 District is to provide a variety of lotting opportunities, to preserve open land, preserve scenic views and elements of the township’s rural character, to provide greater flexibility in the placement of services and infrastructure, and to create neighborhoods with direct visual access to preserved open land. By-right uses are the same as in the RA and R1 Districts.

R3 Residential

The intent of the R3 District is to provide zoning regulations for a specific development in the township that was previously nonconforming and to reduce the number of nonconforming lots in the township. Developments within this district include the neighborhood at Annandale Drive and Cressman Road, Cassel Mill, and Traditions at Skippack.

R4 Residential

The intent of the R4 District is to provide for higher density housing developments with a variety of detached, attached, multifamily, and mobile home dwelling types, to provide for the township’s fair share of population growth, to provide standards that permit orderly and efficient high-density development with protecting adjacent areas from negative impact, and to provide open space and recreational facilities for the benefit of the residents of the development in this district. Development standards for the first and second dwelling unit are in Figure 3. The code also provides standards for the dwelling units greater than two, up to 6.

Figure 5. Residential Use Development Standards

Standard	Residential Zoning Districts					
	RA	R1 without public sewer & water	R1 with public sewer & water	R2	R3	R4 (1 st DU/2 nd DU)
Minimum lot area	75,000 square feet	60,000 square feet	40,000 square feet	30,000 square feet	23,100 square feet	12,000/8,000 (per unit) square feet
Minimum lot width	200 feet	175 feet	150 feet	125 feet	100 feet	80/70 feet
Minimum front yard setback	75 feet	60 feet	60 feet	50 feet	35 feet	25 feet
Minimum side yard setback	50 feet	35 feet	25 feet	25 feet	15 feet	15 feet
Minimum rear yard setback	60 feet	40 feet	40 feet	40 feet	30 feet	30 feet
Maximum building coverage	10%	11%	12%	13%	13%	15/20%
Maximum impervious coverage	20%	22%	24%	26%	26%	25/35%
Maximum building height	40 feet	40 feet	40 feet	40 feet	40 feet	40 feet
Maximum number of stories	3 stories	3 stories	3 stories	3 stories	3 stories	3 stories

R5 Residential/Mobile Home Park

The intent of the R5 District is to establish standards of performance and promote the desirable benefits which multifamily developments, to ensure the interdependence and compatibility of proposed mobile home parks with the essential utilities of surrounding land uses in the township, while preserving and protecting adjacent areas from any negative impacts, and to further the general welfare by extending greater opportunities for better and more affordable housing to present and prospective residents of Skippack Township. By-right uses include mobile home parks and accessory uses. Maximum permitted density is five units per developable acre and a minimum tract size of a minimum gross area of 25 acres. The minimum lot size is 5,500 square feet for single-wide units (40-foot minimum lot width) and 6,200 square feet for double-wide units (60 feet minimum lot width).

VR Village Residential District

The intent of the Village Residential District is to preserve and build upon the strength of Skippack Village and Creamery Village as the core of Skippack Township, both in terms of uses and densities/intensities of those uses, to promote the sense of the neighborhood, encourage face-to-face contact and promote community identity, to promote a variety of building types, and an interrelationship between them, and to reduce the cost of housing for prospective citizens of the township.

Permitted by right uses are broken into four Dwelling Type Categories. Dwelling Type Category 1 includes single family detached dwellings, lot line house dwellings, and village house dwellings. Dwelling Type Category 2 includes patio house dwellings, single family semi-detached dwellings, and two-family detached dwellings. Dwelling Type Category 3 includes single family attached

dwellings, two-family semidetached dwellings, and atrium house dwellings. Dwelling Type Category 3 includes multifamily and garden apartment dwellings. Other permitted uses include public parks, open space, recreational areas, and home occupations.

AAR Active Residential District

The AAR Active Residential District provides zoning provisions for certain residential developments that were subject to court ordered development standards regarding density and other standards and aims to also reduce the amount of nonconforming single family residential lots in the township.

Permitted by right uses include single family detached dwellings, open space, and accessory use to active adult residential communities.

AAR Districts include AAR2, AAR2.5, and AAR4. The maximum dwelling units permitted in each are as follows: two dwelling units per gross acre in the AAR2, four dwelling units per gross acre in the AAR4, and two and a half dwelling units per gross acre in the AAR2.5.

ITND (Integrated Traditional Neighborhood Development District)

The intent of the ITND District is to establish a pedestrian oriented community with parks, centrally located public commons, and other amenities that support social activity, recreation, and community functions. The district standards also promote the development of a sense of place and community, seeks to integrate age and income groups, minimize traffic congestion, and integrate the traditional neighborhood development into the surrounding community.

Permitted by-right uses include agriculture with one single-family detached dwelling unit, one single-family dwelling, natural land, and accessory uses. Conditional uses include single family detached dwellings, TND dwellings, single family detached, carriage homes, apartment

buildings, professional and business offices, personal service shops, recreational facilities, financial institutions, restaurants without drive-through facilities, daycares, religious and educational institutions, and age-restricted townhouses.

Nonresidential Districts

Nonresidential Districts in Skippack Township include the VC Village Commercial, GC General Commercial, SC Shopping Center, LI Limited Industrial, CF Correctional Facility, PR Park and Recreation, and UT Utility Transmission Districts.

VC Village Commercial District

The intent of the VC District is to preserve and build upon the strengths of Skippack Village and Creamery Village as the core areas of the township, to encourage development that is compatible with the unique historical character and scale of the township's villages with respect to uses, building dimensions, building materials and functions, to provide reasonable standards for the development of small scale commercial office service and residential community uses to serve the needs of township residents and workers, and to encourage pedestrian connections between buildings, parking areas, and sidewalks.

Permitted uses include one single family dwelling unit or apartment, retail sales, business office, personal services shops, retail sale of food and beverages, studio related to fitness or artistic activities, bed and breakfasts, small motels, and natural land. Prohibited uses include gas stations, adult-oriented businesses, any motor vehicle related activity, and store or warehousing.

GC General Commercial District

The intent of the GC District is to preserve and build upon the strengths of Skippack Village and Creamery Village as the core areas of the township, to provide reasonable standards for the development of commercial, office, service and community uses to serve the needs of the

township residents and workers, to minimize the potential negative conflicts between residential and nonresidential uses within and abutting the district, to encourage the preservation of existing structures by offering incentives for their creative reuse, and to encourage pedestrian connections between buildings, parking areas, and sidewalks and to encourage consolidation of driveways, parking and curb cuts to provide more efficient, economical and safe access and parking.

Permitted uses include those permitted in the VC District and is expanded to also include the following via conditional use: amusement arcades, commercial recreation, laundromats, printing, copying and publishing, funeral homes, motor vehicle sales and repair, gas stations, and private religious schools. Recently the township has prohibited vape shops and casinos in this district.

SC Shopping Center Districts

The intent of the SC District is to provide for the community reasonable standards for the development of planned shopping centers were permitted as a conditional use and to discourage the development of strip-type highway-oriented shopping centers that detract from the village like nature of the township.

By-right uses include agriculture, open space, and natural land. Conditional uses include shopping centers which are defined as: consisting of any combination of stores, personal service shops, offices, financial institutions, food and beverage establishments, day-care facilities and rental centers. All buildings shall be designed in a manner that will maintain the character and appearance of the surrounding village.

LI Limited Industrial District

The intent of the LI District is to provide sufficient space and proper location, for certain light

industrial and office uses, which will not create hazardous or objectionable environmental conditions for nearby areas for residents of the township. By right uses include manufacturing, storage of all types, offices, and research and development. Conditional uses include laboratories, distribution centers, construction company headquarters and wireless communication facilities.

UT Utility Transmission District

The purpose of the UT Utility Transmission District is to provide standards for areas of the township that are occupied by utility transmission lines to provide for the health, safety, and welfare of the community.

By-right uses in the UT District include overhead or underground transmission and distribution of electricity and natural gas facilities, stormwater management facilities, access roads, agriculture, open space, and natural lane. Wireless communications facilities are permitted via conditional use.

CF Correctional Facility District

The CF District covers the prison property and by right uses include agriculture, open space, and natural land. Conditional uses include correctional facilities, wireless communication facilities, and military field maintenance shops. PR Parks and Recreation District

The intent of the PR District is to provide reasonable regulations for areas within the township that can be used by residents for recreational uses, to provide design and regulatory standards for recreation facilities which will minimize any adverse impact (such as noise, glare, and pollution on surrounding properties), and to control traffic generated by recreational uses. By-right uses include agriculture, park land, recreation, open space, and natural land.

Land Use

Existing Land Use

Skippack’s landscape is comprised of a mix of residential lands, woodlands, farmland and parks and open space. Residential land uses make up approximately 33% of all land use being some form of residential, including single family detached (19.3%), single family detached low density (11.6%), single family attached (1.8%), multifamily (0.8%), and mobile home (0.1%). This is according to the Delaware Valley Regional Planning Commission’s (DVRPC) 2020 Land Use in the Delaware Valley report. The full breakdown of land use percentages is in Figure 4. Map 2 is a visual representation of these land use categories.

Residential

These areas make up approximately one-third of the township and range in character and generally lean toward lower density housing. From single-family detached low-density dwellings, single family detached dwellings, single family detached dwellings (twins), and a limited number of townhomes, and apartments.

Mixed Use

These areas generally consist of retail stores, personal services, offices, banks, and restaurants. Primarily there are less intensive commercial uses, where there is an emphasis on pedestrian facilities and areas that are close to residential neighborhoods.

Industrial

These areas generally provide for a range of light industrial uses and select commercial.

Commercial

These areas generally consist of more intense types of commercial uses, but include all commercial areas of the township, generally along main arterial roadways, especially the Village and surrounding areas.

Institutional

These areas generally consist of larger tracts of land where existing uses range from traditional institutional uses such as schools, places of worship, and the prison.

Recreation and Open Space

These areas generally consist of woodlands, open space, agriculture, public parks, and other recreation facilities. They generally encompass existing preserved areas and sensitive natural features, such as creeks, riparian corridors, and woodlands and show areas for potential future preservation.

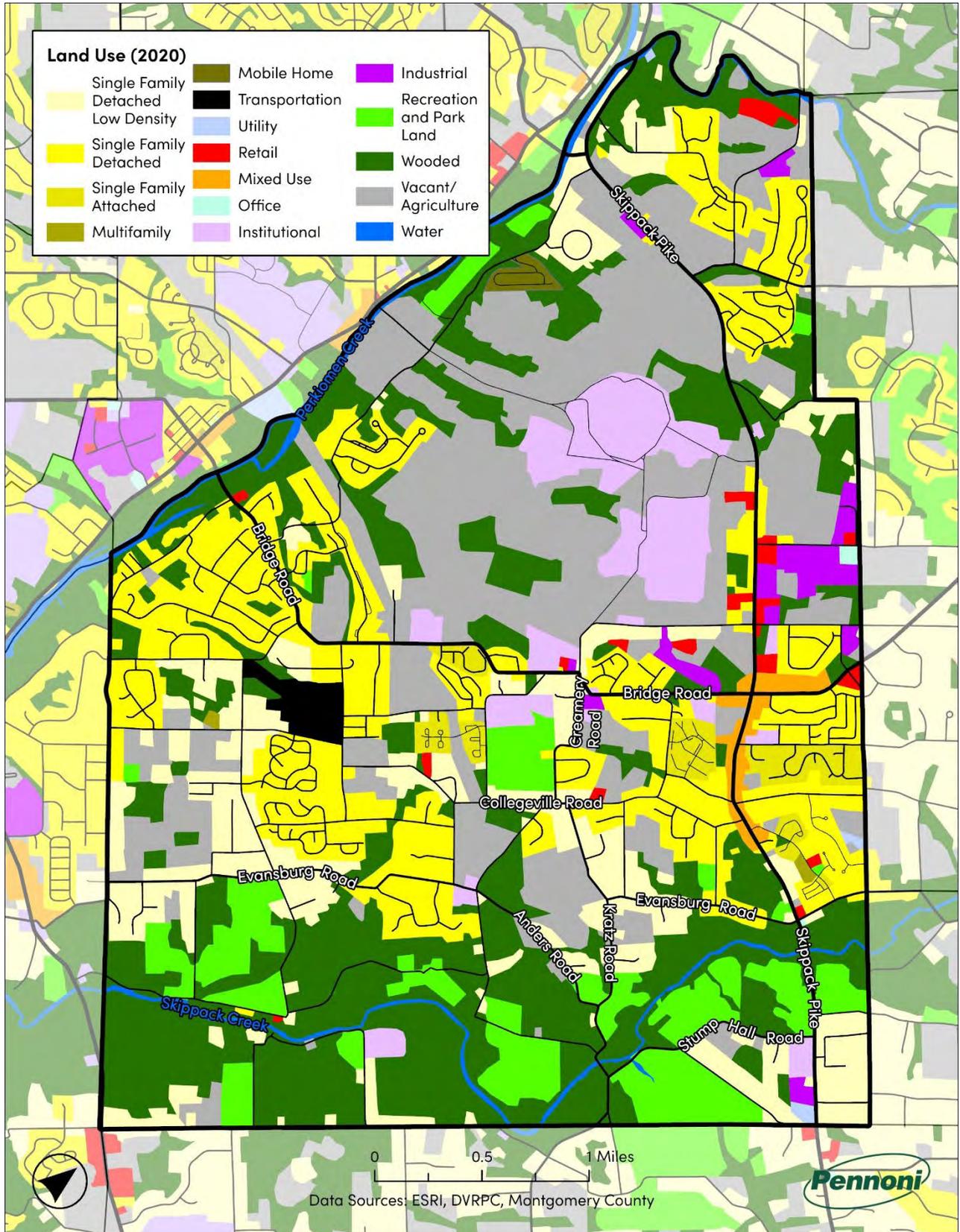
Vacant/Agriculture

These parcels are defined by lack of development and include those undeveloped entirely and those being used for agricultural purposes.

Figure 6. Land Use Composition

Land Use	Percent
Wooded	26.3%
Vacant/Agriculture	23.3%
Single Family Detached	19.3%
Single Family Detached Low Density	11.6%
Recreation and Park Land	7.5%
Institutional	4.9%
Single Family Attached	1.8%
Industrial	1.4%
Water	1.1%
Mixed Use	0.8%
Retail	0.8%
Transportation	0.7%
Mobile Home	0.3%
Utility	0.1%
Multifamily	0.1%
Office	0.1%

Map 2. Land Use



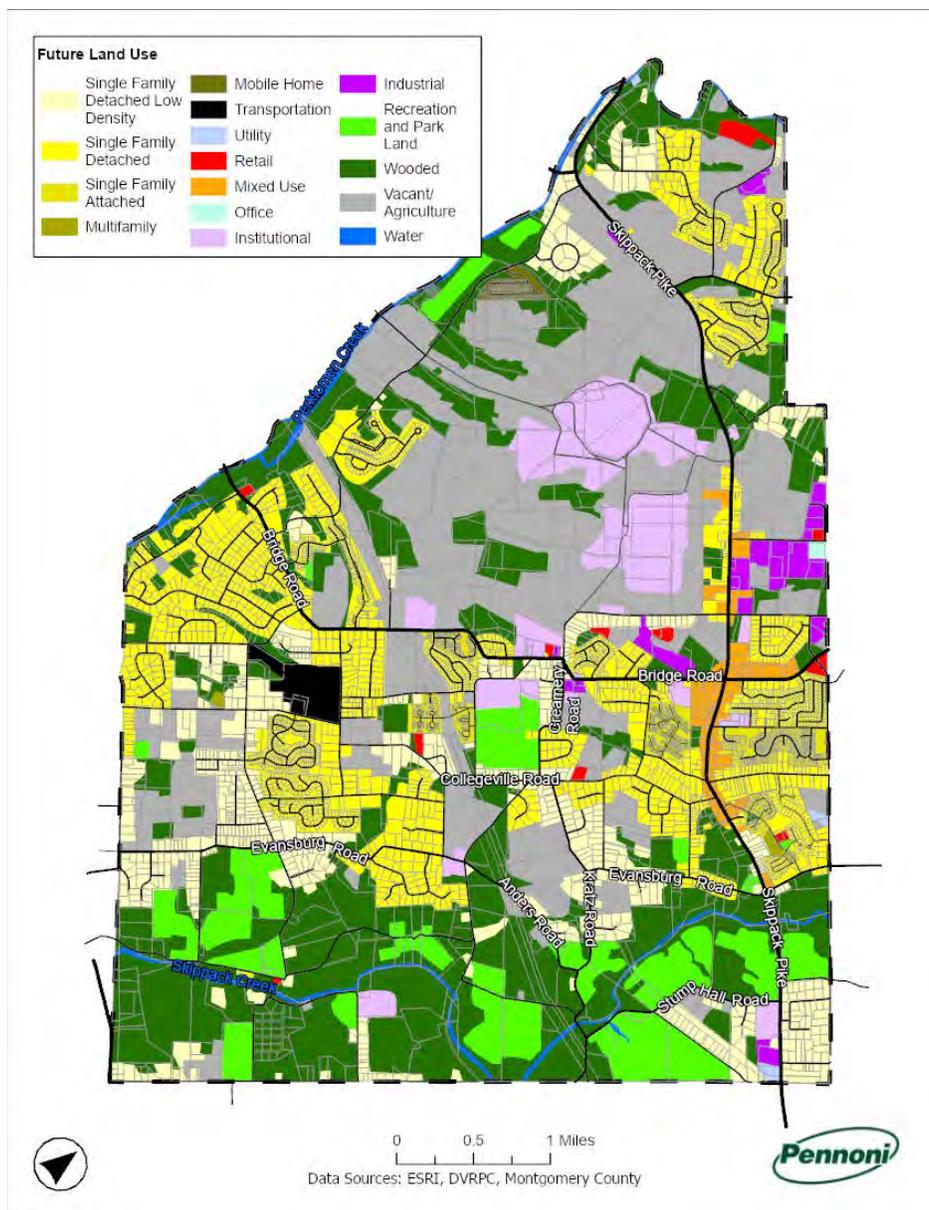
Data Sources: ESRI, DVRPC, Montgomery County



Future Land Use

The Future Land Use Map is based upon existing land uses and proposes opportunities where population and commercial growth may guide future development and provides a framework for guiding such development in a way consistent with the vision of the township and its residents. Future growth for Skippack Township could focus upon the Village Downtown and areas surrounding it which can support and enhance the economic health of Skippack. Due to the focus on maintaining and enhancing the existing housing stock, residential is generally covering existing residential areas to encourage development remain within those areas. The planning and engagement process emphasized the importance of maintaining the current character of the community and encouraging development to occur in currently defined areas. The future land use map helps prioritize where strategic growth and the different land uses would be the most appropriate.

Map 3. Future Land Use



Demographics

Understanding the demographics of a community helps to ensure that all needs of the community are considered in planning for the future. This section includes information regarding the demographics of the population of Skippack today.

Population Characteristics

Inventories population, past and present size, projected future size, density, data by sex, age cohorts, racial and ethnic composition, etc.

Based on the Decennial Census of 2020, Skippack Township has a population of 14,389. This is a total increase of 674 people from the 2010 population of 13,715 and a 4.9% change. The Delaware Valley Regional Planning Commission (DVRPC) releases a data bulletin containing historical decennial populations. Figure 5 shows the population growth between 1930 and 2010. The greatest jumps in population occur between 1980 and 1990 and 2000 and 2020.

Figure 7. Skippack Township Population 1930-2010

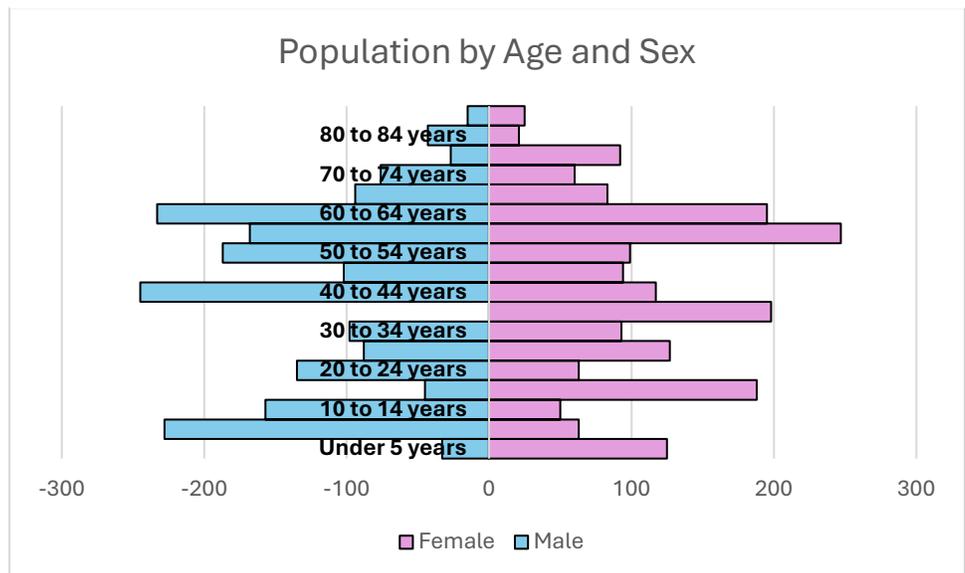
Skippack Township Population 1930-2010									
	1930	1940	1950	1960	1970	1980	1990	2000	2010
Skippack Population	1,994	3,224	3,843	4,729	5,265	5,784	8,790	9,920	13,715

Source: DVRPC Regional Data Bulletin

It is important to note that the population of the Phoenix Correctional Facility is included in these population values. According to the Pennsylvania Department of Corrections monthly population report dated October 31, 2025, the total population of the institution is 2,828. The prison has a total capacity of 3,686. More details about the facility can be found in Chapter 10.

Figure 6 shows the population breakdown by age and sex. Skippack’s population follows a similar trend to other municipalities with a larger middle to older age cohorts and a lower number of younger adults. Some trends such as the rising cost of housing can contribute to the continuation of this phenomenon.

Figure 8. Population by Age and Sex



Household Characteristics

The average household size of owner-occupied units is 2.71. This is slightly higher than the average household size of Montgomery County overall, which is 2.52. Approximately 63% of all households has two vehicles available followed by 18% having one vehicle available and 11% having three vehicles available. Only 2% of households have no vehicle available.

Figure 9. Vehicles Available per Household

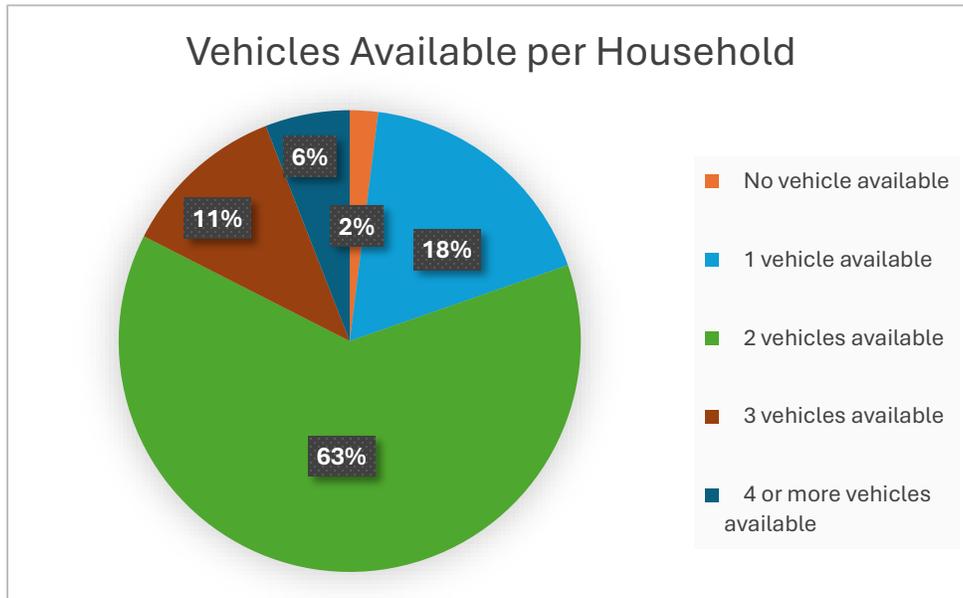
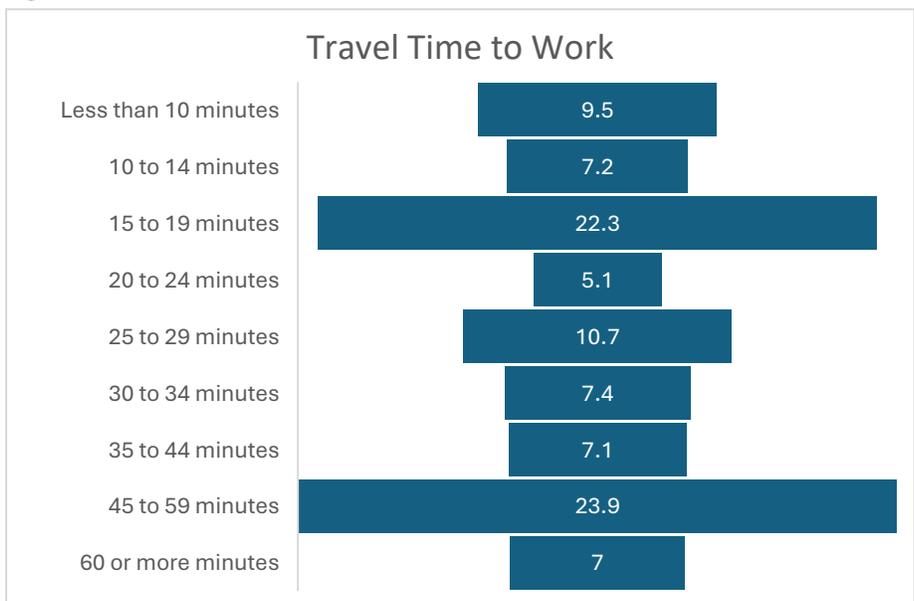


Figure 10. Travel Time to Work

Commuting Characteristics

The average travel time to work, for those who do not work at home, is 29.9 minutes.

Approximately 78.1% of the working population 16 years of age and older drive alone to work and 16.7% work from home.

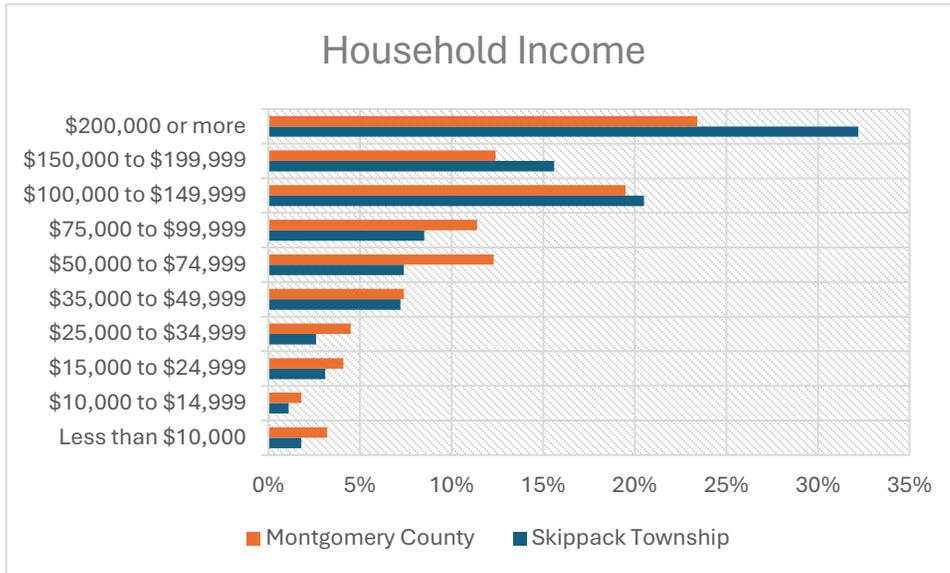


Income and Employment

Income

Skippack Township has an overall higher income than other townships in the county and region. The township has a median household income of \$143,706 compared to the median household income of the County \$111,521.

Figure 11. Household Income



Population & Employment Forecast

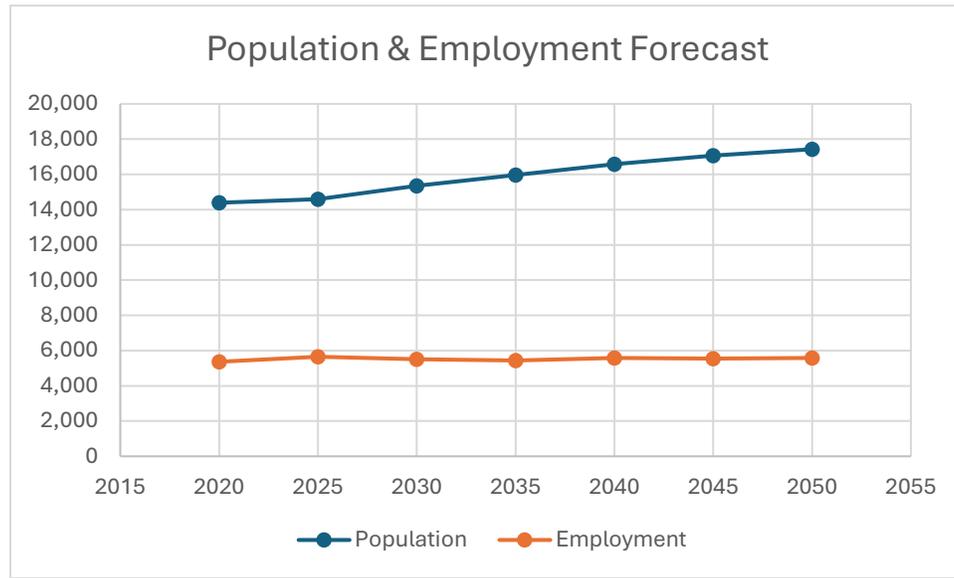
DVRPC also releases reports with population forecasts. Figure 7 contains projections between 2020 and 2050. For population, the forecast shows an absolute change of 3,037 and a percent change of 21.1%. This is relatively slow population growth when compared to surrounding municipalities.

For employment, the forecast shows an absolute change of 223, and a percentage change of 4.16%. This is also low compared to other municipalities, but it consistent with the land use and development trends of the township.

Figure 2. Population and Employment Forecasts

Skippack Township Forecasts		
Year	Population	Employment
2020	14,389	5,365
2025	14,600	5,650
2030	15,353	5,514
2035	15,960	5,445
2040	16,579	5,580
2045	17,057	5,545
2050	17,426	5,588

Figure 3. Population & Employment Forecasts Chart



Occupation and Industry

Of the employed population of Skippack Township, 16 years of age and older, 30.4% have occupations in management, business, and financial sectors. The second and third highest occupations, respectively, are sales and technical (10.5%) and healthcare and technical occupations (9.4%). Following close behind are computer, engineering and science (9.1%) and education, legal, community service, arts, and media occupations (8.1%). A full breakdown can be seen in Figures 9 and 10.

Figure 4. Occupation of Civilian Employed Population

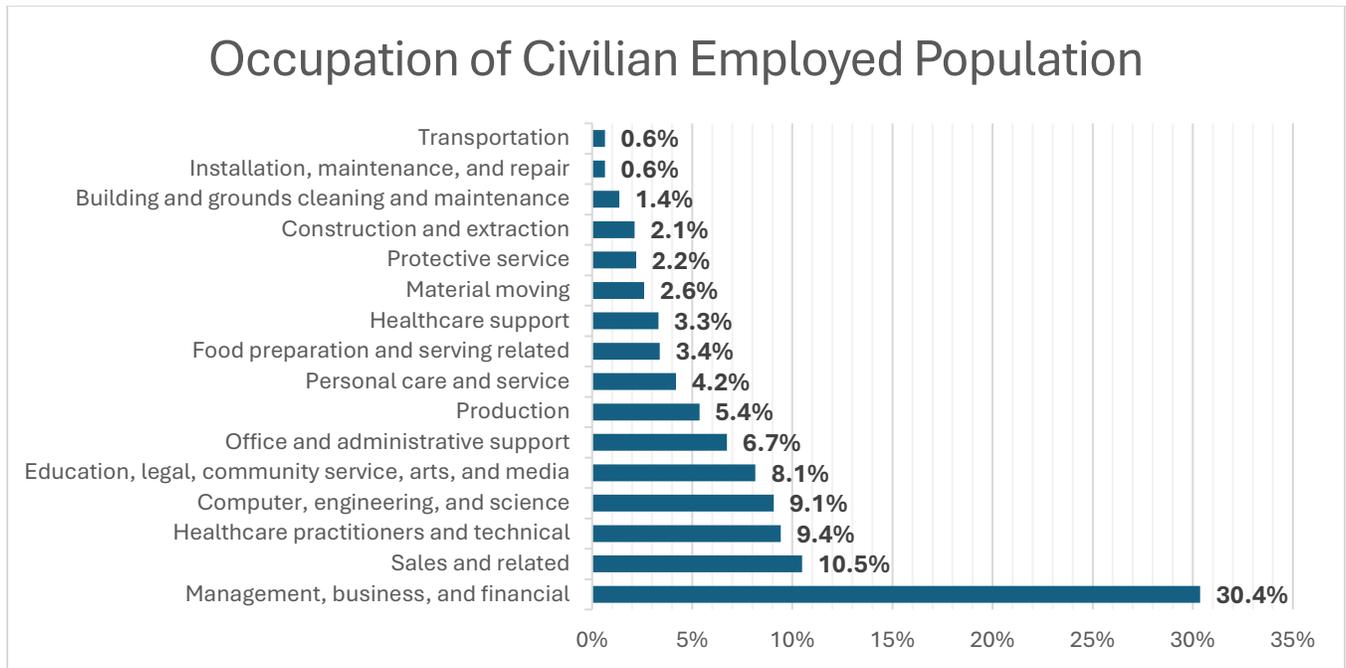
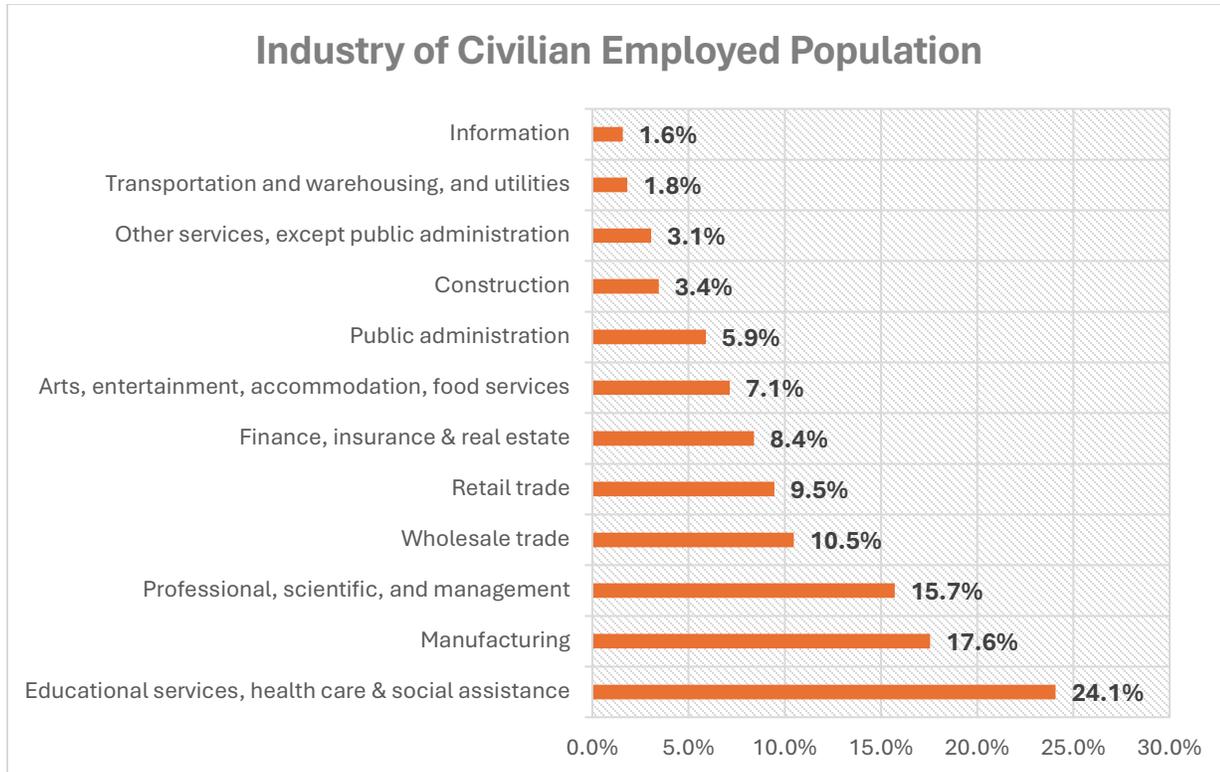
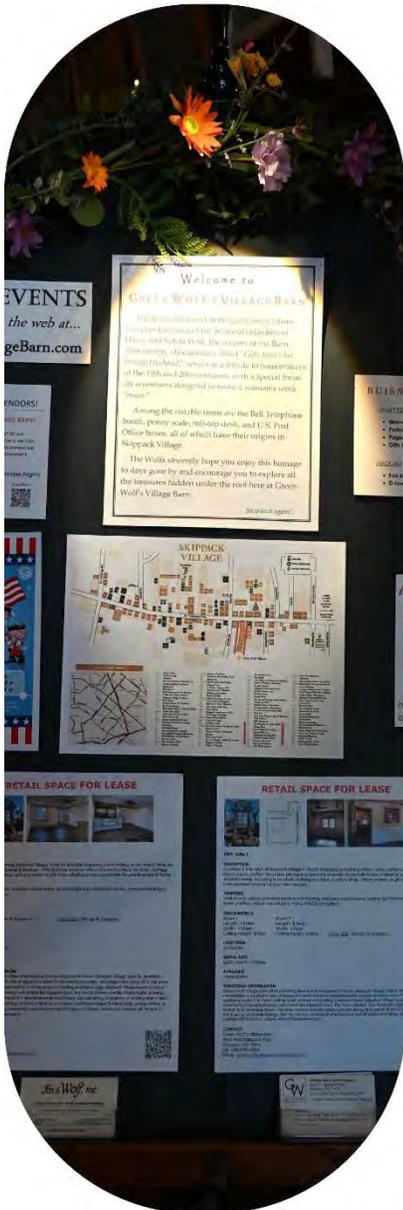


Figure 15. Industry of Civilian Employed Population 16 Years of Age and Older



CHAPTER 3: Goals & Objectives



Chapter 3: Goals and Objectives

This chapter lays out the goals and objectives of this plan which emerged and were finalized as a result of the planning and community engagement process.

The methodology used to establish the goal priority and topic objective order is based on voting which occurred at the public workshop, which is discussed in greater detail in Chapter 4. Attendees voted on their preferred priority order for goals within each topic and their support or lack of support for each objective. Those values were used to order the goals and priorities in the appropriate order.

The results were also checked against the other components of the community engagement process, to ensure overall consistency with the community vision.



Photo 5. Skippack Days Booth

Major Themes and Community Vision

Skippack Township has a rich historical character and is a very attractive place to raise families, live, and visit. The village downtown is a major draw to the community as well as a unique asset which comes with opportunities and challenges. The landscape of the township is also a major draw, with a well-loved and utilized park system and an open space network, with the possibility of expansion and increased passive recreation.

Throughout the comprehensive planning process, background research, and community engagement, several common themes emerged. They evolved from this process and are aligned with the goals of the 2001 Comprehensive Plan and the 2012 Update. These themes include:

- Vibrant Economy
- Clean & Green Environment
- Safe & Walkable Community
- High Quality Services

Natural and Historic Resources

NATURAL AND HISTORIC RESOURCES			
Goal Priority	Goals	Objectives	Topic Objective Order
1	Prioritize the preservation of open space	Identify potential open space acquisitions.	2
		Complete a greenways study to evaluate the most feasible locations for the preservation of land for greenways. The study would analyze parcels 5 acres and greater for more sensitive environmental features while accounting for space needed for development (near roadways) and consideration for connectivity.	10
2	Ensure development occurs in a way that is consistent with the character of Skippack Township	Identify properties with the potential for adaptive reuse.	5
		Review the Township Code to evaluate options for historic preservation.	7
		Collaborate with interest groups and community partners in the area to identify issues, opportunities, and potential solutions.	11
3	Find potential solutions to flooding and stormwater issues	Identify areas of highest flood risk to prioritize mitigation efforts.	1
		Evaluate the Township Code’s stormwater provisions.	3
		Identify the most effective mitigation strategies through collaboration with adjacent municipalities.	4
4	Find potential solutions to pollution issues	Partner with local organizations, such as the Perkiomen Watershed Conservancy to facilitate stream cleanup programs.	6
		Utilize available data to identify pollution sources to determine the most appropriate solutions to improving water quality, air quality, and reducing noise pollution.	8
		Establish riparian buffer programs and educational materials to distribute to residential and commercial property owners. This can be a component of the greenways study (stewardship).	12
5	Manage invasive species in the township	Explore partnerships with local organizations and institutions for invasive species removal programs.	13
		Establish environmental materials on the impact and management of invasive species to be made available to the public.	15
6	Mitigate climate change impacts	Establish tree replanting and replacement programs and explore partnerships with local nurseries.	9
		Establish environmental education programs through collaboration with local organizations and institutions.	14

Parks and Recreation

PARKS AND RECREATION			
Goal Priority	Goals	Objectives	Topic Objective Order
1	Include more passive open space as a part of the park system	Evaluate potential new opportunities for passive open space to add to the park system.	2
		Evaluate existing park system for potential enhancements and expansion in its passive open space.	4
2	Improve amenities available in parks	Conduct a community survey to identify the community’s needs and perspectives on amenities in the park system.	1
		Complete an up-to-date parks and recreation plan to evaluate available amenities and opportunities for new ones in the park system.	3
3	Improve maintenance of existing parks	Complete an up-to-date parks and recreation plan and conduct a community survey to evaluate the current level of maintenance of parks and areas for improvement in the park system.	5
		Form neighborhood parks groups to establish community investment in local parks.	6



Photo 6. Church Road Playground



Photo 7. Lenape Park Sign

Economic Development

ECONOMIC DEVELOPMENT			
Goal Priority	Goals	Objectives	Topic Objective Order
1	Improve walkability and biking safety throughout the township with a focus on the Village Downtown	Complete a pedestrian plan for the downtown, exploring challenges to improving sidewalks and identify potential innovative solutions, such as using different path materials and exploring the possibility of installing pathways not directly next to the roadway.	1
		Evaluate the sidewalk network to identify priority connections.	2
		Evaluate potential biking paths through the township through available data and studies.	4
2	Encourage more desired businesses, such as a grocery store (“everyday retail”)	Make streetscape improvements in the Village Downtown to attract visitors and improve overall conditions.	3
		Evaluate the ease of the process of opening businesses in the township.	7
		Explore opportunities for outdoor spaces for gathering.	8
		Conduct an economic analysis of business gaps in Skippack.	9
3	Improve parking in the Village Downtown	Meet with business owners and stakeholders to hear their perspectives and experiences with parking in the downtown.	5
		Conduct a parking study to evaluate current and future parking needs.	6



Photo 8. Outdoor Dining



Photo 9. Retail on Skippack Pike

Housing

HOUSING			
Goal Priority	Goals	Objectives	Topic Objective Order
1	Maintain the character and quality of the existing housing stock.	Promote the rehabilitation of the existing housing stock.	1
		Evaluate the Township Code to ensure permitted uses meet the needs of the community regarding maintenance and upkeep.	2
		Explore potential design standards to add to the Township Code to support consistency with existing housing.	3
2	Ensure housing accommodates the needs of the community	Evaluate the Township Code against demand and community need to ensure it provides for all appropriate uses.	4
		Provide options for older adults to age in place.	5



Photo 10. Residential Property Rich with Character



Photo 11. Single Family Detached Home

Circulation & Walkability

CIRCULATION & WALKABILITY			
Goal Priority	Goals	Objectives	Topic Objective Order
1	Improve conditions for pedestrians	Explore streetscape improvements that increase pedestrian safety and comfort and improve the overall walking experience.	1
		Evaluate traffic calming measures that increase pedestrian safety.	2
		Explore the potential for conducting a walkability audit/study to identify risks, opportunities, and needs in the sidewalk network.	3
2	Address congestion issues	Evaluate potential technological improvements that could improve traffic flow throughout the township.	4
		Conduct a local transportation study and take traffic counts at key intersections.	7
3	Address speeding issues	Coordinate with the appropriate transportation agencies, such as PennDOT, to identify feasible solutions to speeding in the township.	5
		Evaluate traffic calming measures that reduce speeding at key locations.	6



Photo 12. Collegeville Road



Photo 13. Pedestrian Crossing Downtown

Community Facilities

COMMUNITY FACILITIES			
Goal Priority	Goals	Objectives	Topic Objective Order
1	Ensure future funding and support for essential services	Assist with securing funding for grants to support with needs such as infrastructure improvements.	1
		Assist/support fire and EMS in creating long range plans to move to paid services and improve volunteer attraction and retention.	2
2	Engage with the community to identify level of satisfaction with township services	Create a plan for an annual “check-in” with community members to remain up to date with community needs and make improvements accordingly.	3
		Develop and conduct a community survey to understand community satisfaction with services and identify where gaps may exist.	4



Photo 14. Skippack Elementary School



Photo 15. Skippack Firehouse

CHAPTER 4: Public Engagement



Chapter 4: Public Engagement

Public Engagement Plan

Public engagement is an essential component of any comprehensive planning process and helps to inform the goals and objectives of the plan. Stakeholder groups were formed for the following topics: Natural and Cultural Resources, Parks, Recreation and Schools, Circulation, Economic Development, and Housing. Each group was no more than five people and meetings were held virtually. Input from meeting discussions was compiled and presented periodically to the Board of Supervisors. These also helped to form the goals and objectives of the plan.

Outreach was done at several community events including Community Day on September 15, 2024 and both Skippack Days (October 5th and 6th 2024). A community survey went live in October 2024 and remained open until mid-December. It was promoted at a booth at the Skippack Days and on township social media pages and the newsletter. Flyers with a QR code were provided at the event and made available at the Township Building.

A summary of the input received at events, the stakeholder group meetings, and the community survey are contained in this section.

Stakeholder Group Meetings

Stakeholder group meetings were held between August and December of 2024. Meetings were focused on each topic area of the plan. Meetings began with introductions and a brief presentation of the purpose of a comprehensive plan and some background on the topic and was followed by a discussion based on targeted questions and followed by a SWOT analysis, which stands for Strengths, Weaknesses, Opportunities, and Threats. General comments and feedback from the stakeholder group meetings are summarized below. The complete list of comments from the meetings is in the Appendix.

Parks & Recreation

The stakeholder group meeting for Parks and Recreation and Schools was held on August 13, 2024. Generally, the stakeholders think that Skippack currently has a wide variety of high-quality parks and recreational options. The parks and trails are a major asset for Skippack and should be maintained and



Photo 16. Public Engagement Flyer

enhanced. The most utilized park in the system is Palmer Park, which is not surprising considering the amenities and active recreation opportunities available. The stakeholders agreed that Hallman’s Grove is likely the least utilized park and is likely a result of a lack of amenities and trail access in that area. They feel that there are opportunities to expand the usage of Hallman’s Grove for activities such as family reunions. The group also felt that there is currently a good level of programming and events and outreach. Everyone agreed that any improvements to the system should consider the needs and desires of all age groups.

The school representative shared that there have been alterations and enhancements to their recreational facilities in recent years, such as the creation of four pickleball courts, which are lit and open to the community. The community also has access to the running track and visitors have always been respectful in their use of the facility. The school district lends fields and facilities to community groups and goes to great effort to be as accommodating as possible. Another recent improvement included the addition of turf fields. Potential future improvements include the development of an arboretum on school property and the addition of a walking trail at Perkiomen Middle School East to connect to the Perkiomen Valley Trail.

The results of the SWOT analysis were as follows:

- Strengths
 - Breadth of recreation opportunities
 - Variety of recreation opportunities, including active use and passive natural areas
 - The availability of parks, trails, and connectivity that extends far outside of the community
- Weaknesses
 - Underutilized parks that are less accessible by pedestrians
 - Lack of pickleball courts
- Opportunities
 - Potential for additional active recreation facilities at existing parks
 - Better outreach/marketing to promote less utilized parks, such as Hallman’s Grove
- Threats
 - Flooding issues



Photo 17. Green SW Infrastructure Lenape Park

Natural and Historic Resources

The stakeholder group meeting for Natural and Historic Resources was held on August 15, 2024. Significant cultural properties identified in the meeting included the Indenhofen property, the historical buildings near the skate park, and the Creamery Village section of town. Significant natural resources identified to be in need of attention are Lenape Park and large areas of woodlands that are privately owned and unprotected.

Assets that Skippack has working in its favor include the open space fund, opportunities for recreation on the stream system, and opportunities for recreation in woodlands, both of which could promote protection of natural features. There are short- and long-term challenges to water quality through development and the use of chemicals and the increase in impervious surfaces.

Other challenges include riparian corridor health and water quality, ash borer issues, and flooding and stormwater issues. Several specific locations were identified as experiencing flooding, including but not limited to Saddlebrook Farm, along the Perkiomen Creek, Skippack Golf Course, the Lenape Park Pavilion, the intersection of Creek Road and Penn Drive, Route 73 and Old Forty Foot Road, Routes 73 and 113, and the Skippack Creek Bridge.

Some general comments included exploring the potential of forming an Environmental Advisory Committee, more collaboration with the Perkiomen Watershed Conservancy, ash tree reforestation with native species, providing education and resources to property owners to encourage stewardship of properties with unique or significant natural features, and conservation plantings where people can buy native plants from local growers. Stakeholders identified key priorities of open space and farmland preservation, historic preservation, and water quality.

Results of the SWOT analysis are provided below:

- Strengths
 - The Perkiomen Watershed Conservancy
 - The Township Open Space Fund
- Weaknesses
 - Unprotected historic resources, many of which have already been removed
 - Not having an environmental committee or active shade tree group
- Opportunities
 - Working with Watershed Conservancy
 - Great resource with large, active volunteer network
 - Potential to work together on water quality, flood mitigation, and tree plantings
 - Pursue grants together
 - Formation of Environmental Advisory Board
 - Active pursuit of open space
 - Work with Consortium for Skippack Creek
 - Communicate with CPVRPC and neighboring municipalities on flooding issues
 - Greenways study
 - Outreach and education
 - How to preserve land
 - Stewardship
 - Stream cleanups

- Threats
 - Flooding and stormwater runoff
 - Development of potential preservable open space
 - Redevelopment of historic properties
 - Chemical runoff from illegal dumping, increased development and traffic, chemicals for snow removal, and spill accidents
 - Climate issues such as brush fires
 - Nonnative and invasive plants



Photo 18. Perkiomen Watershed Conservancy Stream Cleanup

Community Facilities & Utilities

The stakeholder group meeting for Community Facilities & Utilities was held on September 10, 2024.

Skippack Township, like many communities, relies heavily on the dedication of its residents and the support of its institutions. The community facilities covered in this stakeholder meeting include the Fire Company, Emergency Medical Services (EMS), and the Perkiomen Valley Library.

The Skippack Fire Company celebrated its 125th anniversary. Its strength lies in its 100% volunteer force, a dedicated group of 40 individuals, with a core of 15, who selflessly serve their neighbors. They not only protect Skippack but also provide mutual aid to surrounding municipalities.

Skippack Fire Company

The input from stakeholders was that while the Fire Company currently possesses the essential equipment, its financial resources are stretched thin. Years of service have depleted their funds, leaving them with no capital reserve for future needs. They have relied on grant funding, a valuable but not always reliable source, to acquire equipment. There are increasing concerns about managing current and future expenses, while facing the challenge of maintaining their high standard of service.

Recruitment and retention of volunteers was expressed as another key concern. While they've seen success in recent years, the escalating cost of housing in Skippack makes it difficult for these individuals to establish their lives and families within the community they serve. The Fire Company has also lost volunteers to military service.

Despite these challenges, the Fire Company has achieved notable successes. They secured \$60,000 in grant funding with the assistance of Representative Bradford. ARPA money provided temporary relief, but it's recognized as a short-term solution. The main takeaway is clear: the Fire Company faces a dual challenge of money and manpower. Sustaining their vital service requires addressing both financial stability and volunteer recruitment and retention.

Emergency Medical Services (EMS)

Skippack's EMS provides another critical service, delivered by a mix of dedicated personnel. Of the 32-35 EMS employees, 22 are volunteers, though only 6-7 are consistently active. Most of the staff are now paid, reflecting the increasing demand for emergency care.

Based on feedback from stakeholders, EMS faces its own set of challenges. They anticipate future funding needs for capital improvements and must ensure continued funding to maintain essential equipment. A pressing need is to attract more volunteer paramedics, a difficult task in the current environment. Consistent funding is paramount.

Call volume has surged dramatically in the past 3-4 years, reaching approximately 2,500 calls annually. This increase is partly due to a slight expansion of their service territory. The lack of volunteer paramedics is a significant concern. The COVID-19 pandemic dealt a severe blow to their budget, resulting in a \$200,000 loss. While the deficit is improving, it persists. The township has provided financial support to help offset these losses.

Looking ahead, EMS projects significant funding needs over the next four years for capital improvements. They have been particularly hard hit by inflation, experiencing cost increases of 20-30% in some areas, but upwards of 60% in others. A new ambulance, ordered in 2019, is not expected to arrive until May 2025, highlighting the long lead times and financial commitments involved in maintaining essential equipment.

For now, EMS has managed to keep up with maintaining the equipment they need, and they have a five-year projection of those needs. However, securing the necessary funding for these future requirements is crucial. EMS has also been coordinating with the nearby prison, addressing safety concerns related to a recent Legionnaires' disease outbreak.

Despite these challenges, EMS has consistently provided exceptional service. Annual reports detailing total calls and mutual aid provided offer valuable data for future planning. Following the main takeaway from the Fire Company, consistent funding and adequate manpower are essential to ensure the continued delivery of high-quality service to the community.

Perkiomen Valley Library

The Perkiomen Valley Library, a branch of the Montgomery County Library system located in Schwenksville, serves a wide area encompassing seven municipalities: Schwenksville, Skippack, Upper Salford, Lower Frederick, Collegeville, Trappe, and Perkiomen.

The library operates through a partnership: Montgomery County provides books and staffing, while the library itself is responsible for maintenance, programming, and other needs. It offers a wealth of resources, including books, e-books, and audiobooks. A particularly valuable service is the provision of internet hot spots that residents can borrow for two-week periods, even taking them on vacation, which is a valuable resource for those who lack affordable wireless internet access.

The library is a vibrant community hub. It offers programming for all ages, from babies to seniors, covering a diverse range of interests, including gardening, book clubs, and retirement planning. The library manager is committed to fulfilling requests for additional programming.

Similar to the Fire Company and EMS, the library faces significant funding challenges. The condition of the building is poor, and while they have sought grant funding, their success has been limited. The library

estimates it spends \$5 per resident within its service area (approximately 40,000 people), a cost partially offset by contributions from each municipality, including Skippack Township.

A major financial burden was the \$600,000 spent to repair a structural issue – a sagging wall. This expenditure, covered by a combination of savings and a loan, highlights the financial strain the library faces, as the county does not provide financial assistance for such capital projects. The library recently won a grant to contribute to infrastructure improvements (ADD GRANT).

The results of the SWOT analysis are below:

- Strengths
 - Fire and EMS: Great working relationship between departments, exceptional level of service and response level
 - Fire: Providing a wide variety of services
 - EMS: Recognized for strong interpersonal skills of their personnel and two doctors who volunteer their services
 - Library: It is fortunate to have a library in the area that is accessible to several communities with great librarians who are sensitive to the community, and being a part of the Montgomery County Library System
- Weaknesses
 - Fire: Funding and personnel
 - EMS: Funding and personnel and age demographics – as the older population has grown, funding has gone down as they receive less due to Medicare and Medicaid
 - Library: The age and condition of the building
- Opportunities
 - Fire: A long-range plan for employees and moving to paid services
 - EMS: Volunteer attraction
 - Library: Continue to apply for more grants to make improvements to building
- Threats
 - Fire: Future funding is needed to ensure service can be provided
 - EMS: Mandates from state – if they are not able to meet them, they can have their license pulled
 - Library: Infrastructure of building and inability to pay for future improvements to building or unplanned improvements that come up – the library is in danger of closing if funding does not change

Housing

The stakeholder group meeting for Housing, Economic Development, and Circulation & Walkability was held on December 10, 2024. Regarding housing, there's general satisfaction with the existing stock of single-family homes, which the group felt is a big part of Skippack's appeal. However, there is a cautious sentiment against excessive development that could alter Skippack's rural community feel. While the relativity of housing affordability is acknowledged, there's a clear preference against low-income housing, with some asserting a lack of market for it in this "boutique town."

The desire is for a continued variety of high-quality single-family homes that attract families and professionals, was seen as fitting for Skippack's identity by the group. Undeveloped areas within Skippack are identified as potential sites for housing development, provided the new construction aligns stylistically with the existing architecture. The stakeholders expressed that the approach to housing growth should be cautious and conservative, delicately guiding expansion to ensure the population remains sufficient to support the village and its economic vitality.

Architectural and design standards within the town's code were deemed crucial in maintaining the desired character of homes. Also, the availability of local businesses and services is recognized as vital for supporting aging in place, allowing residents to live safely and conveniently. This also ties into the economic development discussion that was had.

The results of the SWOT analysis were:

- Strengths
 - Pride of ownership and well-maintained properties
- Weaknesses
 - None mentioned
- Opportunities
 - Develop design guidelines
 - Develop unoccupied spaces with appropriate housing consistent with current character
- Threats
 - Housing that is not consistent with the current character of Skippack being developed

Economic Development

The general consensus of stakeholders in the group is that the focus of commercial development should be that which complements the downtown area's charm and character. Specific attention should be directed towards potential commercial development along Skippack Pike. The group identified Skippack Pike between Lucon Road and Routes 113 and 73 and extending down Route 73 to Bridge Road.

The group suggested the township should prioritize developing the lot at the intersection of Routes 113 and 73 with a business such as a grocery store or urgent care facility to meet local needs. The provision of transportation services is also highlighted as important. There are some concerns that there is a decline in the quality of local stores. The vibrant small-town culture, characterized by live entertainment and theatre, is recognized as an asset to preserve. To guide future economic decisions, an economic analysis and attention to business turnover are suggested, alongside



Photo 19. Retail in the Village

"shop local" campaigns. The central goal is to support the "jewel" of Skippack's downtown while also improving the less attractive outskirts.

The results of the SWOT analysis were:

- Strengths
 - The Village Downtown
- Weaknesses
 - Declining quality of retail
- Opportunities
 - Develop property on the corner of Routes 73 and 113 with functional and consistent growth
 - Develop the periphery of the downtown to support it and provide services
- Threats
 - Vulnerable to economic challenges, especially small businesses and mom and pop stores

Circulation & Walkability

Discussions around circulation and walkability included several improvements to enhance mobility and safety. Group members suggested the use of a trolley system to connect the ends of the village on weekends. Traffic calming strategies such as curb cuts and more defined crosswalks were also suggested. Exploring a rear path behind businesses where feasible was suggested as an alternative to roadside sidewalks in the village.

The existing robust trail system, popular with cyclists, is seen as a strength. Investigating the potential implementation of smart traffic lights was suggested to optimize traffic flow. The intersection of Mensch and Store Roads was identified as a key downtown location for streetscape improvements including hardscaping, landscaping, and more visible crosswalks. Finally, addressing the issue of speeding through various corridors should be of key priority for pedestrian safety.

The results of the SWOT analysis were:

- Strengths
 - Well maintained roads, well defined ways to get around, not near a major highway
- Weaknesses
 - Congestion
- Opportunities
 - Explore alternatives to sidewalks for pedestrians in the downtown
- Threats
 - Overdevelopment

Conclusion

The results from stakeholder group meetings helped to formulate early goals and objectives, that were further refined through the remaining steps of the public engagement process.

Community Events

The Pennoni team and township officials were present at the Skippack Community at the Farm Home and Youth Center on September 15, 2024.

We also attended both of the weekend days for Skippack Days on October 5th and 6th 2024 and had a booth near Hotel Fiesole.

Community Day

On Community Day, an information board was provided to summarize what and why of the comprehensive plan. People were asked to share their favorite thing about Skippack Township and anything they think needs improvement.



Photo 20. Community Day Booth

Favorite Things about Skippack

Based on the feedback from the community events, we heard from residents that people appreciate Skippack’s Village, especially its walkability, mix of shops and retail options, and options for eating and drinking. The walkability combined with the village's charm, connects its history with the present day. Several people expressed how much they love Skippack.

We received many positive comments about Palmer Park, its bocce court, baseball fields which are well maintained, scenic trails and the pavilion which is a well utilized hub for various activities. One of the most frequently heard comments, as seen in the word cloud, is that people appreciate the “small-town feel”. It was also referred to as community character or charm.

People specifically mentioned loving Stray Dog Tavern and Parc Bistro and the character they add to the Village. We received comments about appreciating cycling on the trails and the improvements to the Township Municipal Building area.



Photo 21. Stray Dog Tavern

Skippack Days Feedback

At the Skippack Days event, people were asked to provide a few words on what they think best describes Skippack, or what they would like to see in Skippack. Some of the main comments included preserve township history, keep the township green and preserve open and green space, maintenance of parks, a supermarket, more special events, lower speed limit, better sidewalks and pedestrian facilities, less light pollution, and less traffic.



Photo 22. Skippack Days Booth

General comments were also grouped into topic areas:

- Circulation
 - *Congestion back-ups along Skippack Pike at rush hour*
 - *Street paving in some residential neighborhoods*
 - *Add more stop signs*
 - *Redirect traffic to Township Line Road*
 - *Make walking safer for children downtown*
 - *Close 73 for events (multiple comments)*
 - *Speeding issues: Evansburg Rd, Route 73, and Biltmore Estates*
- Parks & Recreation
 - *Loves Lenape Park*
 - *Loves open/green space*
 - *Palmer Park – favorite part of living where she does*
 - *Tennis court lighting with automatic shutoff*
- Economic Development
 - *Put small supermarket at 73 and 113*
 - *More restrooms and/or signage for events*
 - *Lighting is an issue along 73*
 - *Loves the arts and culture and music venues including Stray Dog Tavern*
- Natural Resources
 - *Flooding at Plank Road and Skippack Pike*
 - *Light pollution - Church and prison lighting points directly out and in windows of homes*
 - *No more building*



Photo 23. Open Space at Lenape Park

Community Survey

As mentioned above, the community survey was made available for several months at the end of 2024. Total responses for the survey were 582. This section includes a summary of survey responses. All survey data, including open ended questions, are contained in the Appendix.

The intent of the community survey was to ask what people see as the main issues facing Skippack today and what people consider the best potential solutions to be. It also asked questions about how often certain community facilities are utilized by respondents, and some demographic information which is useful in determining if all groups of the population are accounted for in the responses.

The survey was grouped based on the topic areas of the plan. Both residents and non-residents were able to take the survey and had slightly different questions based on that status. Residents were asked how long they lived in the township and why they chose to move to Skippack. Non-residents were asked where they live and what brings them most often to Skippack.



Photo 24. Survey Intro Page

Approximately **33%** of respondents have lived in the township for **more than 20 years**, **24%** of respondents have lived in the township for **11-20 years** and **6-10 years**, **15%** **1-5 years**, and **4%** **less than 1 year**. The most common answer to **why people moved to Skippack** was for the **community character (rural, small town, historic)**. **Parks and open space** and the **village downtown** were the second and third highest responses.

Figure 6. How long have you lived in Skippack?

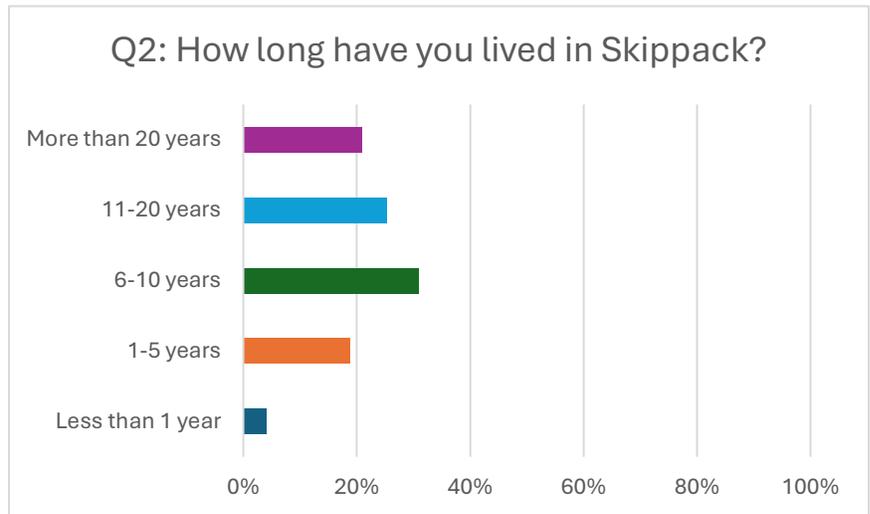
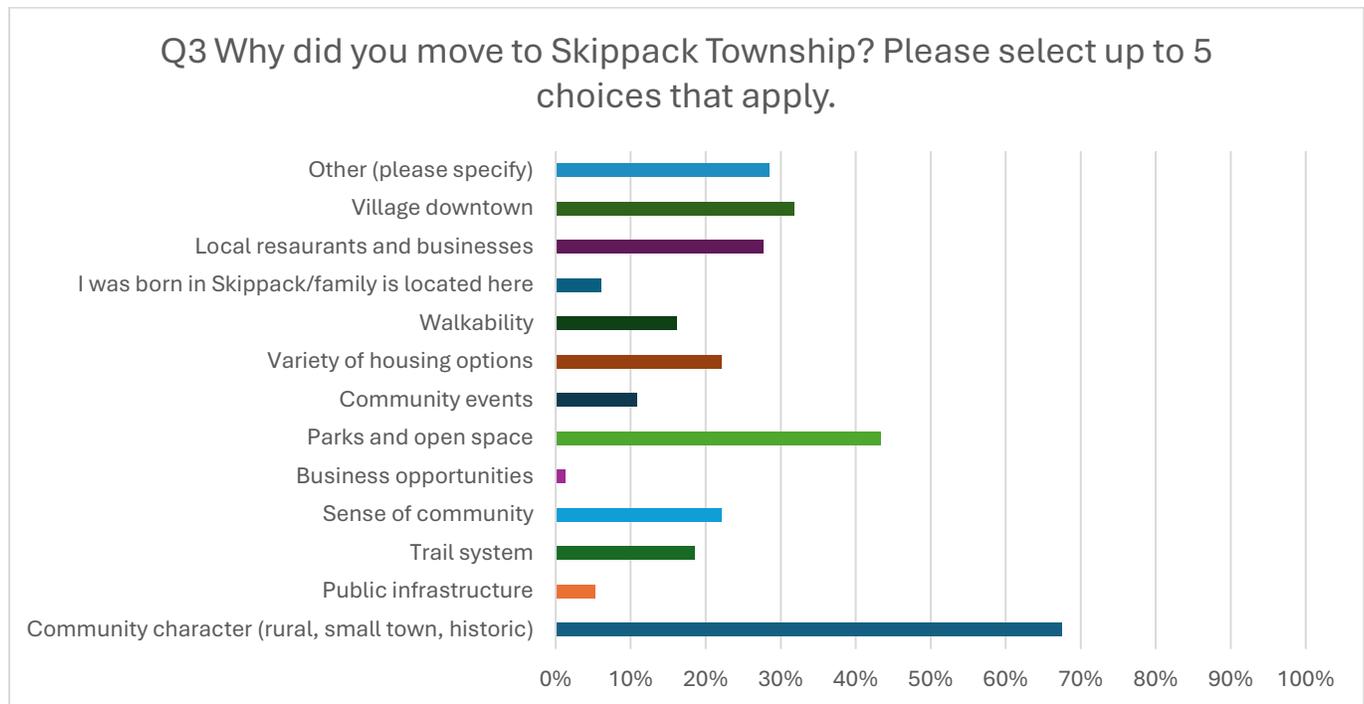


Figure 7. Why did you move to Skippack?

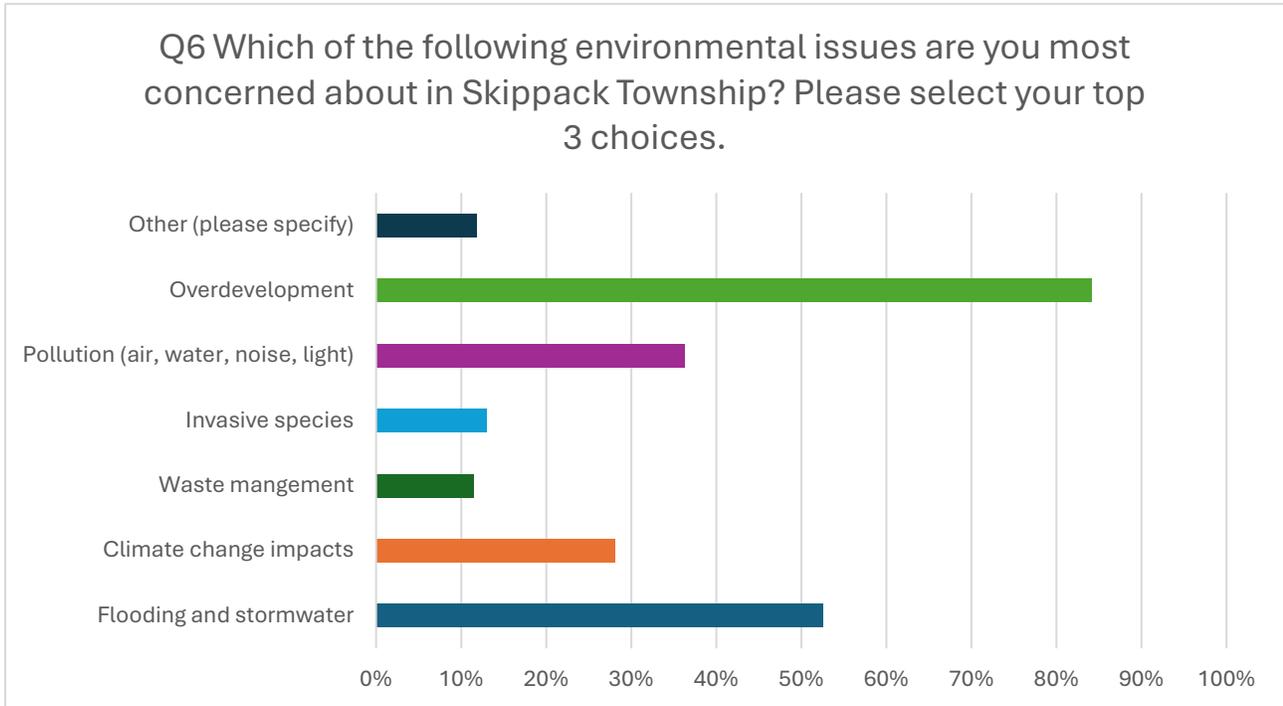


Approximately **41%** of survey respondents were **65 years old and over**, **20%** between the ages of **55 and 64**, **18%** between the ages of **45 and 54**, **5%** between the ages of **34 and 44**, and less than **1%** between the ages of **18 and 24**.

Natural Resources and the Environment

Based on the survey, the top environmental issues of concern are **overdevelopment**, followed by **flooding and stormwater**, and **pollution (air, water, and noise)**.

Figure 8. Top environmental issues of concern



Based on survey responses, the top three choices for initiatives Skippack should focus on regarding natural resources and environmental issues are **preservation of open space**, **flood mitigation efforts through collaboration with neighboring municipalities**, and **tree replanting programs**.

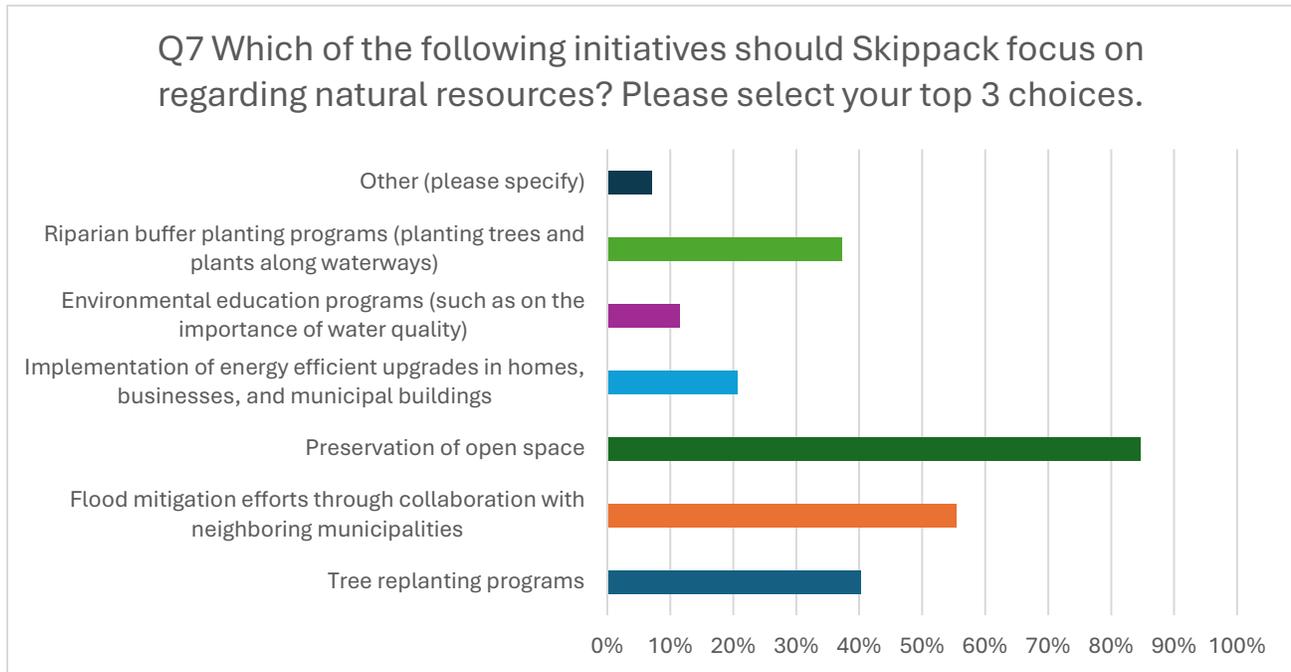


Photo 25. Lenape Rain Garden Planting (source: PWC)



Photo 26. PWC Plant-a-thon (Source: Jessie Kemper)

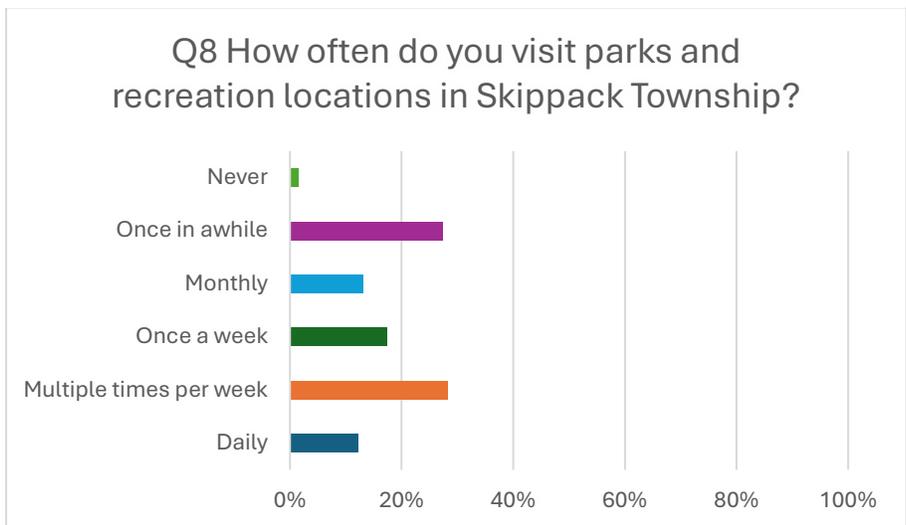
Figure 20. Top Natural Resources Initiatives



Parks and Recreation

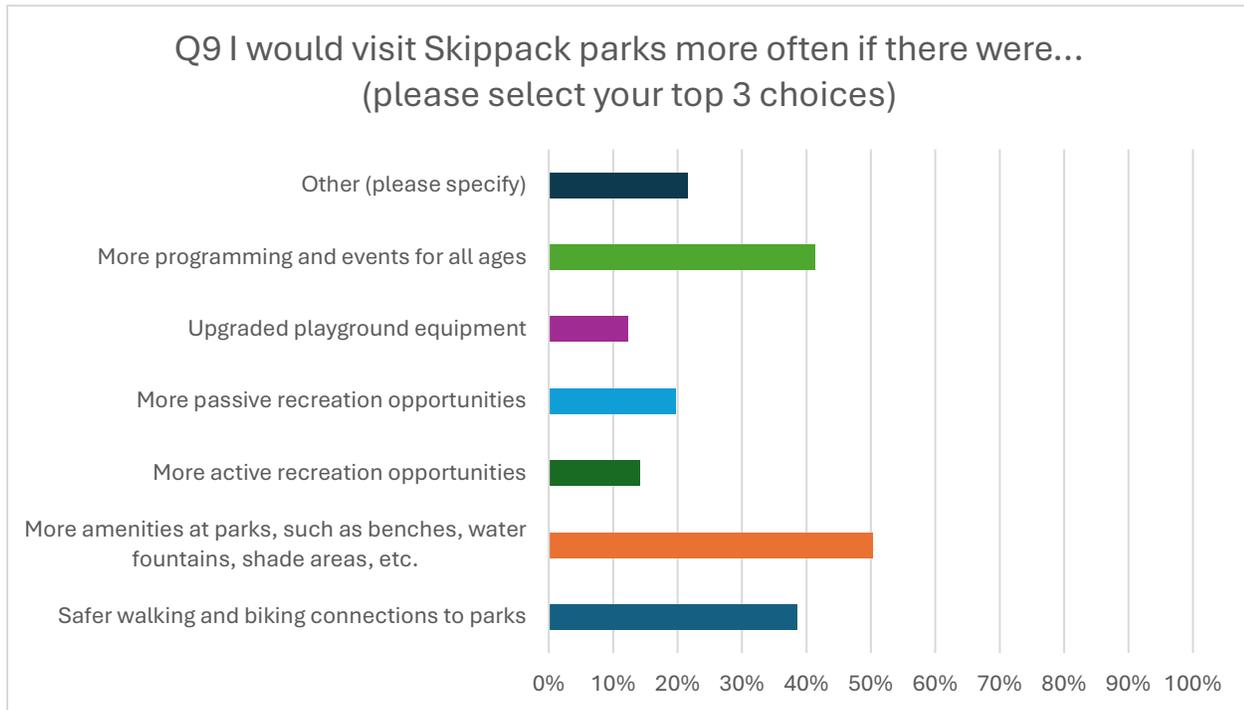
People were asked how often they visit parks in Skippack. Approximately **29%** of responses were **multiple times a week**, followed by **24%** **once in awhile**, **20%** **once per week**, **13%** **monthly**, **11%** **daily**, and **2%** **never**. This reflects a pattern in the input received during this planning process that people value parks, consider them a major asset of Skippack, and visit them often.

Figure 21. How often do you visit Skippack parks?



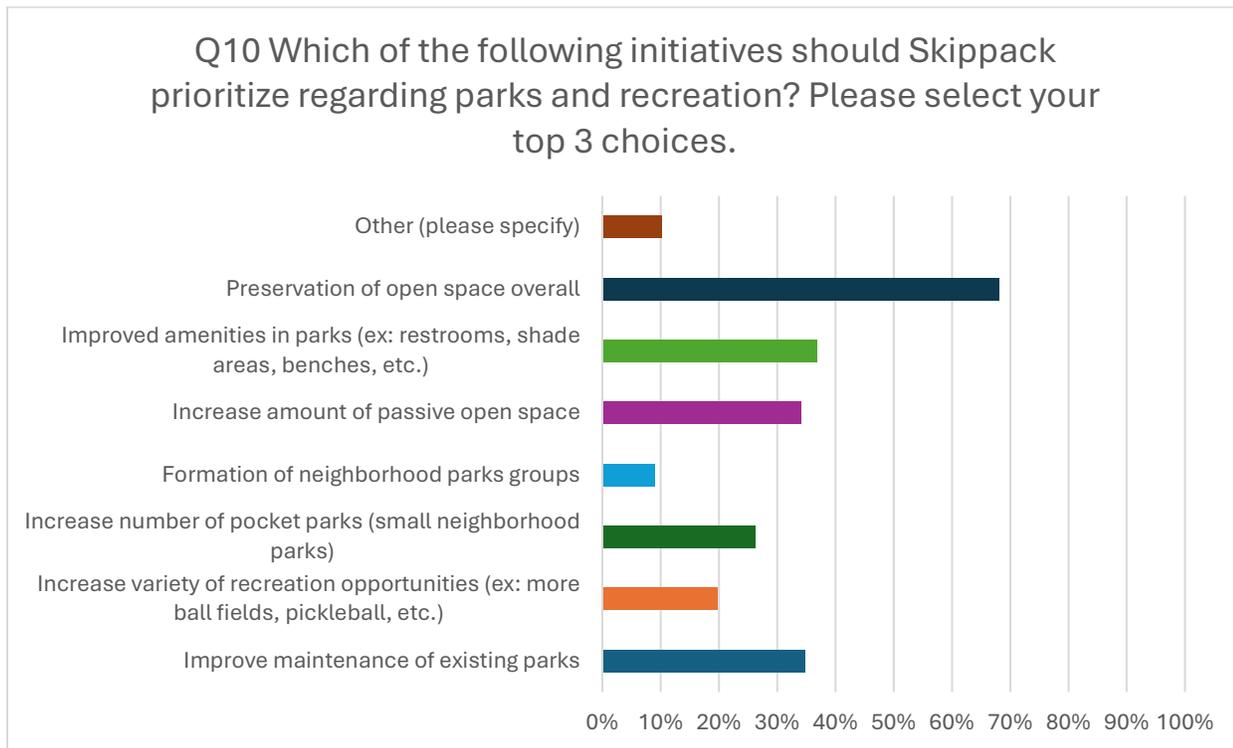
According to the survey, people would visit parks more if there were **more amenities at parks, such as benches, water fountains, etc., more programming and events for all ages, and safer walking and biking connections to parks**. Common responses for other include dog parks and specific locations for pedestrian improvements, and having more time to spend in parks. This reflects a common trend seen in community input, where people seem to be very satisfied with parks in Skippack but see some enhancements that could be made to make the park system even better.

Figure 22. I would visit Skippack parks more if...



Based on survey responses, the top three initiatives regarding parks and recreation include **preservation of open space overall, improved amenities in parks, and increase amount of passive open space.**

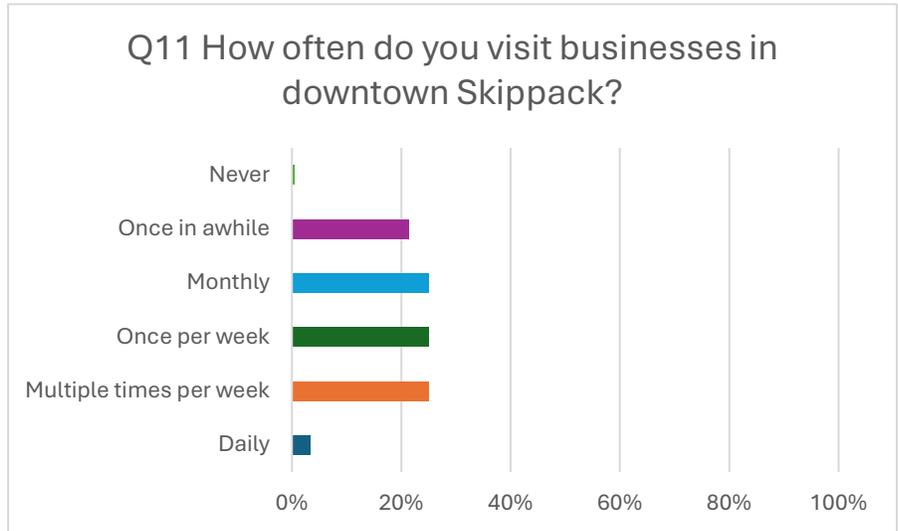
Figure 9. Top Parks and Rec Initiatives



Economic Development

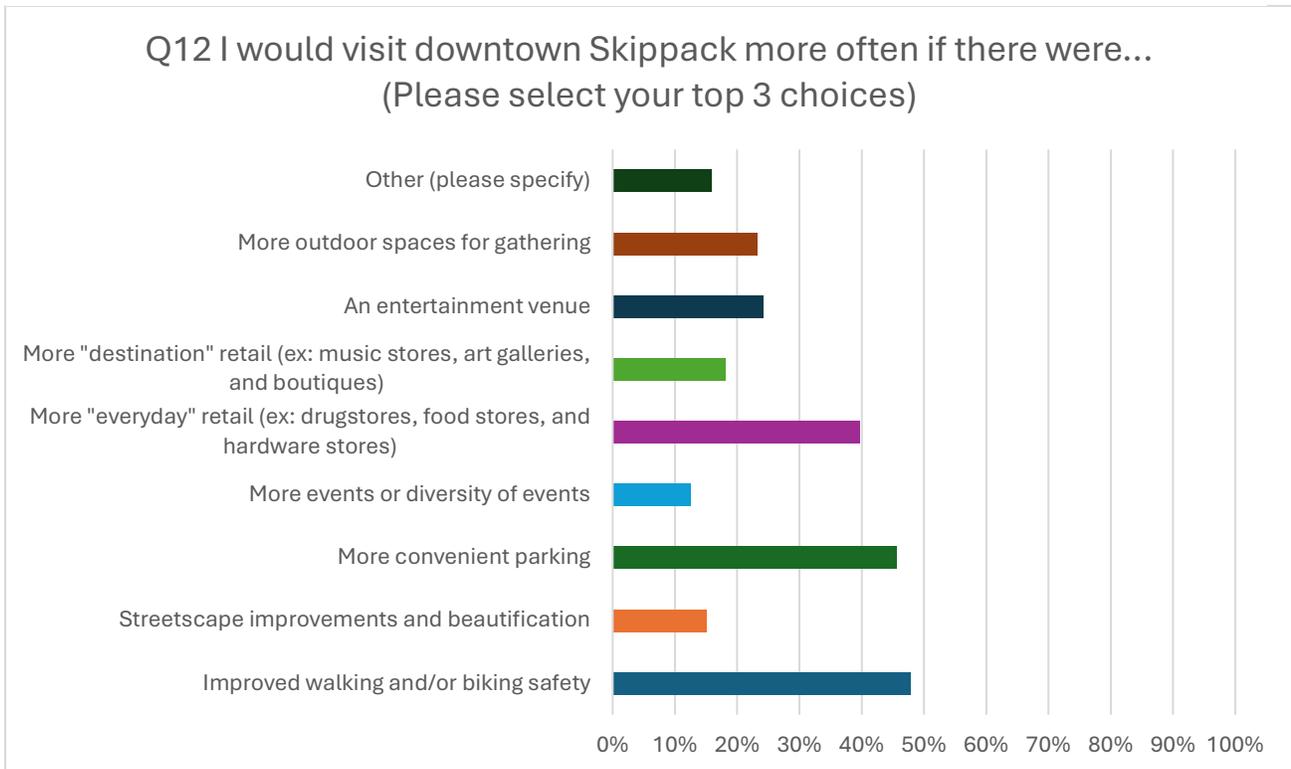
As part of the topic of Economic Development, people were asked how often they visit businesses in the downtown. Responses were generally similar, with **monthly, multiple times per week, and once a week** hovering around **25%** (25.75%, 25.35%, and 24.35% respectively). **Once in a while** received **21.56%** of responses and **daily** just under **3%**.

Figure 10. How often do you visit businesses in Skippack?



People responded that they would visit downtown Skippack more if there was **improved walking and biking safety, more convenient parking, and more “everyday” retail such as drugstores, food stores, hardware stores, etc.**

Figure 11. I would visit downtown Skippack more if...



The top three choices for economic initiatives that Skippack should focus on are **supporting small businesses, improving and ensuring ongoing maintenance of sidewalks and crosswalks, and evaluating opportunities for expanding parking or doing a parking study.**

Figure 26. Top Economic Development Initiatives

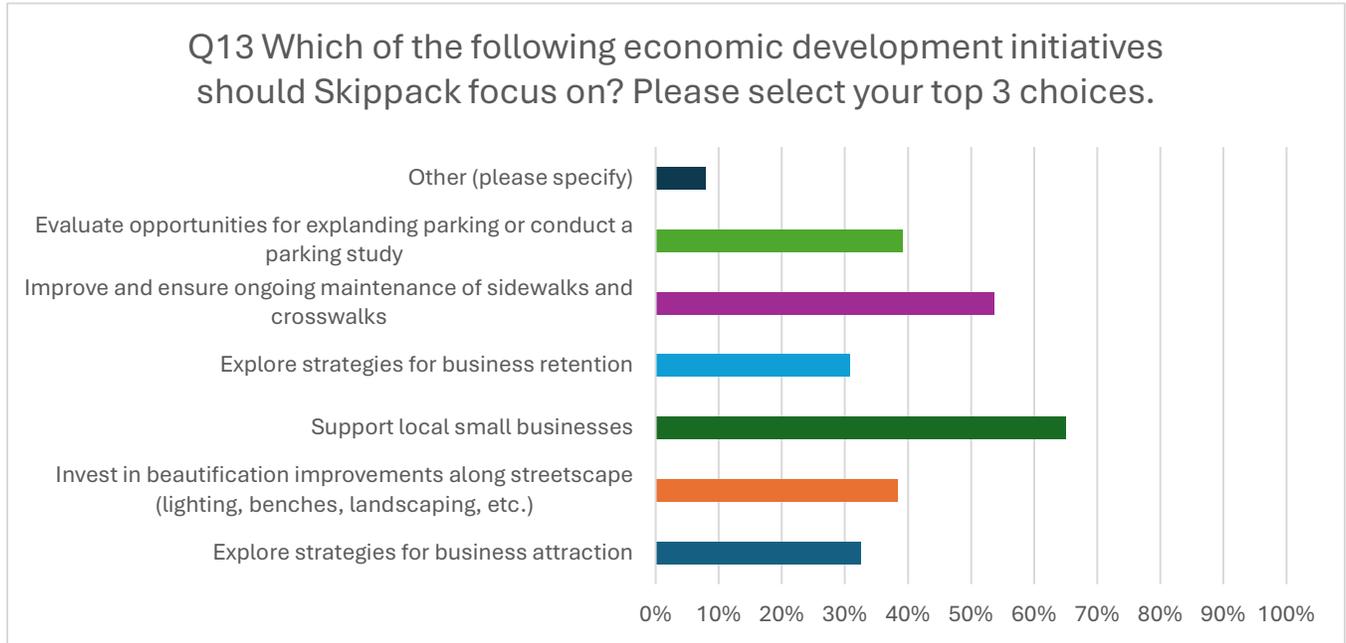


Photo 27. Community Bulletin Board



Photo 28. Streetscape Crossing



Photo 29. Wayfinding Signage

Housing

Regarding the Housing topic of the plan, the intent of the following questions is to ascertain if people are satisfied with the housing in the township. This includes for themselves, the community at large, and the diversity of housing types as well as prices.

People were asked in the survey if their housing needs are being met, if the housing needs of others in the community are being met, if the diversity of housing prices is adequate, and if the variety of housing needs is sufficient for the needs of the community. Possible responses include strongly agree, agree, unsure, disagree, or strongly disagree. The chart to the right shows the responses to those questions.

Approximately 58% of respondents feel that their housing needs are being met. Responses to if the housing needs of the community are being met, strongly agree, agree, and unsure closely range from 30%, 33%, and 32%, respectively. Approximately 34% of respondents are unsure if the diversity of housing prices is adequate, with 27% agreeing that it is adequate, and 17% both strongly agree and disagree. Approximately 39% of respondents agree that the variety of housing types is sufficient, 25% were unsure, and 24% strongly agreed.

Figure 27. My housing needs are being met

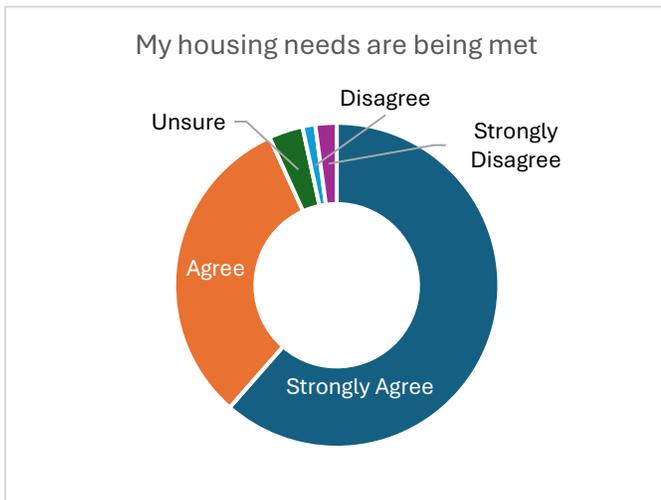


Figure 28. The housing needs of community are being met

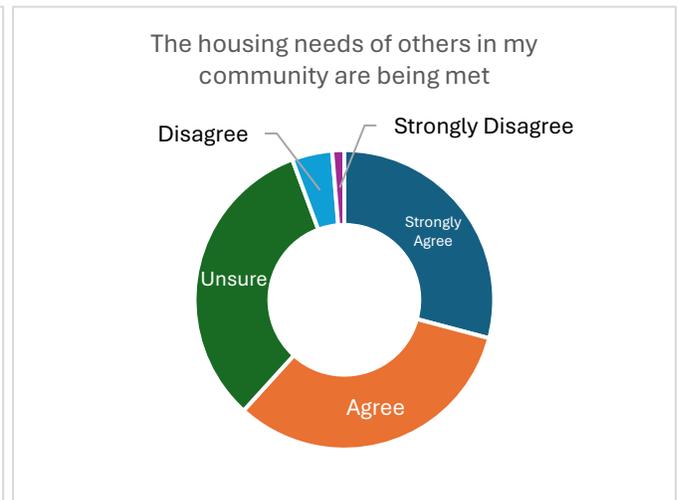


Figure 29. Diversity of housing prices is adequate

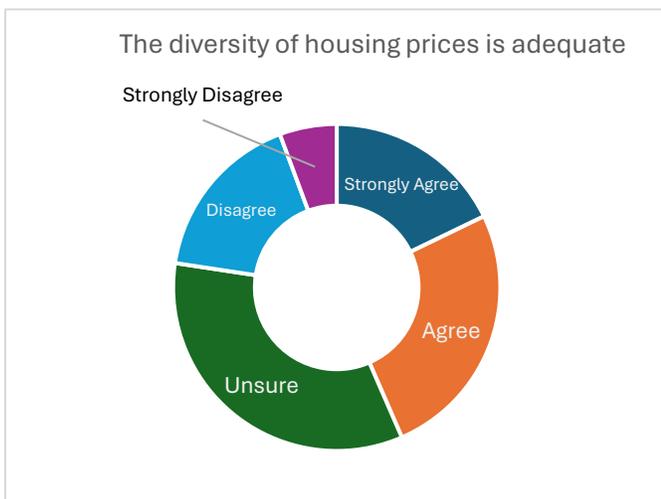
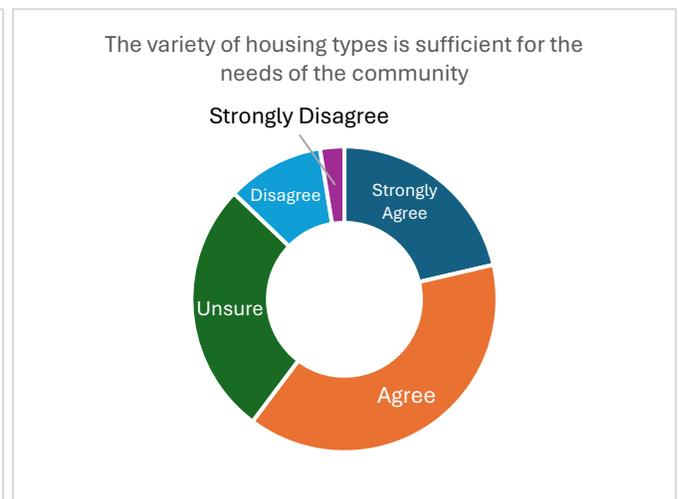


Figure 30. Variety of housing types if sufficient



The responses for the top three housing initiatives that Skippack should prioritize were close, with providing housing options for older adults as the top, followed by maintaining housing variety and options, and promoting rehabilitation.

Figure 31. Top Housing Initiatives

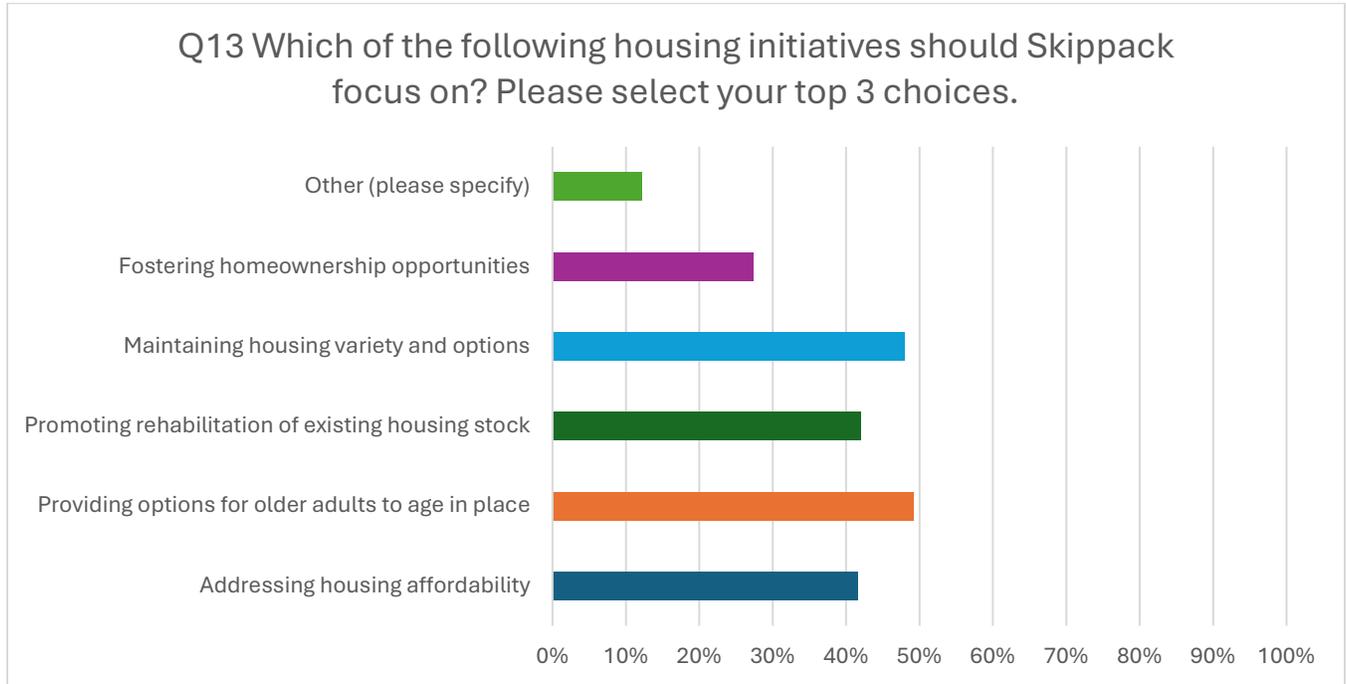


Photo 30. Example of Skippack SFD House



Photo 31. Example of Skippack Duplex

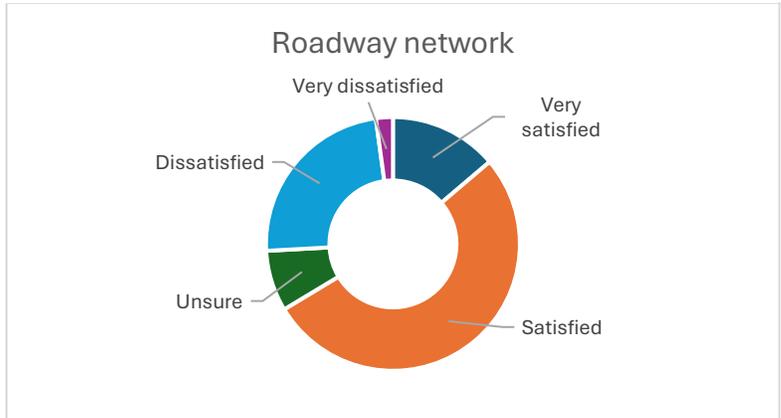
Transportation and Mobility

Transportation and mobility questions aimed to find out what the major issues are regarding infrastructure, and what the most favorable potential solutions are to those issues.

A survey question included asking about people’s satisfaction with all elements of the transportation network, including roadways, bicycle network, trail system, access to public transportation, pedestrian network, and ADA accessibility. The chart to the right includes those responses, options range from very satisfied to very dissatisfied.

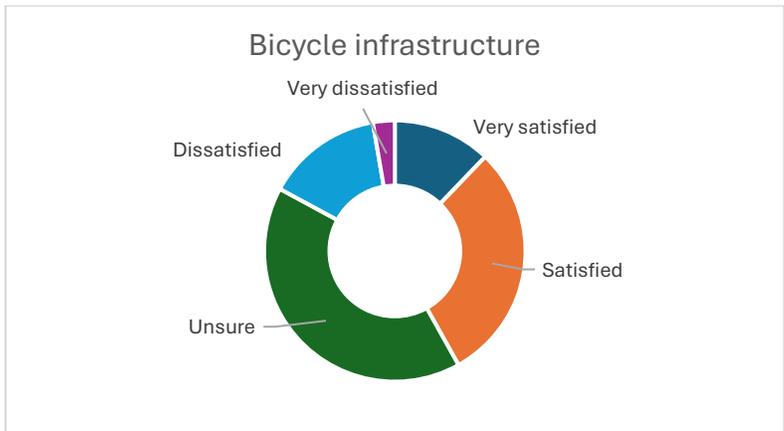
According to the survey, for the **roadway network**, approximately **54%** of respondents were **satisfied**, **20%** **dissatisfied**, and **14%** **very satisfied**.

Figure 32. Roadway Network Satisfaction



For **bicycle infrastructure**, **37%** of respondents were **unsure**, **33%** were **satisfied**, and **14%** were **dissatisfied**.

Figure 33. Bicycle Infrastructure Satisfaction

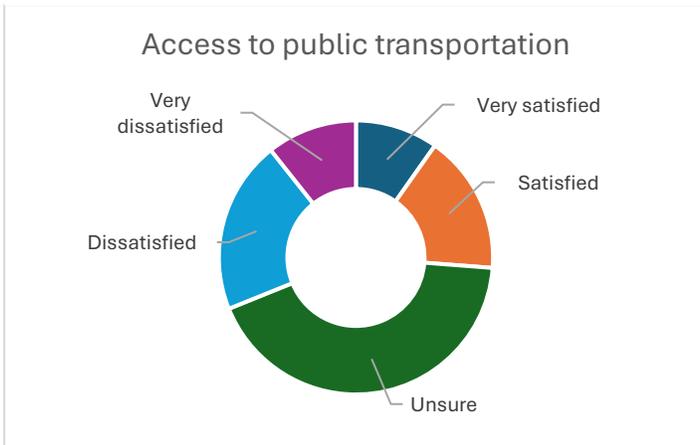


For the **trail network** in Skippack, approximately **56%** of respondents were **satisfied**, **27%** **very satisfied**, **11%** **unsure**, and **5%** **dissatisfied**.

Figure 34. Trail System Satisfaction

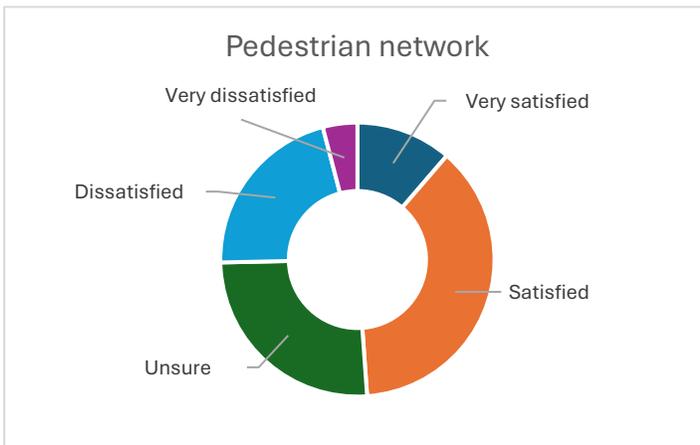


Figure 35. Access to Transit Satisfaction



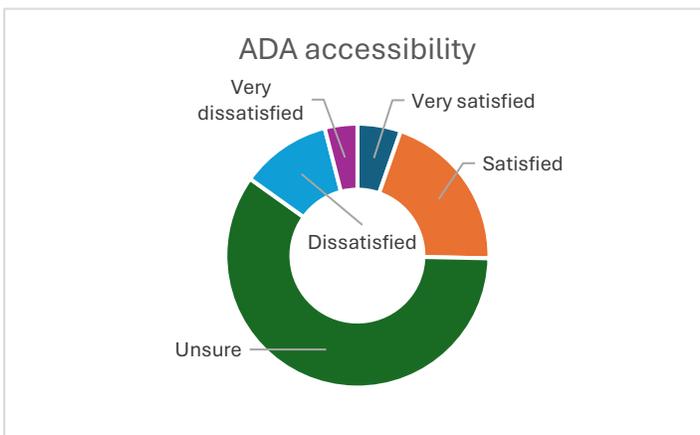
For **access to public transportation**, **43%** of respondents were **unsure**, **22%** **dissatisfied**, and **15%** **satisfied**.

Figure 36. Pedestrian Network Satisfaction



For the **pedestrian network**, approximately **37%** were **satisfied**, **26%** **unsure**, **22%** **dissatisfied**, and **11%** **very satisfied**.

Figure 37. ADA Accessibility Satisfaction



For **ADA accessibility**, **37%** of respondents were **unsure**, **33%** were **satisfied**, and **14%** were **dissatisfied**.

The top three transportation and mobility initiatives respondents selected in the survey were **improving walkability through streetscape improvements (sidewalks, street trees, crosswalks, etc.)**, followed by **addressing congestion issues through a local transportation study**, and **addressing speeding issues through traffic calming measures**.

Figure 38. Top Transportation Initiatives

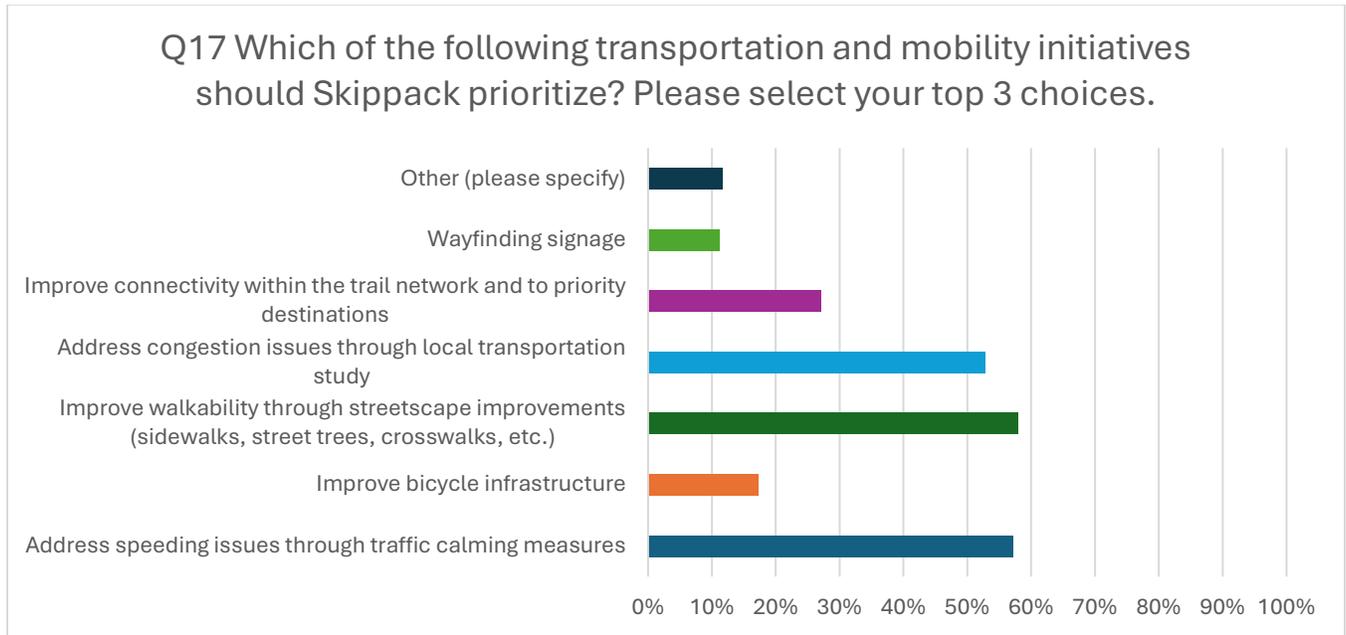


Photo 32. Bicyclist on Skippack Pike



Photo 33. Wayfinding Signage



Photo 34. Mensch Road

Community Facilities and Utilities

The survey included questions about Skippack’s community facilities and utilities to ascertain community satisfaction with township services, issues, and potential solutions.

Skippack does not have a local police force and relies on state police for services. Survey respondents indicated that they were 42% satisfied, 23% very satisfied, 20% unsure, and 11% unsatisfied.

Figure 39. Satisfaction with State Police

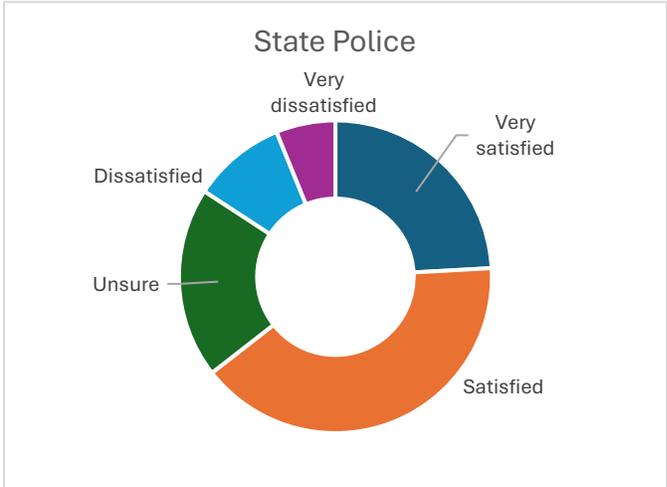


Figure 40. Satisfaction with Fire Services

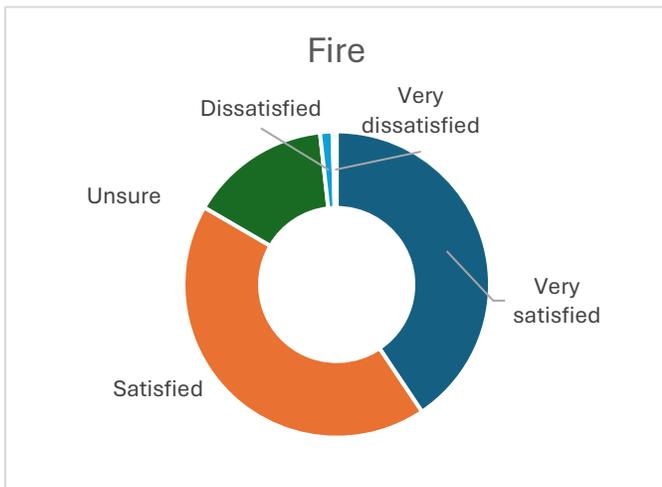
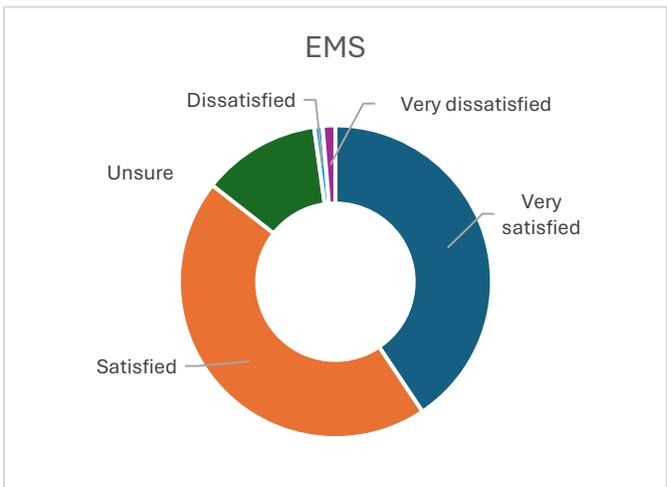
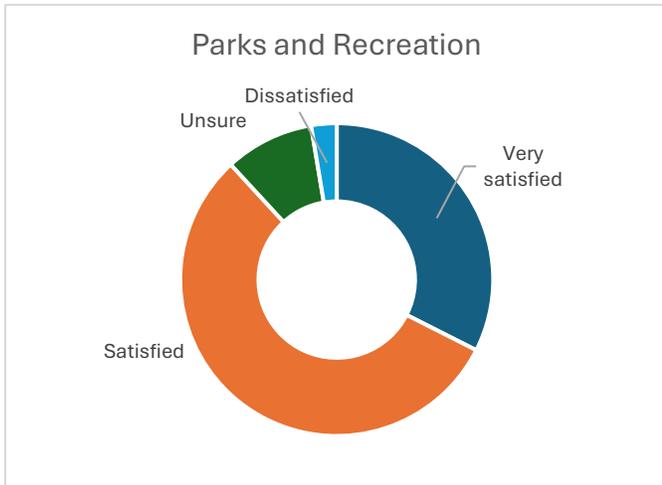


Figure 41. Satisfaction with EMS



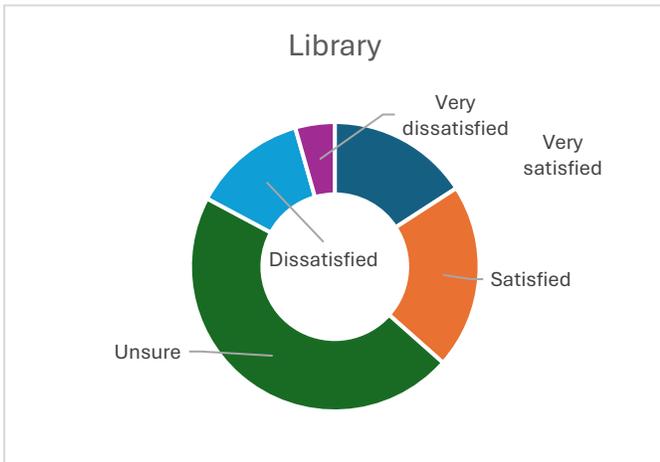
For fire services, responses showed that people are 43% very satisfied, 41% satisfied, and 15% are unsure. Responses were similar for EMS, with 42% very satisfied, 42% satisfied, and 15% unsure.

Figure 42. Satisfaction with Parks and Recreation



For parks and recreation, 57% were satisfied, 31% very satisfied, and 9% unsure.

Figure 43. Satisfaction with Library Services



For the library, 46% responded that they were unsure, followed by 24% satisfied, 14% very satisfied, and 13% dissatisfied.

According to the survey, 45% of survey respondents were unsure of their satisfaction with educational opportunities in the township, 33% were satisfied, 14% very satisfied, and 6% dissatisfied.

Figure 44. Satisfaction with Educational Opportunities

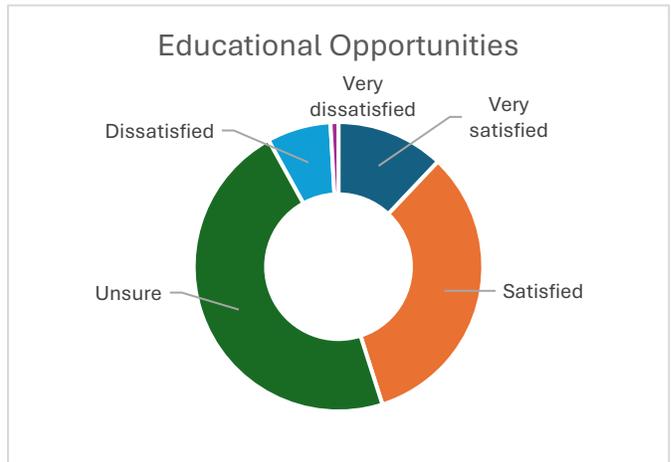
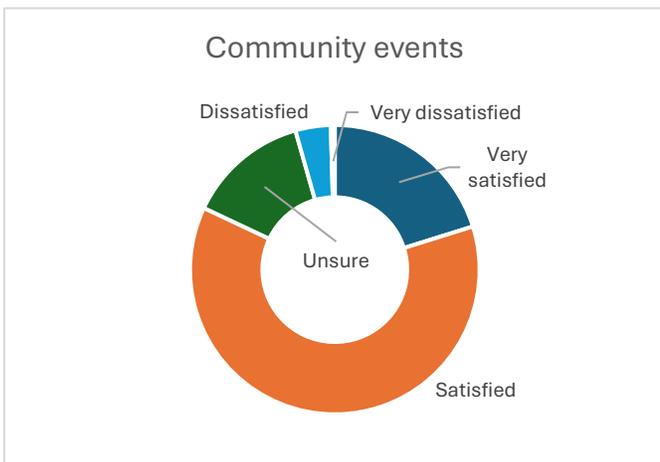
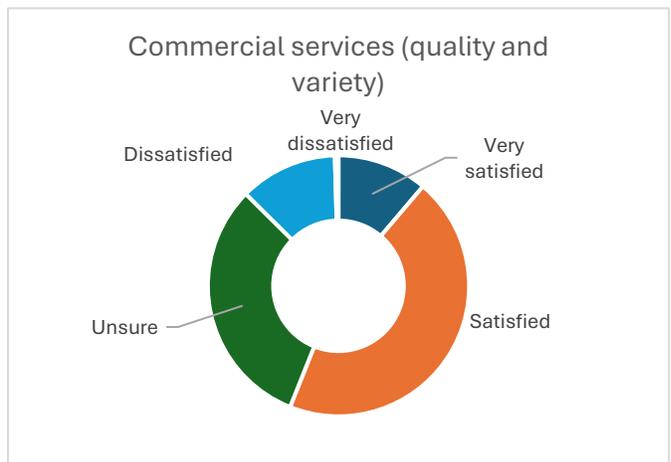


Figure 45. Satisfaction with Community Events



Skippack is well known for their community events. Survey respondents were 60% satisfied with community events, 19% very satisfied, 14% unsure and 6% dissatisfied.

Figure 46. Satisfaction with Commercial Services



In terms of the quality and variety of commercial services, 46% were satisfied, 30% unsure, 14% very unsatisfied, and 10% very satisfied.

The top two community facility initiatives survey respondents selected received a very close number of votes. The top response was ensuring funding for fire and EMS service and the second was maintaining and enhancing infrastructure (such as roads and water/sewer). The third initiative is recruitment and retention of volunteers for services (fire and EMS).

Figure 47. Top Initiatives for Community Facilities

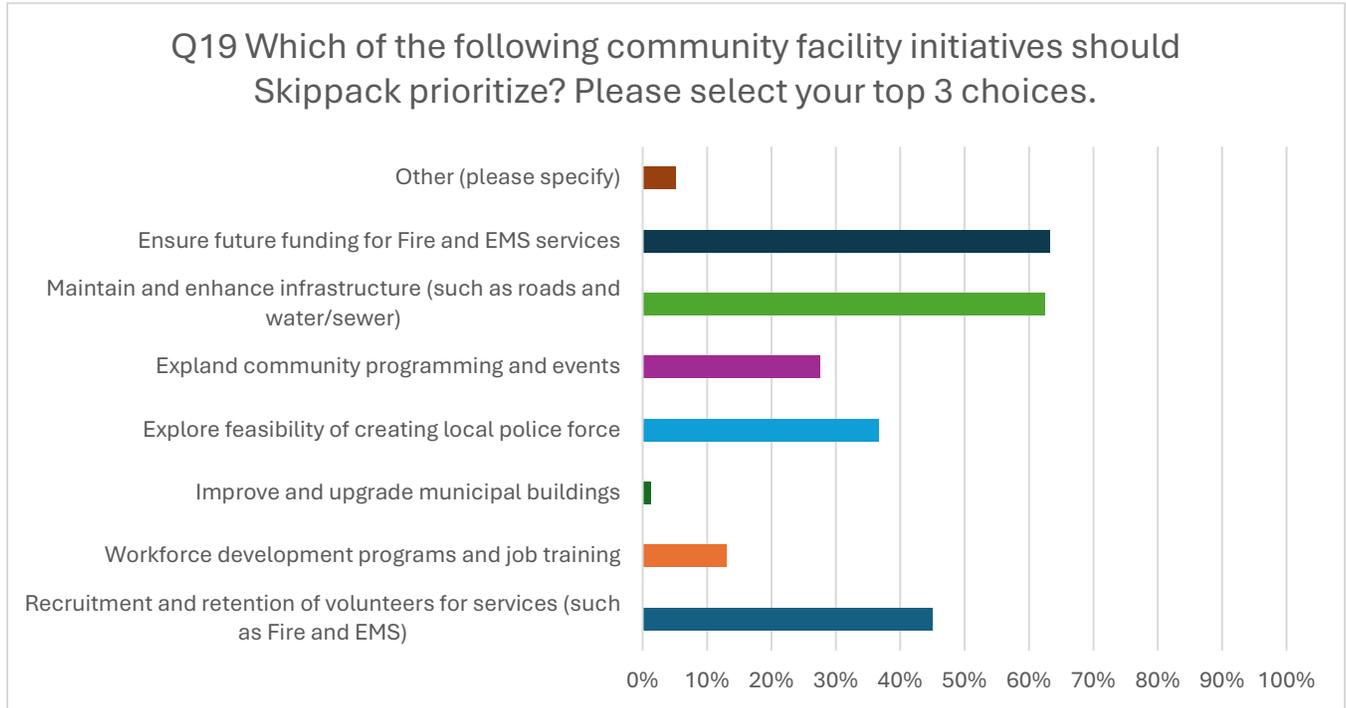


Photo 35. 4th of July Parade Signage



Photo 36. Skippack Fire Company

Public Workshop

A public workshop was held at Skippack Elementary School on April 2, 2025, at 6:00 PM. A presentation was given to the public on the comprehensive plan process thus far and the draft goals and objectives. The purpose of the meeting was to receive feedback on those goals and objectives. We asked attendees to indicate if they supported the draft objectives or felt they were not consistent with Skippack Township. We also asked them to rank the objectives and goals in priority order for each topic.

The boards for each topic along with the packet sheets from the handout given to attendees for them to write their responses are in the following pages. The full packets are shown in the Appendix.

April 2, 2025

Skippack Township Comprehensive Plan Public Workshop

Thank you for participating in today's public workshop. Around the room you will find several stations each focused on a topic that will be covered in the Skippack Township Comprehensive Plan.

The attached packet contains the draft goals and objectives for each topic. Please go to each station and fill out the form to indicate if you support a particular objective or feel it is not appropriate for Skippack Township by writing a check mark in the associated column.

Then, please rank the overall goals for each topic in your priority order, with 1 being highest priority, and decreasing in priority with increasing numbers.

There is additional space for each topic to include goals and/or objectives that you think may be missing and should be added for consideration.

The Circulation and Mobility station also has a map of existing sidewalks and trails. We are looking for input on specific locations you have identified as gaps in the pedestrian network or areas where you feel there should be improvements.

Volunteers are available at the various stations to aid in discussion and answer any questions you may have.

If you have any questions, you may also provide your contact information in this space so that I can follow up with you. I have also provided my contact information below.

Jamie Magaziner, AICP
JMagaziner@pennoni.com



Figure 48. Public Workshop Packet Instructions

Natural & Historic Resources

Comments for this section were easily divided into suggestions for protecting and enhancing natural and historic features. Comments for historic resources included stronger alliance with Historical Society and assisting them with fundraisers, preservation of 100-year-old structures and investigating registering those with the state so that they can be protected and not knocked down and developed into new home and/or townhomes and be more proactive rather than reactive when it comes to historic issues.



SKIPPACK TOWNSHIP COMPREHENSIVE PLAN
NATURAL & HISTORIC RESOURCES - GOALS & OBJECTIVES

ENSURE DEVELOPMENT OCCURS IN A WAY THAT IS CONSISTENT WITH THE CHARACTER OF THE TOWNSHIP

1. Review the Township Code to evaluate options for historic preservation.
2. Identify properties with the potential for adaptive reuse.
3. Collaborate with interest groups and community partners in the area to identify issues, opportunities, and potential solutions.

PRIORITIZE THE PRESERVATION OF OPEN SPACE

1. Identify potential open space acquisitions
2. Complete a greenways study to evaluate the most feasible locations for the preservation of land for greenways.

FIND POTENTIAL SOLUTIONS TO FLOODING AND STORMWATER ISSUES

1. Identify areas of highest flood risk to prioritize mitigation efforts.
2. Identify the most effective mitigation strategies through collaboration with adjacent municipalities.
3. Evaluate the Township's Code's stormwater provisions.

FIND POTENTIAL SOLUTIONS TO POLLUTION ISSUES

1. Establish riparian buffer programs and educational materials to distribute to residential and commercial property owners.
2. Partner with local organizations, such as the Perkiomen Watershed Conservancy, to facilitate stream cleanup programs.
3. Utilize available data sources to identify pollution sources to determine the most appropriate solutions to improving water quality.

MITIGATE CLIMATE CHANGE IMPACTS

1. Establish tree replanting and replacement programs and explore partnerships with local nurseries.
2. Establish environmental education programs through collaboration with local organizations and institutions.

MANAGE INVASIVE SPECIES IN THE TOWNSHIP

1. Explore partnerships with local organizations and institutions for invasive species removal programs.
2. Establish environmental materials on the impact and management of invasive species to be made available to the public.

Figure 49. Natural & Historic Resources Board

Comments for natural resources included that stormwater management and flooding should take priority, protect water quality and use public outreach to avoid harmful chemical usage and education on proper disposal, better outreach and education about recycling and composting, making new developments more sustainable, collaborating with neighboring municipalities on environmental issues, dark skies requirements to reduce light pollution, and the formation of an open space committee. The first page of the packet for natural resources can be seen in Figure 47. The full packet can be seen in the Appendix.

Figure 50. Natural & Historic Resources Public Workshop Packet Sheet 1

Skippack Township Comprehensive Plan Public Workshop		April 2, 2025		
GOALS AND OBJECTIVES – Natural & Historic Resources				
Goals	Objectives	I support this objective	I do not feel this objective is consistent with Skippack Township	Please rank these Natural & Historic Resource goals in order of priority (1 highest priority – 6 lowest priority)
Find potential solutions to pollution issues	Establish riparian buffer programs and educational materials to distribute to residential and commercial property owners. This can be a component of the greenways study (stewardship).			
	Partner with local organizations, such as the Perkiomen Watershed Conservancy to facilitate stream cleanup programs.			
	Utilize available data to identify pollution sources to determine the most appropriate solutions to improving water quality.			
Mitigate climate change impacts	Establish tree replanting and replacement programs and explore partnerships with local nurseries.			
	Establish environmental education programs through collaboration with local organizations and institutions.			
Manage invasive species in the township	Explore partnerships with local organizations and institutions for invasive species removal programs.			
	Establish environmental materials on the impact and management of invasive species to be made available to the public.			

Parks & Open Space

Generally, responses reflect that residents are happy with the quality of the park system and are appreciative of the efforts made by the township to provide high quality recreational amenities and facilities. Several comments suggested some way of reserving park space or courts for their use as well as making park information more readily available and providing a method for giving feedback and comments to the township on ways to improve the parks system. In addition, several additions were suggested, including pickleball courts, a dog park, and community center.

Economic Development

Most comments about economic development pertained to walkability and pedestrian improvements, including improvements to the sidewalks in the Village whether it is improvements to the existing sidewalks or a secondary path, better connectivity to the neighborhoods off Route 113, and some comments were to ensure that pedestrians and cyclists understand state regulations. While there is general support for a small grocery store, there are concerns about a larger grocery store being developed, as there are stores located close to the township. People would like to see more “everyday” retail, such as florists and hardware stores and attendees suggested making these spaces more practical and reasonable. People also expressed that zoning should be maintained to support the commercial corridor and to protect its historic character.

Housing

The most prominent perspective expressed during the public workshop was that people do not want to see higher density housing and that it is unclear what the township’s role is in managing the distribution of housing. People expressed that where code enforcement is an issue, then attention needs to be paid to how enforcement takes place. Some comments were about providing a variety of housing, such as for older adults and more affordable housing, but some also feel there is enough housing for aging in place. The character of housing is also a big concern for residents, and they want future development to be consistent with the existing community character.

Circulation & Walkability

Speeding seems to be an issue that most residents deal with on a regular basis. Enforcement was identified as a potential solution, as the lack of local police creates an environment where there are no consequences for driving over the speed limit. Photo enforcement on Route 73 and 113 was suggested to improve safety. Walkability within the Village area is another top concern for residents with suggestions including one-way sidewalks each way, crosswalks, and exploring options for a walkway behind businesses. Public workshop attendees also recommended closing Route 73 during events and considering a shuttle taking people to different locations throughout the downtown. While walkability is a major concern for residents, they also expressed that some people do not want sidewalks in their residential neighborhoods and that should be considered.

Community Facilities & Utilities

People generally agree that sustainable funding needs to be established for fire and EMS and that Skippack should ensure other townships provide their fair share for those services. People suggested that the township could work with them to do fundraisers to help support them in the future. Some concerns were raised about where that funding would come from and how the township can encourage volunteer services carried into the future if feasible.

General

General comments were generally focused on circulation and walkability. Creating secondary walking paths in the Village, creating pedestrian connections between Biltmore and Evansburg State Park, the addition of crosswalks and signage in the Village, possibly with button activated crossings, a speed study on Skippack Pike, increased walkability along Routes 113 and 73 to Mensch Road, using traffic calming measures that are aesthetically pleasing, and paying attention to light pollution and dark skies solutions.

The feedback obtained at the public workshop helped to finalize and prioritize the goals and objectives of the Plan. The goals and objectives are written in order of priority in the Goals and Objectives chapter.

CHAPTER 5:

Natural & Historic Resource Plan



Chapter 5: Natural & Historic Resource Plan

Introduction

The natural and historic resources of a community provide various important functions and yield benefits to both ecological and human health. They help to paint a picture of how patterns of development have occurred and how development may occur in the future. Understanding the existing conditions of the natural environment of Skippack is necessary in creating a plan for its protection in the future.

Topography, Geology & Soils

Geologically, the landscape of Skippack Township is characterized by ridges and valleys formed by Skippack Creek bisecting the area. The landscape generally slopes towards the Perkiomen Creek, which forms the township's natural western boundary and serves as the primary drainage for the area, eventually flowing into the Schuylkill River.

While Skippack is not characterized by steep mountains or dramatic elevation changes, the presence of the Perkiomen Creek and its tributaries represents some level of undulation and variation in elevation. The elevation within the township ranges, with the village of Skippack itself noted at around 184 feet and the township having an overall elevation of approximately 272 feet.

Overall, Skippack Township's topography is moderately varied with gentle slopes leading towards the Perkiomen Creek and its associated waterways, interspersed with some areas of steeper terrain and undeveloped land.

Most of the northern portion of the township is underlain by reddish-brown shales, siltstones, and sandstones which comprise the Brunswick Formation. The remaining southern portion of the township has bands of shales that form the Lockatong Formation. It is in this area where dinosaur footprints have been found.

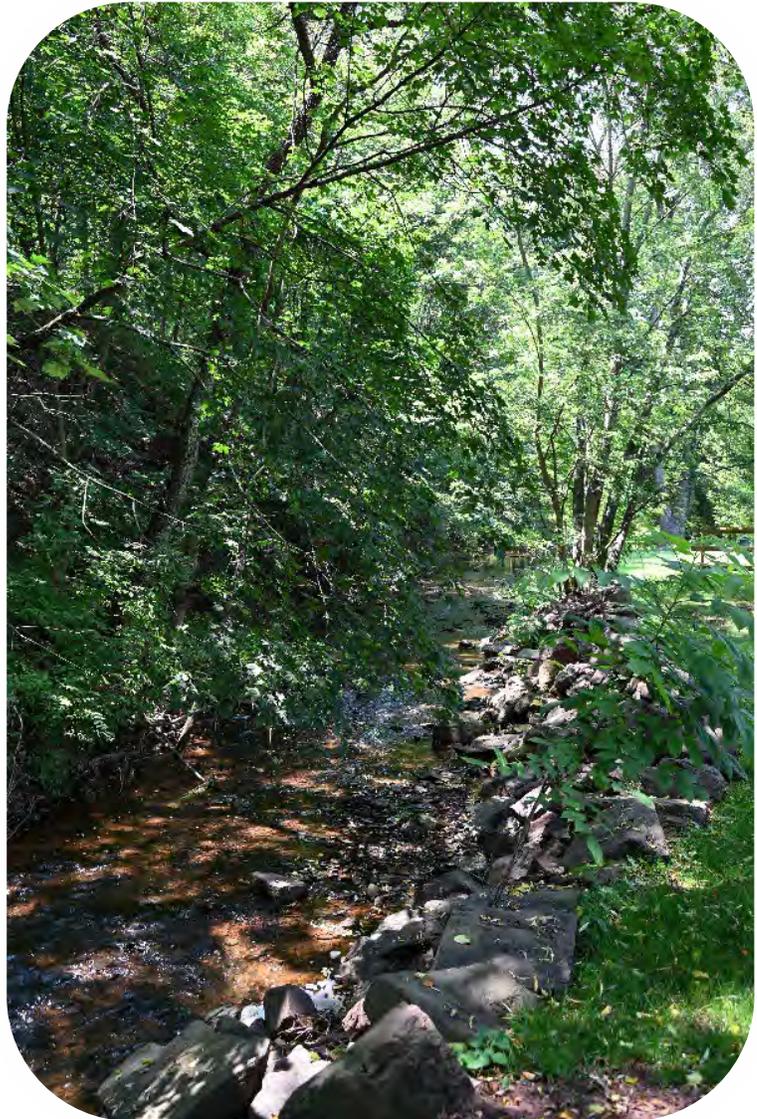


Photo 37. Skippack Creek Corridor

Water Features

Skippack Creek, a 15.7-mile-long tributary of the Perkiomen Creek, is the primary stream running through the township, eventually emptying into the Schuylkill River. Tributaries of Skippack Creek include Zacharias Creek, Towamencin Creek, and the West Branch of Skippack Creek.

True to its indigenous Lenape name meaning “Wetland”, the township indeed contains several wetland areas, primarily concentrated along Skippack Creek and its tributaries, both within and along the edge of Evansburg State Park. Additional wetlands are found along Perkiomen Creek, which runs centrally along the township’s northwestern border. Wetlands also extend along a tributary of Perkiomen Creek south of Skippack Pike in two distinct



Photo 38. Stone Bridge over Skippack Creek

locations.

Woodlands

The township’s woodlands feature a diverse mix of northern and southern hardwood species, creating a rich and biodiverse habitat for a wide variety of plants and wildlife. Common tree species include silver maple, sycamore, and river birch. While the township supports many notable native species, it no longer contains the native cranberries that were once so abundant that the Indigenous Lenape local people named the area after them. The pawpaw tree—the largest native fruit tree in North America—was once plentiful here as well but has experienced a sharp decline. Invasive plants, such as multiflora and lesser celandine, also pose challenges in many woodland areas. Evansburg State Park, located along the township’s southern border, remains heavily forested and provides an important natural habitat.

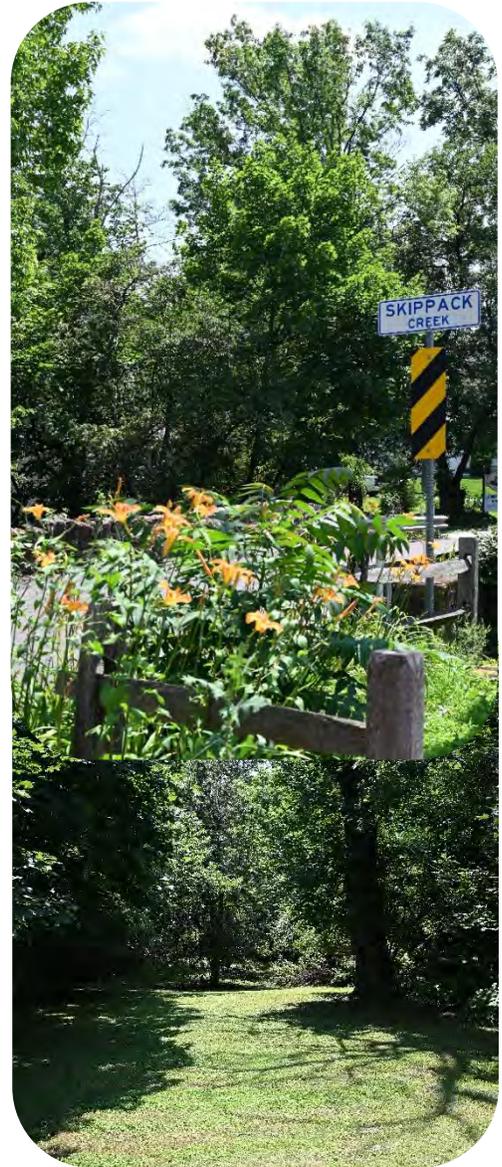


Photo 39. Flowers at Skippack Creek

Wildlife

Skippack Creek and its tributaries are classified as trout-stocked fisheries, supporting a wide variety of fish including smallmouth bass, catfish, carp, panfish, and eel. The stream ecosystem also supports riparian animal species such as the Belted Kingfisher, Wood Duck, and Louisiana Waterthrush. Two threatened reptile species in Pennsylvania—the redbelly turtle, one of the largest turtles in the state, and the bog turtle, one of the smallest—are both found in this environment. Woodland and open field areas support deer, rabbits, owls, and other bird species.



Photo 40. Bird on Pedestrian Bridge

Core Habitat

The Pennsylvania Natural Heritage Program compiles and provides information on significant natural resources including, but not limited to, plants, natural communities, and geologic features in order to guide conservation and land use planning. The PHNP is a partnership of DCNR, Western Pennsylvania Conservancy, the PA Fish and Boat Commission, and the PA Game Commission.

The invasive species identified in the PHNP resources is common carp at several points along Perkiomen Creek within Skippack Township’s boundaries. In addition, the PHNP identifies “Core Habitats” which contain ecologically significant features in need of protection. Two segments of Perkiomen Creek within Evansburg Park were highlighted as having plant species of concern along the lower banks of the creek. These plant species require open areas and are threatened by invasive species. It is recommended that open conditions are maintained, and invasive species are controlled.

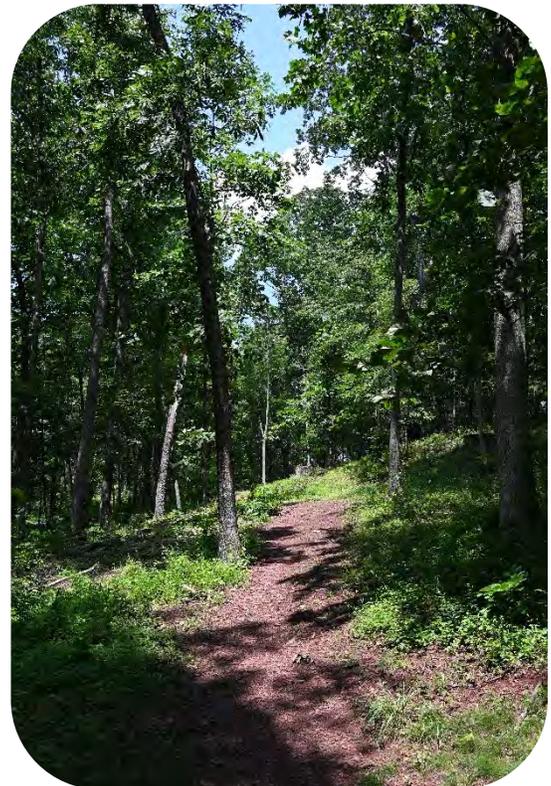


Photo 41. Trail at Lenape Park

Preserved Farmland

Skippack has two farms which are permanently protected through the Montgomery County Farmland Preservation Program. One is Black's Farm located at 4533 Skippack Pike which is approximately 7.73 acres in size. The second is located at 797 Bridge Road and is approximately 6.33 acres in size.

Historic Resources

The National Register of Historic Places does x. It contains one property in Skippack; the Warren Z. Cole House located at Skippack Pike and Evansburg Road. There are no National Landmarks located in Skippack.



Photo 42. Warren Z. Cole House

Goals and Objectives

Below are the goals and objectives for Natural & Historic Resources that were established based on background review and analysis and the public engagement process. They are listed in priority order, for both goals and objectives, based on the results from the Public Workshop in April 2025. The goals and objectives for each topic are discussed in greater detail in Chapter 3: Goals and Objectives.

Goal 1: Prioritize the preservation of open space

Objectives

- Identify potential open space acquisitions.
- Complete a greenways study to evaluate the most feasible locations for the preservation of land for greenways. The study would analyze parcels 5 acres and greater for more sensitive environmental features while accounting for space needed for development (near roadways) and consideration for connectivity.



Photo 43. Open Space

Goal 2: Ensure development occurs in a way that is consistent with the character of Skippack Township.

Objectives

- Identify properties with the potential for adaptive reuse.
- Review the Township Code to evaluate options for historic preservation.
- Collaborate with interest groups and community partners in the area to identify issues, opportunities, and potential solutions.

Goal 3: Find potential solutions to flooding and stormwater issues

Objectives

- Identify areas of highest flood risk to prioritize mitigation efforts.
- Evaluate the Township Code’s stormwater provisions.
- Identify the most effective mitigation strategies through collaboration with adjacent municipalities.
- Lead by example through flood mitigation projects on township-owned properties.



Photo 44. Rain Garden at Lenape Park

Goal 4: Find potential solutions to pollution issues

Objectives

- Partner with local organizations, such as the Perkiomen Watershed Conservancy to facilitate stream cleanup programs.
- Utilize available data to identify pollution sources to determine the most appropriate solutions to improve water quality, air quality, and reduce noise pollution.
- Establish riparian buffer programs and educational materials to distribute to residential and commercial property owners. This can be a component of the greenways study (stewardship).

Goal 5: Mitigate climate change impacts

Objectives

- Prepare a Sustainability Plan
- Encourage new development and revitalization to be compatible with green building standards
- Establish environmental materials on the impacts of climate change.

Goal 6: Manage invasive species in the township

Objectives

- Establish tree replanting and replacement programs and explore partnerships with local nurseries.
- Establish environmental education programs through collaboration with local organizations and institutions.
- Partner with local organizations and institutions for invasive species removal.
- Establish environmental materials on the impact and management of invasive species to be made available to the public.

Summary

Skippack Township's natural resources are characterized by its waterways, rolling terrain, and significant parklands, offering scenic beauty and recreational opportunities. Its historic resources are rich and diverse, ranging from early colonial structures and farmsteads to the well-preserved village, all contributing to a strong sense of place and historical identity. The community actively values and seeks to preserve both these aspects for the future.

Map 4. Skippack Township Soils

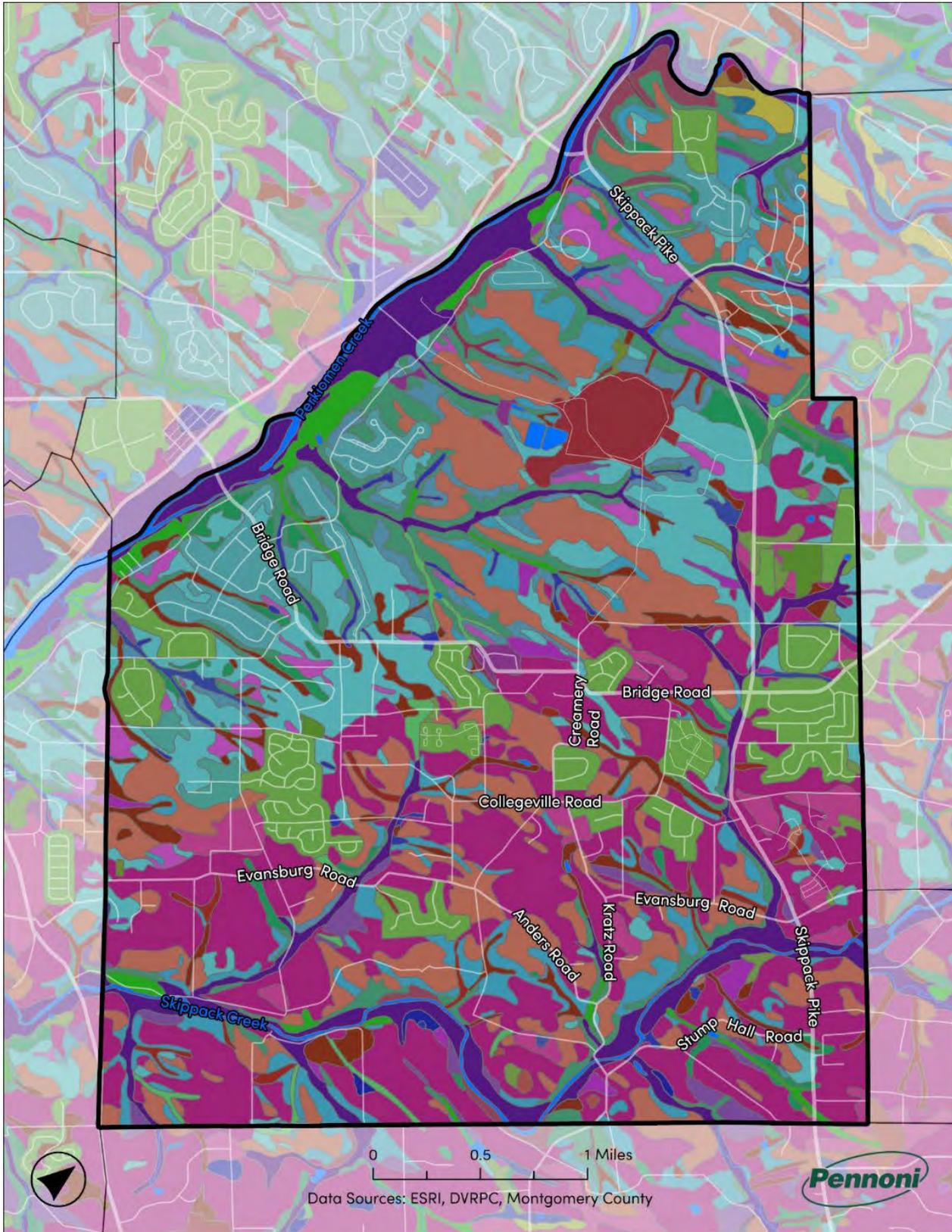
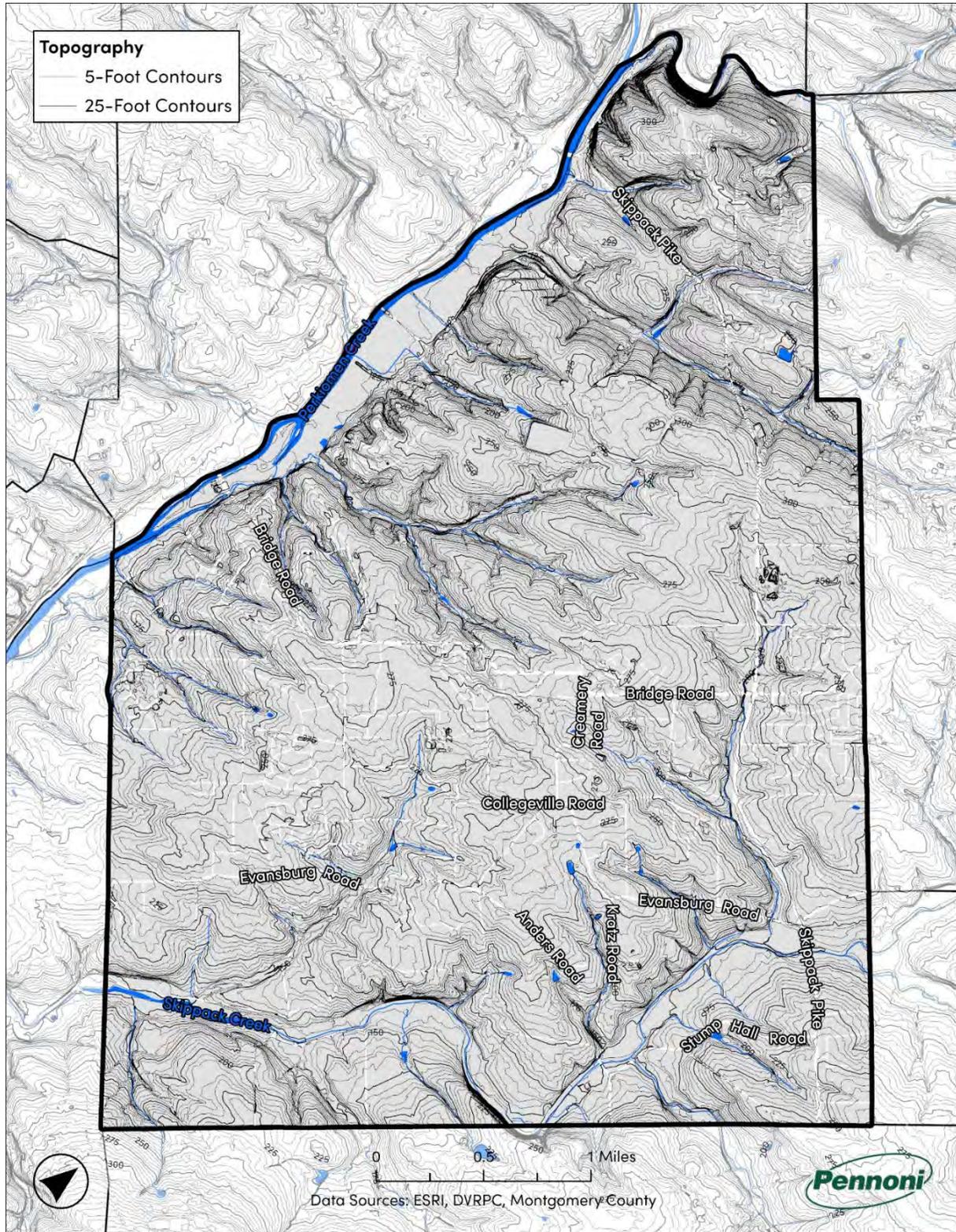


Figure 51. Soil Types Legend

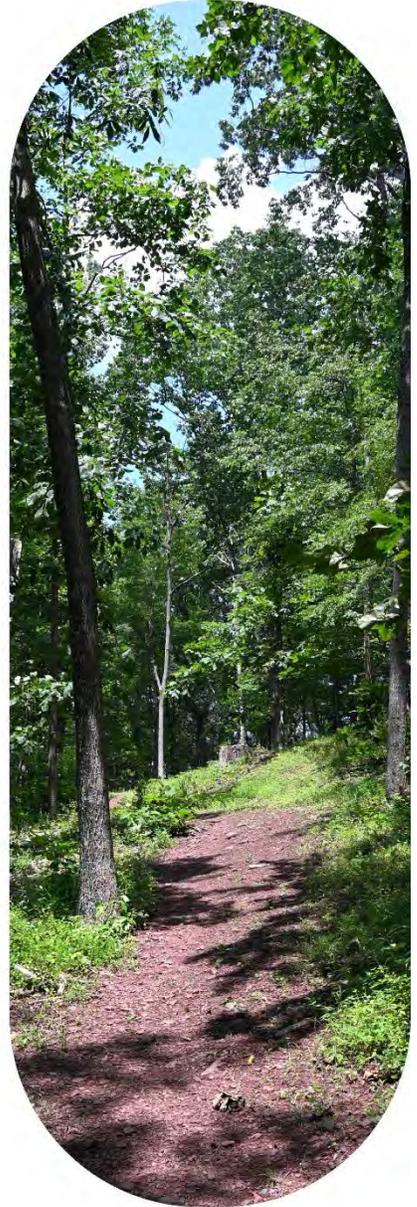
Soil Types

-  Albrights silt loam, 0 to 3 percent slopes
-  Albrights silt loam, 3 to 8 percent slopes
-  Berks-Weikert channery silt loam, 0 to 3 percent slopes
-  Berks-Weikert channery silt loam, 3 to 8 percent slopes
-  Bowmansville-Knauers silt loams
-  Comly silt loam, 0 to 8 percent slopes, extremely stony
-  Craigsville gravelly loam, 0 to 5 percent slopes, rarely flooded
-  Klinesville and Leck Kill very stony silt loams, 35 to 100 percent slopes
-  Klinesville shaly silt loam, 3 to 8 percent slopes
-  Klinesville shaly silt loam, 8 to 15 percent slopes
-  Lackawanna channery loam, 15 to 25 percent slopes
-  Lackawanna channery loam, 8 to 15 percent slopes
-  Leck Kill channery silt loam, 3 to 8 percent slopes
-  Leck kill channery silt loam, 0 to 3 percent slopes
-  Penn channery silt loam, 0 to 3 percent slopes
-  Penn-Klinesville channery silt loams, 15 to 25 percent slopes
-  Pierpont silt loam, 2 to 6 percent slopes
-  Pierpont silt loam, 6 to 12 percent slopes
-  Platea silt loam, 6 to 12 percent slopes
-  Reaville silt loam, 8 to 15 percent slopes
-  Red Hook silt loam, 0 to 3 percent slopes
-  Red Hook silt loam, 3 to 8 percent slopes
-  Rexford loam, 0 to 8 percent slopes
-  Rexford silt loam, 3 to 8 percent slopes
-  Rexford silt loam, 8 to 12 percent slopes
-  Rowland silt loam, 0 to 3 percent slopes
-  Rowland silt loam, terrace
-  Rushtown very shaly silt loam, 3 to 8 percent slopes
-  Udorthents, shale and sandstone, 8 to 25 percent slopes
-  Urban land-Gilpin complex, 0 to 8 percent slopes
-  Urban land-Penn complex, 0 to 8 percent slopes
-  Urban land-Readington complex, 0 to 8 percent slopes
-  Urban land-Udorthents, shale and sandstone complex, 0 to 8 percent slopes
-  Urban land-Udorthents, shale and sandstone complex, 8 to 25 percent slopes
-  Water

Map 5. Topography Map



CHAPTER 6: Parks & Recreation



Chapter 6: Parks & Recreation Plan

Skippack Township’s parks and recreational system has several parks that are well maintained and utilized and provide for various recreational needs. The township provides many recreational facilities that are appreciated and well used by residents. Parks such as Lenape Park provide an opportunity to interact with nature and enjoy passive open space.

Skippack Township Parks

The table below includes all the existing parks in Skippack Township as of this update. The parks provide a variety of recreational and passive opportunities. The location and amenities provided in each park are summarized below. Park locations can be seen on Map 6.



Photo 45. Skippack Creek in Evansburg State Park

Figure 52. Township Parks

Park	Address	Amenities
Church Road Park	Church Road, Lower Salford	Playground, basketball court
Jeanne Rosset French Memorial Park	3903 Township Line Road, Collegeville	Open space, baseball field
Palmer Park	4022 Heckler Road, Collegeville	2-mile walking trail, tennis courts, pickleball courts, basketball courts, baseball fields, softball fields, playground, picnic area, benches, grill, pavilion with restrooms, Bocce court, Little Free Library
Lenape Park	4991 W. Skippack Pike, Collegeville	Pavilion with restrooms, walking trail, disc golf, scenic overlook, Perkiomen Creek access with stepping stones connecting to Montgomery County trails, grill
Cholet Historic Farm & Pond	4109 Creamery Road, Skippack	Historic farm, walking trail, flower field, historic buildings
Hallman’s Grove	3800 Hallman Avenue, Collegeville	Pavilion, grill, bathrooms

Palmer Park is the township's most utilized park and offers two miles of walking trails, tennis, pickleball, basketball, and bocce courts, baseball fields used by the Lower Perkiomen Little League, softball fields, a playground, picnic area, benches, grills, a pavilion with restrooms, and a Little Free Library. Residential neighborhoods surrounding the park have pedestrian connections to the park, contributing to it being well utilized by residents.



Photo 53. Palmer Park Baseball Fields



Photo 54. Palmer Park Basketball Court

Lenape Park is over 34 acres of land that is permanently preserved. It provides a pavilion available for events, grills, a walking trail, disc golf, a scenic overlook, access to Perkiomen Creek with stepping stones connecting to the Perkiomen Trail.



Photo 55. Lenape Park Grill and Disc Golf



Photo 56. Lenape Park Pavilion

Church Road Park offers a playground, and a basketball court. It is over 6 acres in size and is located north of Skippack Pike and is surrounded by residential neighborhoods and the Village is just to the south.



Photo 50. Church Road Park Playground

Evansburg State Park

Evansburg State Park is partially located within Skippack Township and is situated in southcentral Montgomery County. It also extends into the Municipality of Norristown and Collegeville Borough. The Park is comprised of a significant area of green space and is crossed by Skippack Creek which has carved the land over time forming narrow valleys and ridges. Remnants of historic mill buildings from the eighteenth and nineteenth centuries are still present across the park. Evansburg also has cropland, meadows, fields, and mature woodlands. Amenities include ADA parking, pavilion, picnic tables, playground, potable water, restrooms, fishing pier, grills, hiking, camping, hiking and horse trails, mountain biking, and cross-country skiing.



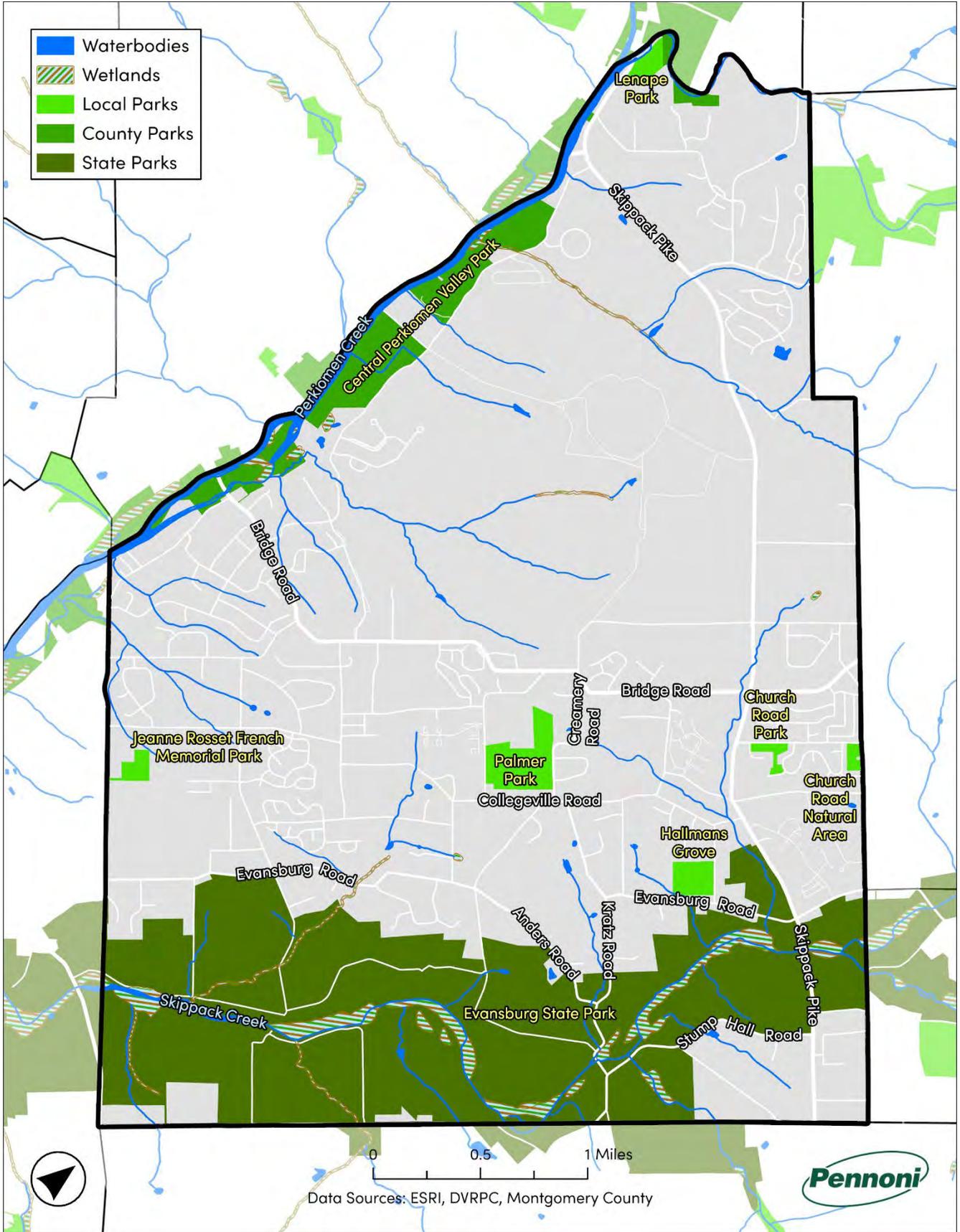
Photo 51. Evansburg State Park Farmhouse



Photo 52. Bridge at Evansburg State Park

Summary

The public engagement process showed that the community is highly satisfied with the parks system, but there is some room for improvement with increasing the number of amenities provided as well as determining if there are any missing facilities that the community is interested in having.



Goals and Objectives

Below are the goals and objectives for Parks & Recreation that were established based on background review and analysis and the public engagement process. They are listed in priority order, for both goals and objectives, based on the results from the Public Workshop in April 2025. The goals and objectives for each topic are discussed in greater detail in Chapter 10: Goals and Objectives.

Goal 1: Include more passive open space as a part of the park system

Objectives

- Evaluate potential new opportunities for passive open space to add to the park system.
- Evaluate existing park system for potential enhancement and expansion in its passive open space.



Photo 53. Lenape Park Open Space

Goal 2: Improve amenities available in parks

Objectives

- Conduct a community survey to identify the community’s needs and perspectives on amenities in the park system.
- Complete up-to-date parks and recreation plan to evaluate available amenities and opportunities for new ones in the park system.
- Improve park infrastructure and signage

Goal 3: Improve maintenance of existing parks

Objectives

- Prepare updated parks and recreation plan
- Conduct a community survey to evaluate the current level of maintenance of parks and areas for improvement in the park system
- Form neighborhood parks groups to establish community investment in local parks.



Photo 54. Calisthenics Equipment

CHAPTER 7:

Economic Development Plan



Chapter 7: Economic Development Plan

Economic Landscape Today

Skippack today boasts a higher median household income compared to the national average, indicating a relatively affluent population. Key industries in the township include healthcare, professional services, and retail trade. The arts scene, with numerous galleries and studios, also contributes to the local economy.

The workforce is generally well-educated, with a significant portion holding bachelor's degrees or higher, and primarily employed in white-collar jobs. There's a clear focus in the community on maintaining the vibrancy of the downtown village and supporting small local businesses moving forward into the future.

Challenges include business turnover and the need to keep village shops occupied with high quality retail and businesses. Opportunities for economic development are seen in strategically developing the periphery of the downtown to support it with services. Other potential strategies include potentially attracting more “everyday retail” such as grocery stores to meet the needs of the community.

The township is actively engaged in planning for future economic development that complements the downtown's character and ensures long-term prosperity. This includes but is not limited to evaluating any actions the township can take to improve business attraction and retention, streetscape improvements, and exploring any standards that may support architectural and aesthetic standards for commercial growth.



Photo 55. Village Streetscape



Photo 56. Alley Between Village Businesses

Skippack Township, particularly its historic Skippack Village, boasts a vibrant and unique business community centered around locally owned and operated establishments. In addition to the historic charm of the area, there is a strong focus on small, local businesses, fostering a strong sense of community. The business landscape offers a mix of offerings, including boutique retail, dining, arts and culture, and services.



Photo 57. Artisans Nest

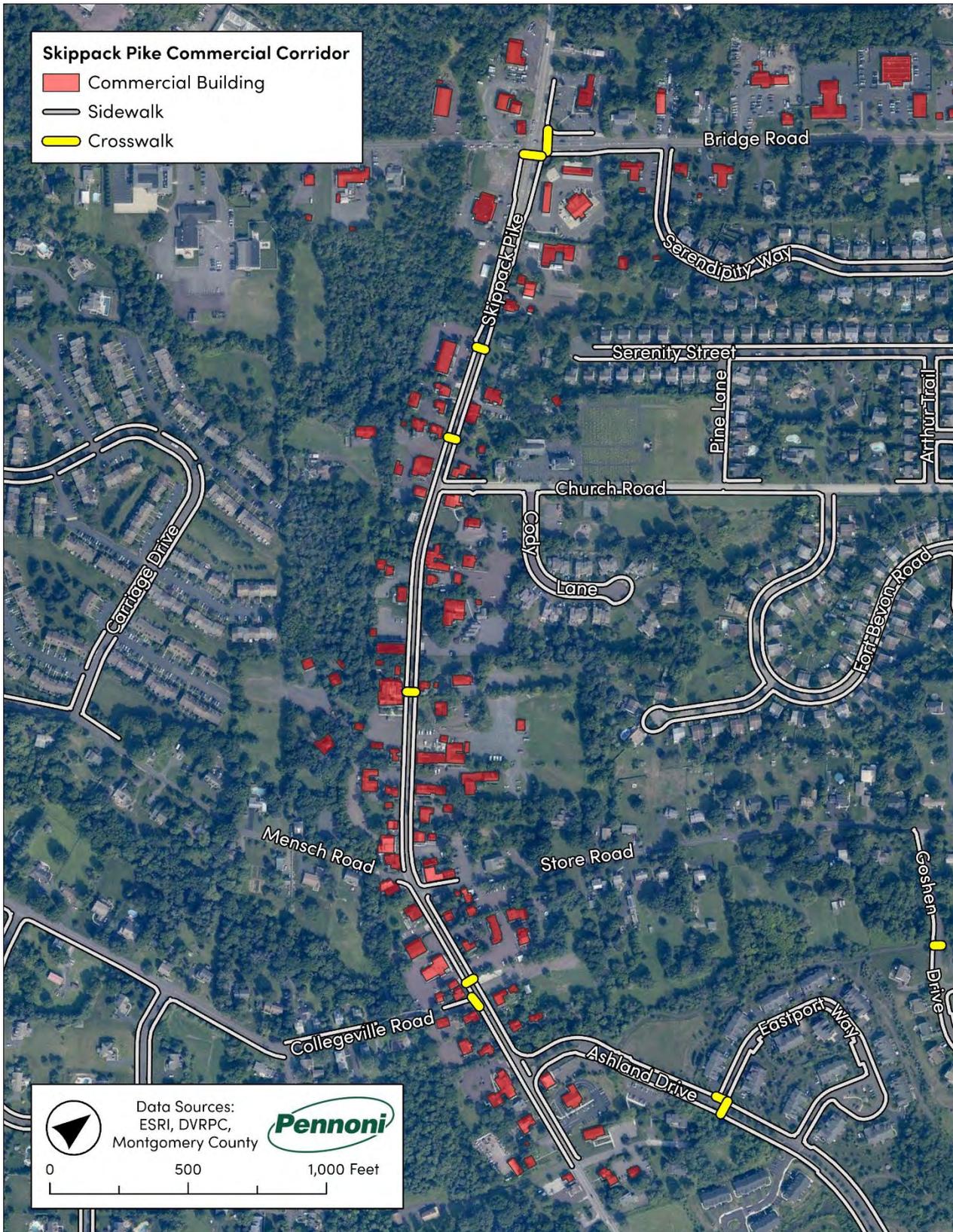
The Skippack Business Owners Association (SBOA) is a non-profit organization supporting and promoting businesses within Skippack Village. The leadership of the association is comprised of business owners in the village who volunteer their time. Skippack is recognized in the area for its various annual and more regular events which attract locals and visitors alike. These include Skippack Days, First Fridays, car shows, and Skippack Community Day. These events help to build community pride, attract visitors, and support local businesses.

In essence, Skippack Township's business community thrives on its local character, diverse offerings within a charming historic setting, and the active involvement of the SBOA and the township in fostering a vibrant environment. The Township aims to balance economic growth with preserving its natural and historic resources.



Photo 58. Residents Dining Outdoors

Map 7. Skippack Pike Commercial Corridor and Pedestrian Facilities



Future Considerations

This plan aims to guide future economic development in a way that preserves the township's character while fostering sustainable growth. Through background research and public engagement, it is clear that there should be a focus on supporting the existing "jewel" of Skippack Village and improving the surrounding commercial areas in order to bolster that support.

Other improvements to elements such as transportation infrastructure, including potential trolley services and pedestrian improvements, can potentially support economic activity and accessibility.

Understanding the vulnerability of small businesses and their value to the community is essential in outlining what changes can be made to preserve them in the community.



Photo 59. Blossom Cafe

Summary

Skippack's economic development has evolved from its agricultural roots to a community characterized by its vibrant historic village which is surrounded by comfortable residential neighborhoods. Future strategies aim to balance preserving the township's unique character with fostering sustainable economic growth and providing necessary services for its residents.



Photo 60. Comic Bookstore



Photo 61. Outdoor Seating for Dining



Photo 62. Building with Multiple Shops

Goals and Objectives

Below are the goals and objectives Economic Development that were established based on background review and analysis and the public engagement process. They are listed in priority order, for both goals and objectives, based on the results from the Public Workshop in April 2025. The goals and objectives for each topic are discussed in greater detail in Chapter 10: Goals and Objectives.

Goal 1: Improve walkability and biking safety throughout the township with a focus on the Village Downtown

Objectives

- Improve walking conditions in the township with a focus on the Downtown area
- Create more dedicated bike parking, infrastructure, and amenities.
- Improve the overall streetscape environment
- Explore design guidelines if can help preserve the distinct look and character of Skippack

Goal 2: Encourage more desired businesses in the township

Objectives

- Evaluate the ease of the process of opening businesses in the township.
- Explore opportunities for outdoor spaces for gathering.
- Conduct an economic analysis of business gaps in Skippack.



Photo 63. Italian Market

Goal 3: Improve parking in the Village Downtown

Objectives

- Meet with business owners and stakeholders to hear their perspectives and experiences with parking downtown.
- Conduct a parking study to evaluate current and future parking needs.
- Improve the efficiency of existing surface parking



Photo 64. Parking Signage

CHAPTER 8:

Circulation & Walkability Plan



Chapter 8: Circulation & Walkability Plan

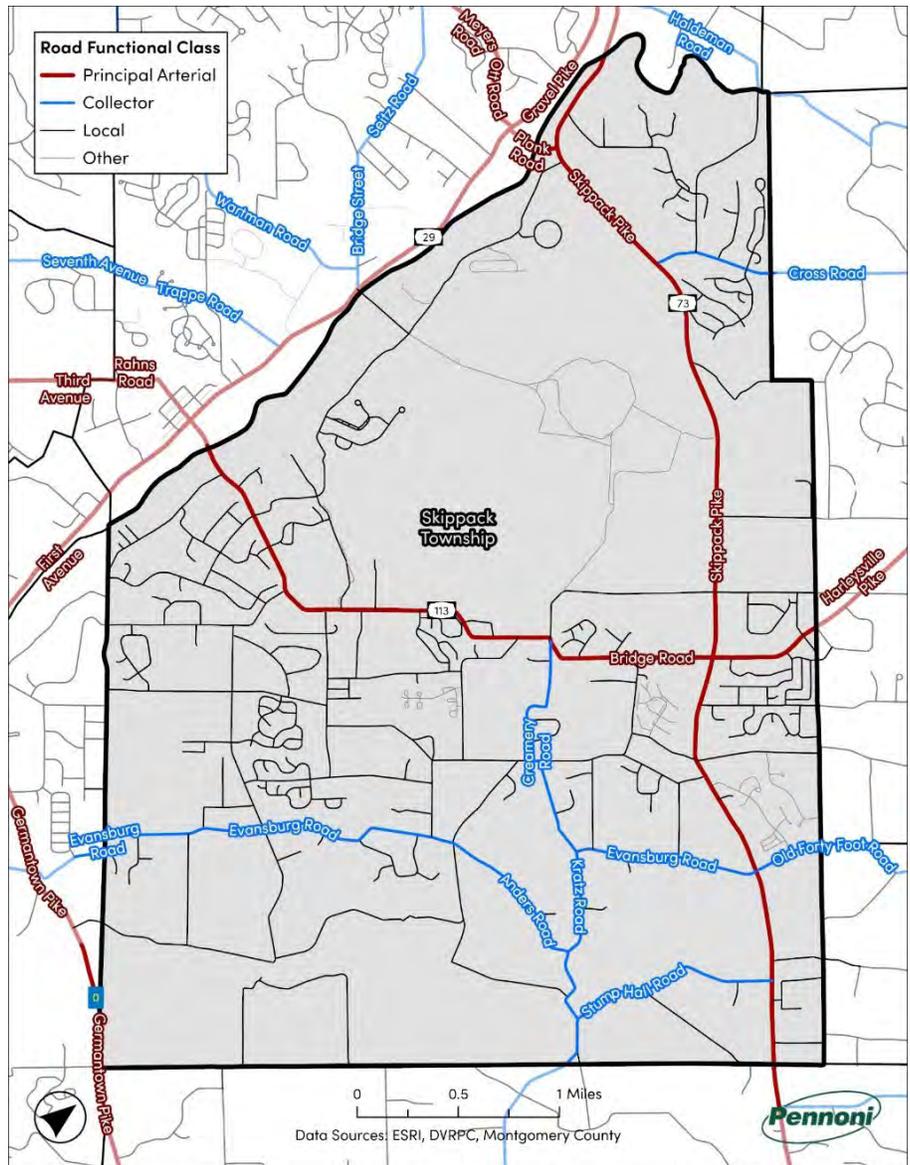
Circulation

Skippack Township is a largely car-dependent community. Major roadways through the township include Skippack Pike, Bridge Road, and Plank Road. Public transportation is minimal and there is a lack of demand expressed by community members as many people relocate to Skippack to be away from major roadway networks and development hubs.

Functional Road Classification

Roads are designated as one of the functional road classifications based on their role and level of capacity and infrastructure. Interstate and freeways, none of which are in Skippack, are the highest classification and are designed for high-speed, long-distance travel. Arterials cover long distance trips and typically span counties and connect to more major roads. Arterials will carry the most traffic in and out of the township. Principal arterials in Skippack include Skippack Pike, Bridge Road, and Plank Road.

Collectors provide access and circulation within residential neighborhoods and commercial centers. Collectors connect local roads and streets with arterials and provide less mobility than arterials at lower speeds and for shorter distances. Collector roads in Skippack include Evansburg Road, Creamery Road, Stump Hall Road, and Old Forty Foot Road. All road classifications in Skippack can be seen in Map 8.



Map 8. Functional Road Classification

Walkability

Skippack Township has many areas that are highly walkable, thanks to sidewalks and trails, especially to and from key destinations such as parks and the Village. Through the planning process, areas for improvement and enhancement were identified and will be discussed in further detail in this section of the plan. Walkability can have countless economic, environmental, and human health benefits for a community. Overall pedestrian infrastructure is shown on Map 10.



Photo 65. Skippack Pike Sidewalks and Pedestrians in Crosswalk

Human Health and Equity Benefits

Increased walkability can encourage residents to walk through their communities, leading to more frequent interactions with neighbors, helping to foster a sense of community and increasing social ties. Increased foot traffic can also lead to “natural surveillance”, which can deter crime and enhance real and perceived level of safety. It also provides an accessible alternative option for transportation for all ages, which reduces reliance on cars and leads to greater inclusivity. Walking has been shown to increase quality of life through both physical and mental health benefits.

Economic Benefits

On average, studies have shown that housing prices in more walkable areas can command higher prices than similar properties in less walkable areas. Increased foot traffic in commercial areas, such as the Village, can increase the likelihood of residents shopping at local stores and utilizing local services. Walkable communities, especially those with rich character and a commercial core, are shown to attract skilled professionals who see accessibility and quality of life as a key characteristic of a community they wish to relocate to. Walkability can also reduce transportation costs, where walking can replace automobile trips, and can increase tourism by making Skippack a more attractive place to visit.



Photo 66. Customers at Artisans Nest

Environmental Benefits

Increased walking and cycling for transportation can reduce reliance on individual automobile trips which in turn can reduce lower greenhouse gas emissions and improved air quality. Less vehicles on the road may result in less air and noise pollution, creating a healthier environment for all residents. More walkable areas tend to incorporate elements such as permeable surfaces and green infrastructure, which has positive benefits for stormwater management and runoff.

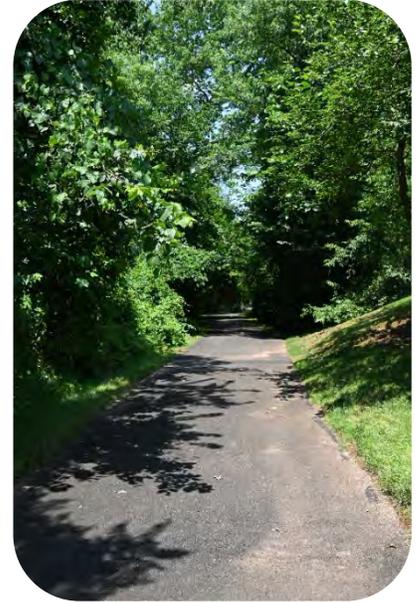


Photo 67. Asphalt Walking Path



Photo 68. Obstruction in Sidewalk

Sidewalk Gaps

DVRPC (the Delaware Valley Regional Planning Commission) has completed an analysis of sidewalk accessibility in the region which can be accessed via their Sidewalk Gap Analysis Explorer. Sidewalks throughout the region have been mapped based on if sidewalk is on both sides of the street, one side of the street, or if sidewalk is missing on both sides of the street.

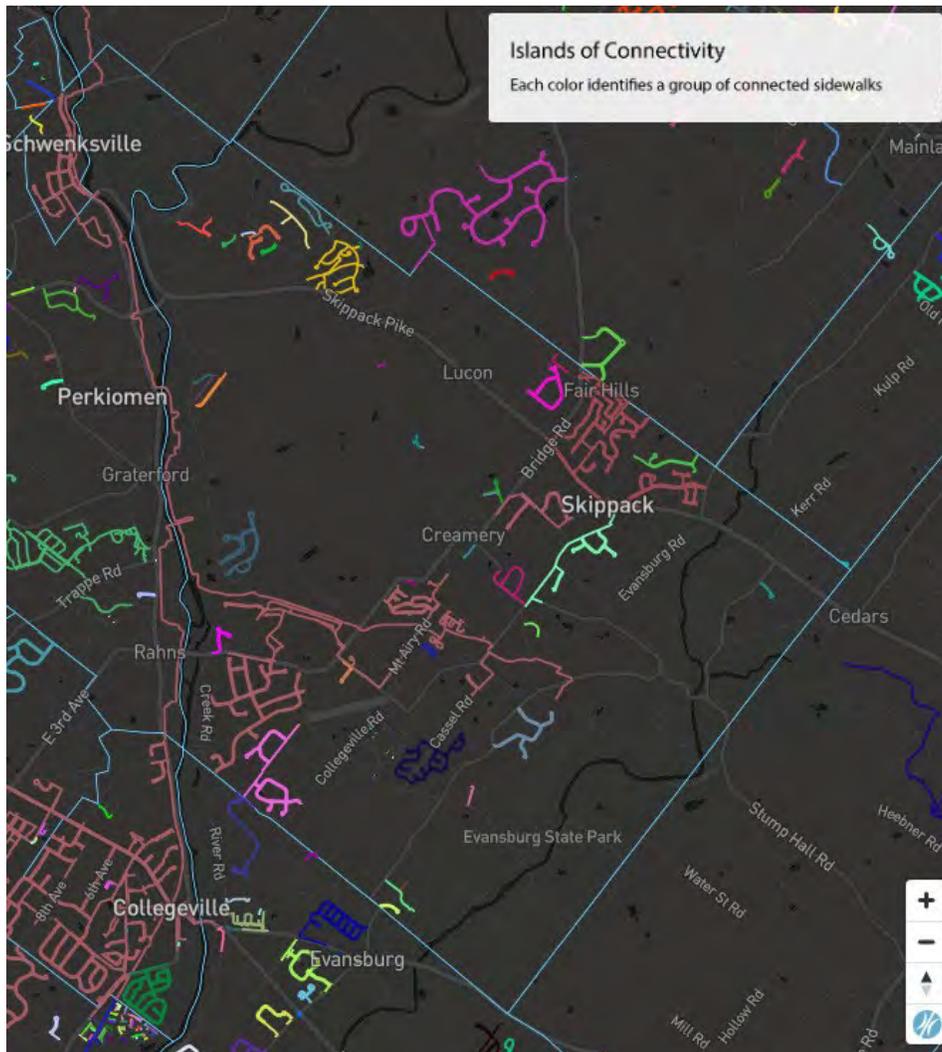
Map 11 shows the results of this study in Skippack Township. Red represents missing sidewalk on both sides of the street, yellow represents sidewalk on one side of the street, and green sidewalk on both sides of the street. This analysis shows that there is relatively good sidewalk coverage within larger more established residential communities and newer residential development in addition to the village and some surrounding areas. Outside of the village, sidewalk is lacking along most of Skippack Pike and is largely missing from the area around the SCI Phoenix property and Evansburg State Park.

Map 10. DVRPC Sidewalk Connectivity



DVRPC also conducted an “Islands of Connectivity Analysis”. This analysis was conducted through grouping sidewalk segments with all adjacent sidewalk segments to create groups or sets of “islands” which represents a single portion of the network where a person could walk from one end to another entirely using sidewalks and crosswalks. This map shows several islands around the village area, showing there are small gaps that may be able to be connected via small improvements such as the addition of a crosswalk. It also shows a larger island that connects several residential communities which have access to the Perkiomen Trail which reaches further outwards into Schwenksville and beyond. This analysis is useful in determining potential short- and longer-term improvements that could potentially be made in the pedestrian network.

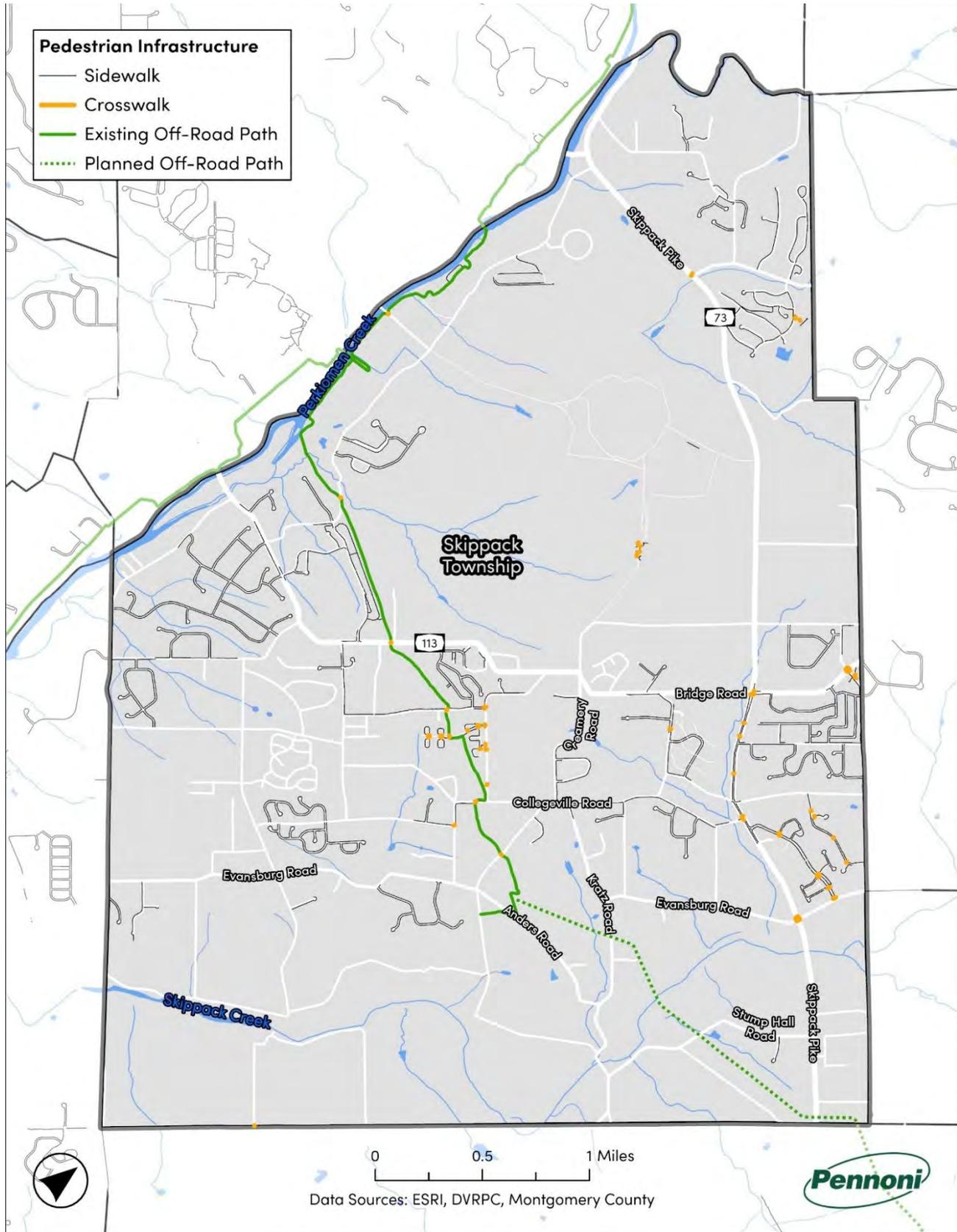
Map 11. DVRPC Islands of Connectivity



Summary

The benefits of walkability align directly with the themes of this comprehensive plan, Health and Safety, Green Environment, and Economic Vitality and therefore improvements and enhancements in this area specifically target the needs expressed by the community.

Map 12. Pedestrian Infrastructure



Goals and Objectives

Below are the goals and objectives for Circulation & Walkability that were established based on background review and analysis and the public engagement process. They are listed in priority order, for both goals and objectives, based on the results from the Public Workshop in April 2025. The goals and objectives for each topic are discussed in greater detail in Chapter 10: Goals and Objectives.

Goal 1: Improve conditions for pedestrians

Objectives

- Improve conditions for pedestrians
- Evaluate street design improvements that could be made to key roadway locations
- Use traffic calming tools to reduce speeds and improve safety in residential neighborhoods.
- Explore the potential for conducting a walkability audit/study to identify risks, opportunities, and needs in the sidewalk network.
- Promote Safe Routes to Schools



Photo 69. Bicyclist on Skippack Pike Sidewalk

Goal 2: Address congestion issues

Objectives

- Evaluate potential technological improvements that could improve traffic flow throughout the township.
- Conduct a local transportation study and take traffic counts at key intersections.

Goal 3: Address speeding issues

Objectives

- Coordinate with the appropriate transportation agencies, such as PennDOT, to identify feasible solutions to speeding in the township.
- Evaluate traffic calming measures that reduce speeding at key locations.



Photo 70. Crosswalk on Skippack Pike



Photo 71. Sidewalk in the Village

CHAPTER 9:

Housing Plan

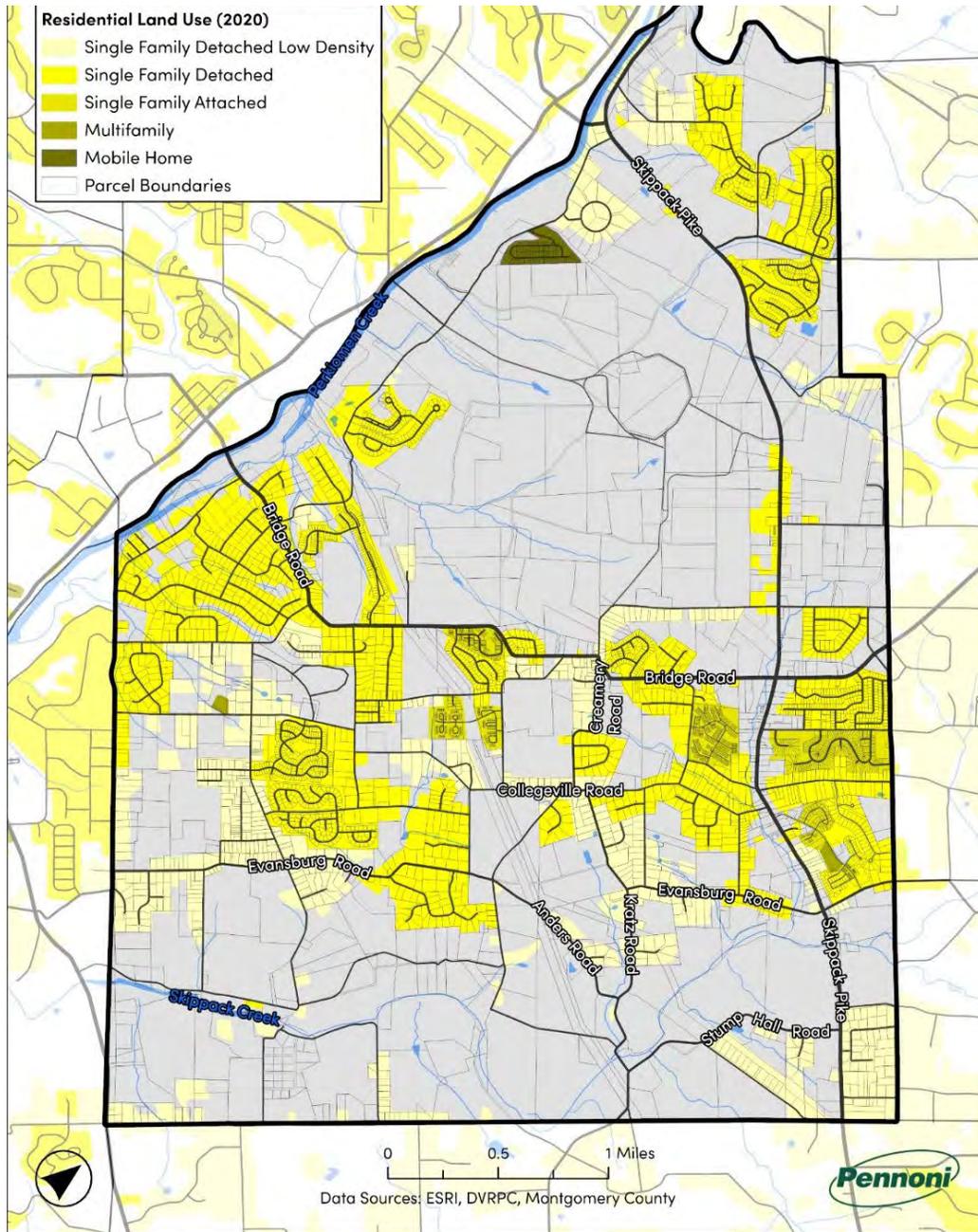


Chapter 9: Housing Plan

This chapter includes an analysis of trends related to housing, including housing types and land uses, value, occupancy, units in structure, year built, and other characteristics. Residents of the township have expressed how much they appreciate their residential neighborhoods and the character of its housing.

Residential land uses can be seen in Map 13. Single family detached is the highest residential type, followed by single family attached. A very small number of units are single family attached and even less multifamily.

Map 13. Residential Land Use



Housing Value

A significant portion of the housing units in Skippack Township falls within the middle to upper value ranges. The \$500,000 to \$999,999 range contains the highest number of units (2,118), indicating a strong presence of higher-valued homes. The \$300,000 to \$499,999 range also has a substantial number of units (1,333).

There are relatively fewer housing units in the lower value ranges of \$100,000 to \$149,999 (29 units) and \$150,000 to \$199,999 (54 units). This suggests a limited number of more affordable housing options within the township, at least within these defined brackets.

Notable Presence in the \$200,000s: The \$200,000 to \$299,999 range also contains a considerable number of housing units (411), indicating a segment of the market in this mid-range value. The number of housing units valued at \$1,000,000 or more is relatively low (28 units), suggesting that while there are some very high-end properties, they constitute a small fraction of the total housing stock.

The distribution of housing values in Skippack Township appears to be skewed towards the higher end of the spectrum, with a large concentration of properties valued above \$300,000. This suggests that Skippack Township might be characterized by a housing market with a significant proportion of moderately expensive to expensive homes.



Photo 72. Example of Single Family Attached Dwelling in Skippack



Photo 73. Multifamily Dwellings

Compared to Montgomery County, there are units that fall within lower value groups, less than \$50,000, \$50,000 to \$100,000, and \$150,000 to \$200,000. Figure 50 shows the overall percentage of units that fall within each value range for Skippack Township. Figure 51 compares those values to Montgomery County overall. Montgomery county has a slightly larger percentage of units within the \$200,000 to \$299,999 and \$300,000 to \$499,999 ranges. Skippack has a considerably higher percentage of housing units in the \$500,000 to \$999,999 range.

Figure 57. Skippack Housing Value

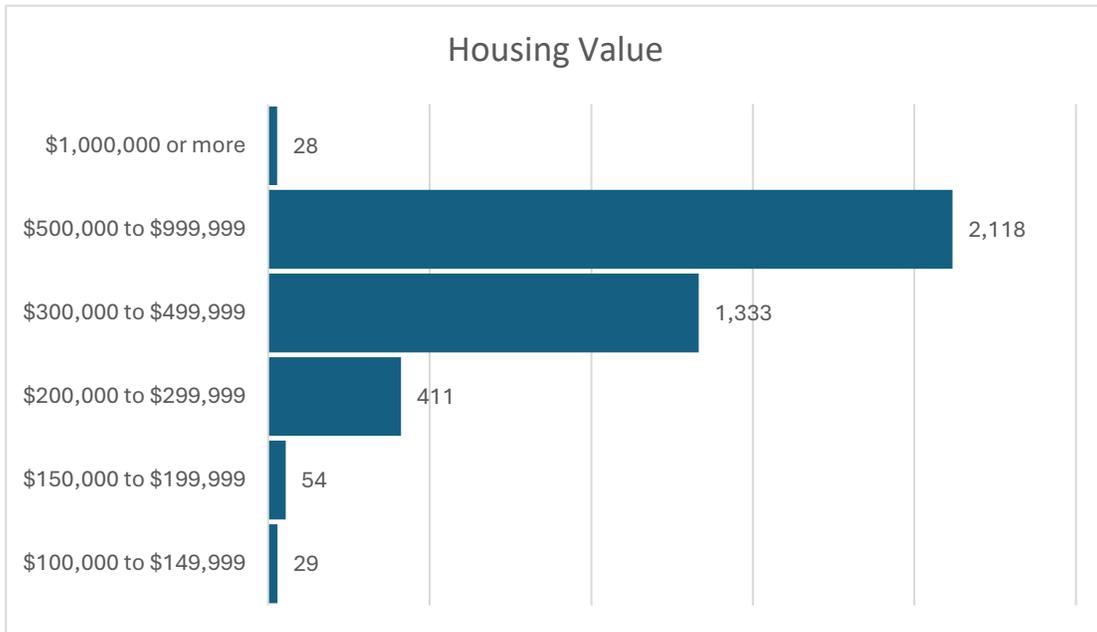
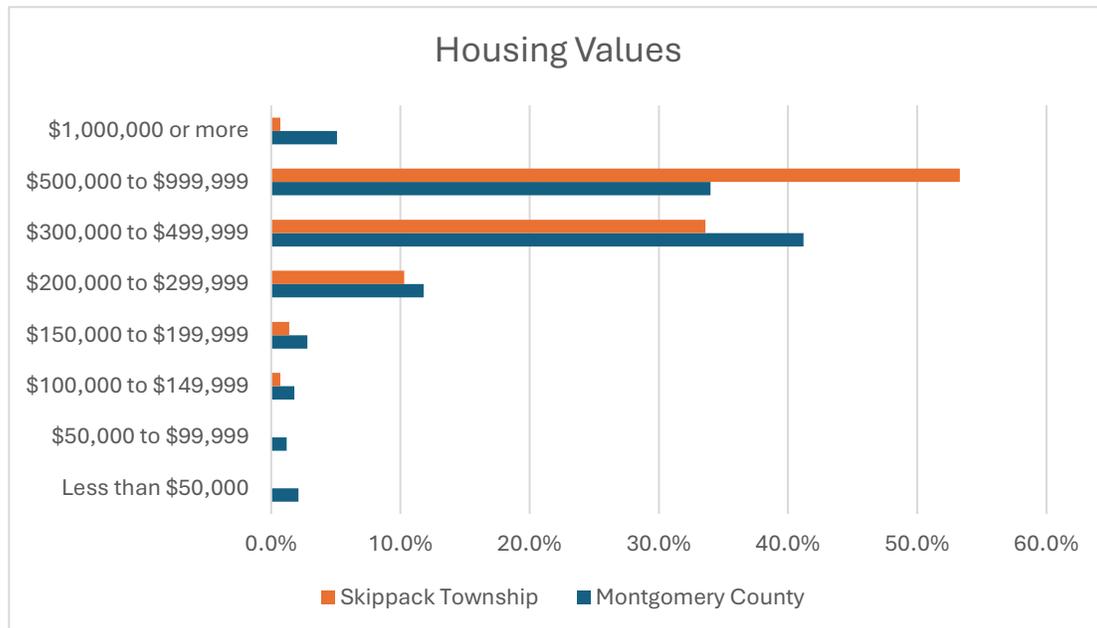


Figure 58. Skippack Housing Value Compared to Montgomery County



Housing Characteristics

Skippack Township has a total of 4,343 housing units (ACS 2022 5-Year Estimates). Nearly all of the housing in the township is occupied (97%) to 3% vacant.

The average household size of owner-occupied units is 2.71. This is slightly higher than the average household size of Montgomery County overall, which is 2.52.

The residential landscape of Skippack Township is predominantly single-family homes, particularly detached. Figure 53 shows the overall breakdown of housing by the units contained in the structure.

Approximately 76.3% are 1 unit detached, and 18.6% are 1 unit attached, meaning twins.

Figure 59. Housing Occupancy

Housing Occupancy

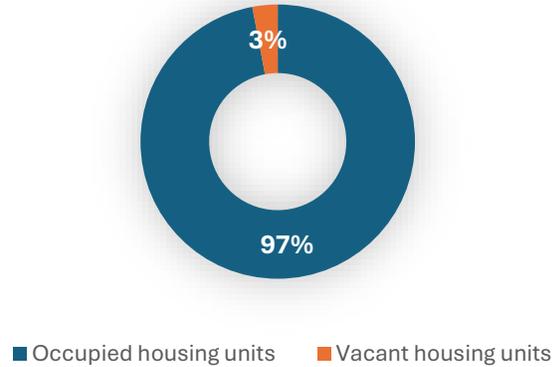


Figure 60. Units in Structure

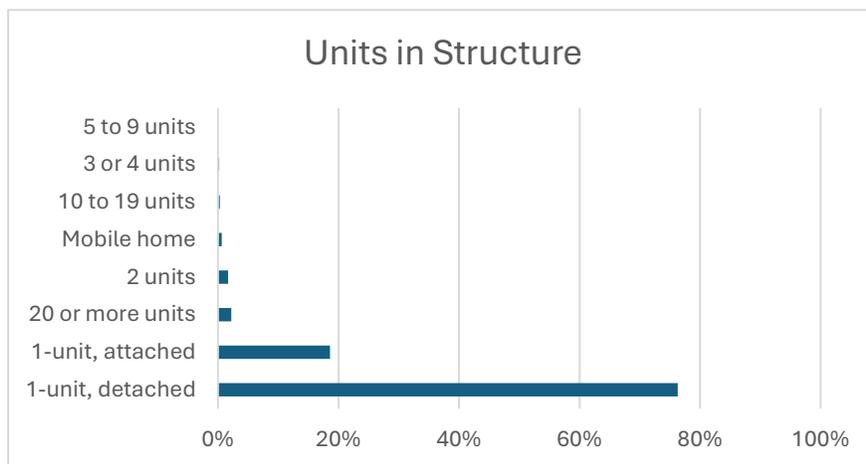
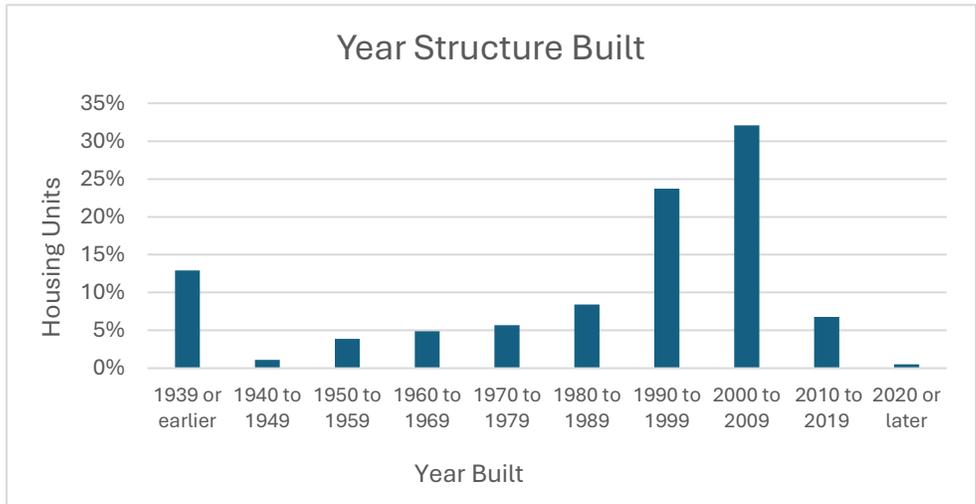


Photo 74. Duplex Dwellings

Figure 54 shows the time periods in which housing was built in the township. 12.9% of units were constructed in 1939 or earlier, 23.7% were built between 1990 and 1999, and the period of highest construction was between 2000 and 2009 (32.1%). Construction reduced significantly after that with 7.3% of all units built between 2009 and today.

Figure 61. Housing Structures by Year Built



The period of highest growth, in terms of when people moved into housing units in the township, was between 2010 and 2017 (31.9%), followed closely by 2000 to 2009 (25.2%).

Figure 62. Year Householder Moved into Unit

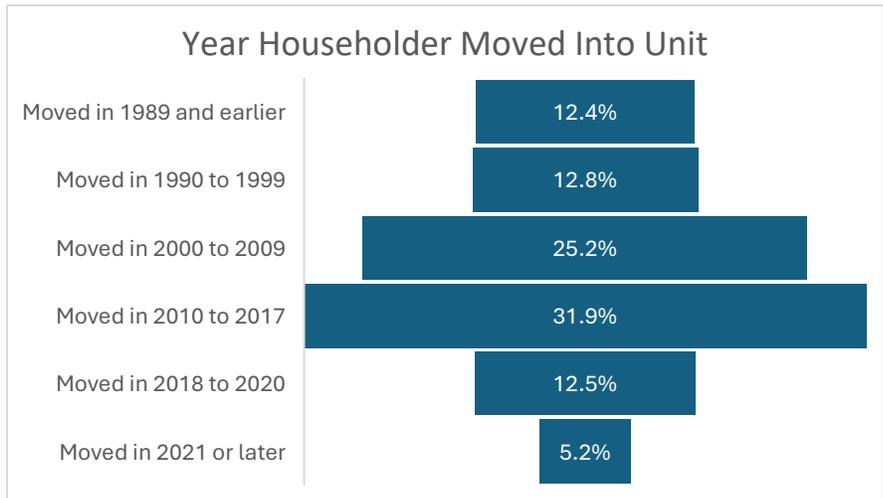
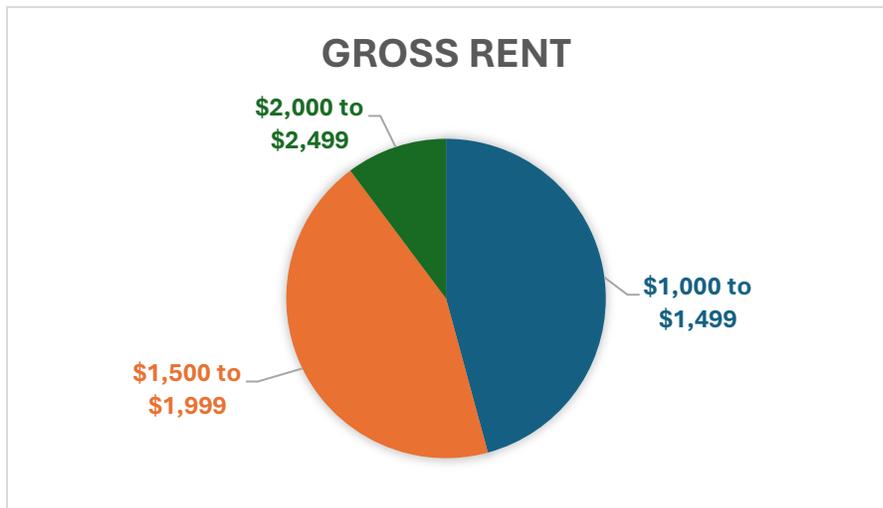


Figure 63. Gross Rent

Rental units make up a small portion of the housing in the township, as mentioned above. Gross rent of units in the township ranges between \$1,000 and \$2,499.



Housing Goals and Objectives

Below are the goals and objectives for Housing that were established based on background review and analysis and the public engagement process. The goals and objectives are listed in priority order, for both goals and objectives, based on the results from the Public Workshop in April 2025. The goals and objectives for each topic are discussed in greater detail in Chapter 10: Goals and Objectives.

Goal 1: Maintain the character and quality of the existing housing stock

Objectives

- Promote the rehabilitation of the existing housing stock.
- Explore potential design standards to add to the Township Code to support consistency with existing housing.
- Maintain current affordable housing stock

Goal 2: Ensure housing accommodates the needs of the community

Objectives

- Evaluate the Township Code against demand and the need of the community to ensure it provides for all appropriate uses.
- Provide options for older adults to age in place.
- Address housing affordability to the greatest extent possible.

CHAPTER 10:

Community Facilities & Utilities Plan



Chapter 10: Community Facilities & Utilities Plan

Township Communication and Services

Skippack Township makes a concerted effort to provide a variety of forms of communication to residents regarding ongoing projects, events, and educational material on a broad range of topics. The township maintains a website which is the main avenue for communication with residents. Quarterly newsletters are mailed to residents, with a focus on township services, updates, and events. The township maintains a social media presence on multiple platforms and also sends out frequent e-newsletter updates on an as-needed basis to keep residents informed of recent events.

Skippack holds many special events that are well attended by the community. These include but are not limited to Movie in the Park, July 4th Celebration, Easter Egg Hunt, Halloween Pet Parade, Elf Scavenger Hunt, Summer Concerts, and Community Day.

Fire and Emergency Medical Services

The Skippack Fire Company is a 100% volunteer organization and operates out of one station, providing primary fire and rescue services to the township. It was founded in 1899 in response to the need for fire protection in the area. The current location of the firehouse was purchased in the 1960s.

Skippack Fire Company responded to 288 emergency calls in 2024, 194 of which (67%) were within Skippack Township. A total of 47 personnel were used for a total of approximately 1,766 hours.

Membership for the Fire Company is comprised of 6-line officers, 11 administrative officers, 98 members, 20 active members – firefighters, and 40 life members.



Photo 75. Skippack Fire Company

Figure 64. Skippack Fire Company Income

The majority of the Skippack Fire Company's income comes from rental properties (53%). As of 2024, the company carried a mortgage of \$1.45 million.

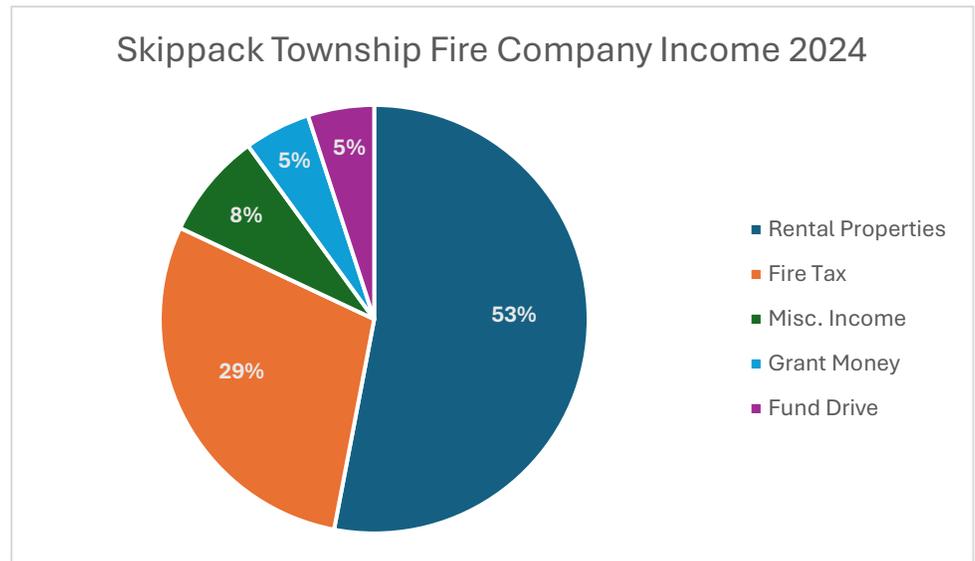
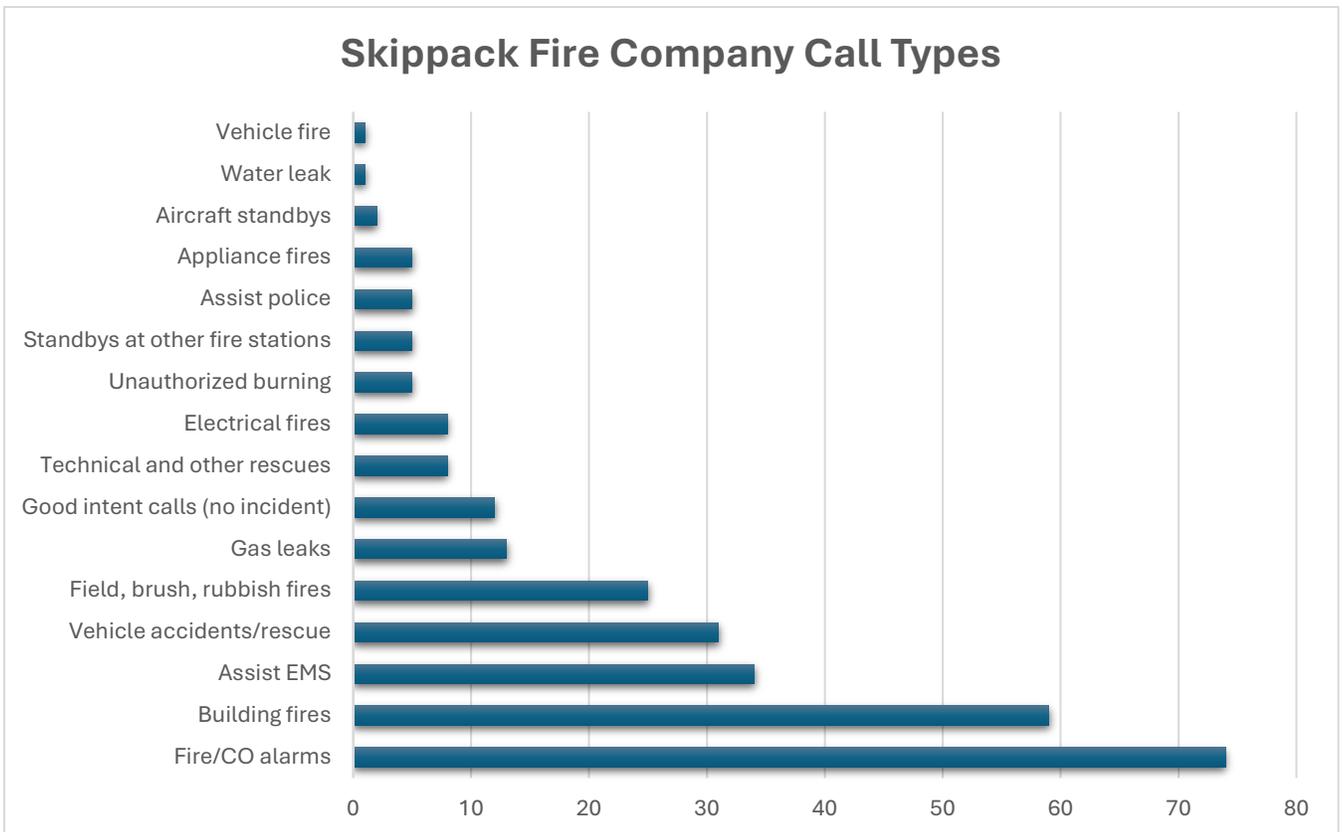


Figure 65. Skippack Fire Co. Call Types



Schools

The Perkiomen Valley School District (PVSD) serves approximately 4,900 students in Skippack Township, Perkiomen Township, Lower Frederick Township, and Trappe, Collegetown, and Schwenksville Boroughs. The District has one high school (grades 9-12), two middle schools (grades 6-8), and four elementary schools (grades K-5), and a virtual K12 school.



Photo 76. Skippack Elementary School Entrance

The only school located within the confines of the township is Skippack Elementary School, located at 4081 Heckler Road. The approximate enrollment is 607 students, which is just under 30% of all elementary school enrollment. Approximately 2,052 students are enrolled in all PVSD elementary schools. All PVSD schools, locations, and enrollment numbers can be seen in Figures 59, 60, and 61.



Photo 77. Skippack Elementary School Playground

Figure 66. PVSD Elementary Schools

PVSD Elementary Schools		
Schools	Address	Enrollment
Skippack Elementary School	4081 Heckler Road, Collegetown	607
Evergreen Elementary School	98 Kagey Road, Collegetown	500
Schwenksville Elementary School	55 2 nd Street, Schwenksville	473
South Elementary School	200 E. 3 rd Avenue, Trappe	472

Source: <https://www.usnews.com/education/k12/elementary-schools/pennsylvania/perkiomen-valley-school-district-111958>



Photo 78. Skippack Elementary Learning Garden



Photo 79. Skippack Elementary Tables and Playground

Figure 67. PVSD Middle Schools

PVSD Middle Schools		
Schools	Address	Enrollment
Perkiomen Valley Middle School – East	100 Kagey Road, Collegeville	712
Perkiomen Valley Middle School – West	220 Big Road, Zieglerville	570

Source: <https://www.usnews.com/education/k12/middle-schools/pennsylvania/perkiomen-valley-school-district-111958>

Figure 68. PVSD High School

PVSD High School		
School	Address	Enrollment
Perkiomen Valley High School	509 Gravel Road, Collegeville	1,736

Source: <https://www.usnews.com/education/best-high-schools/pennsylvania/districts/perkiomen-valley-school-district-111958>

Based on a report completed by the PVSD in April 2025, a general decline in enrollment has been seen at all grade levels between 2015 and 2024. This slight decline in enrollment can be seen in Figure 62. Total enrollment K-12 between 2015 and 2024 can be seen in Figure 23. Between the 2023 and 2024 school year the district saw a 3.5% decrease in enrollment overall.

Figure 69. PVSD Enrollment 2015-2024

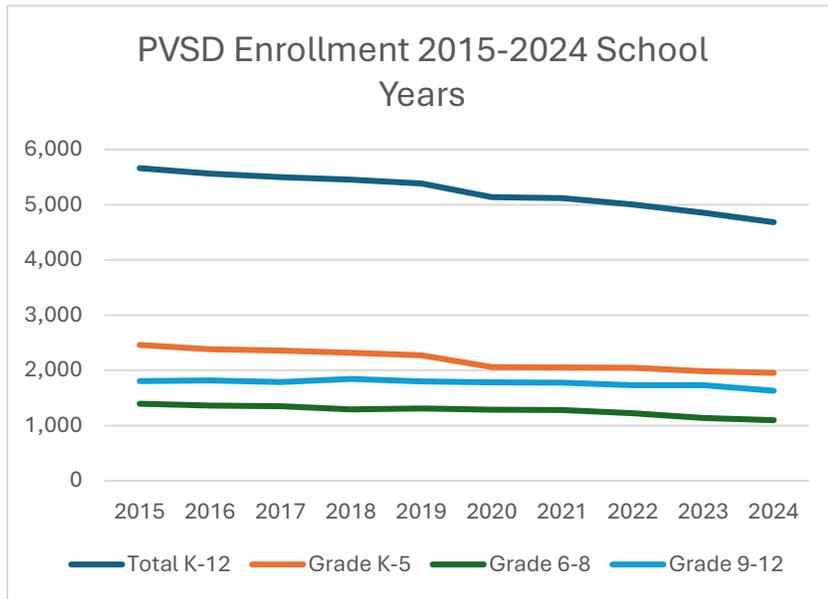


Figure 70. PVSD Total Enrollment 2015-2024

Year	Total K-12	Change	Percent Change
2015	5,663	-96	-1.7%
2016	5,566	-97	-1.7%
2017	5,498	-68	-1.2%
2018	5,454	-44	-0.8%
2019	5,387	-67	-1.2%
2020	5,135	-252	-4.7%
2021	5,119	-16	-0.3%
2022	5,003	-116	-2.3%
2023	4,856	-147	-2.9%
2024	4,684	-172	-3.5%

Library

Skippack is served by the Perkiomen Valley Library, which is located just outside its boundaries in Schwenksville Borough. The library moved to its current location in 1957. It was originally chartered as the Schwenksville Community Library as a non-profit organization, to provide library services to Perkiomen, Lower Frederick, Skippack Townships and the surrounding areas. The name was changed to the Perkiomen Valley Library

The library currently holds more than 12,500 books for which it was originally designed. Its stated purpose is to “to provide a free, public and non-sectarian library for the residents of the boroughs of Schwenksville, Collegeville, and Trappe and the townships of Perkiomen, Lower Frederick, Skippack and Upper Salford and for such other persons as the Board of Directors decides.”



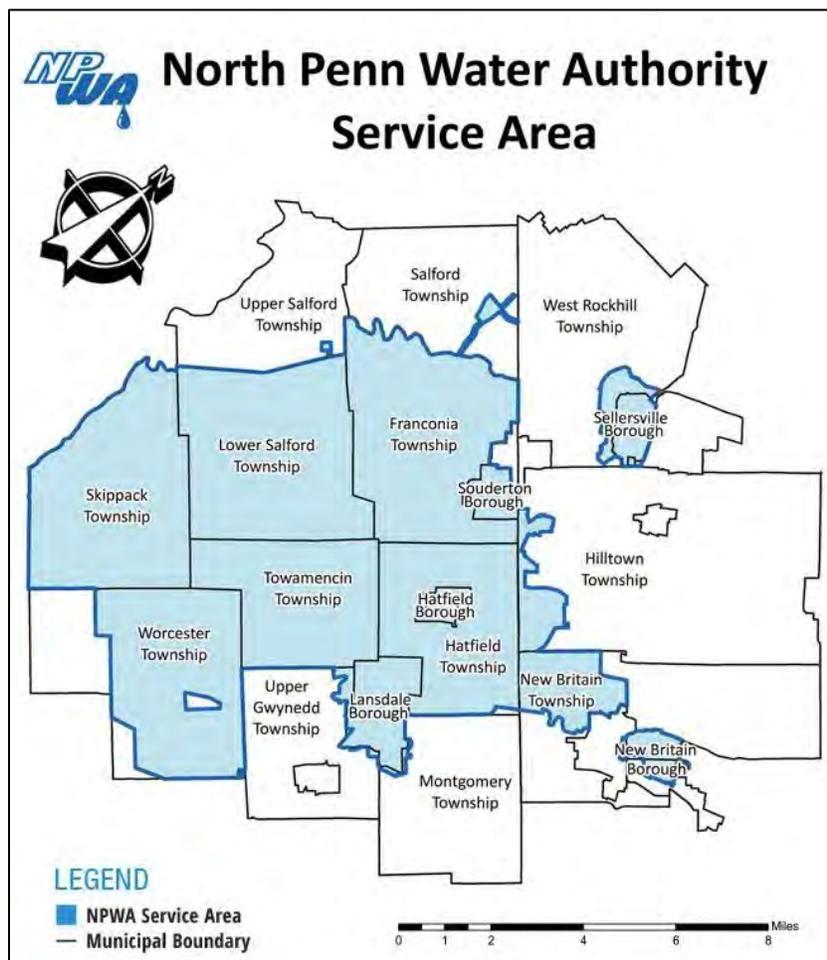
Photo 80. Perkiomen Valley Library

The Perkiomen Valley Library is a branch of the Montgomery County-Norristown Public Library (MC-NPL) and is a member of the Pennsylvania Access program. This provides users with access to the benefits of MCLINC, a county-wide library network; Access Pennsylvania, a statewide library network; and POWER Library, a comprehensive database repository. It joined this library network because of the growing community need for library services. Staffing, day-to-day operations and the library collections are provided by the MC-NPL system. The library building is the responsibility of Perkiomen Valley Library, Inc.

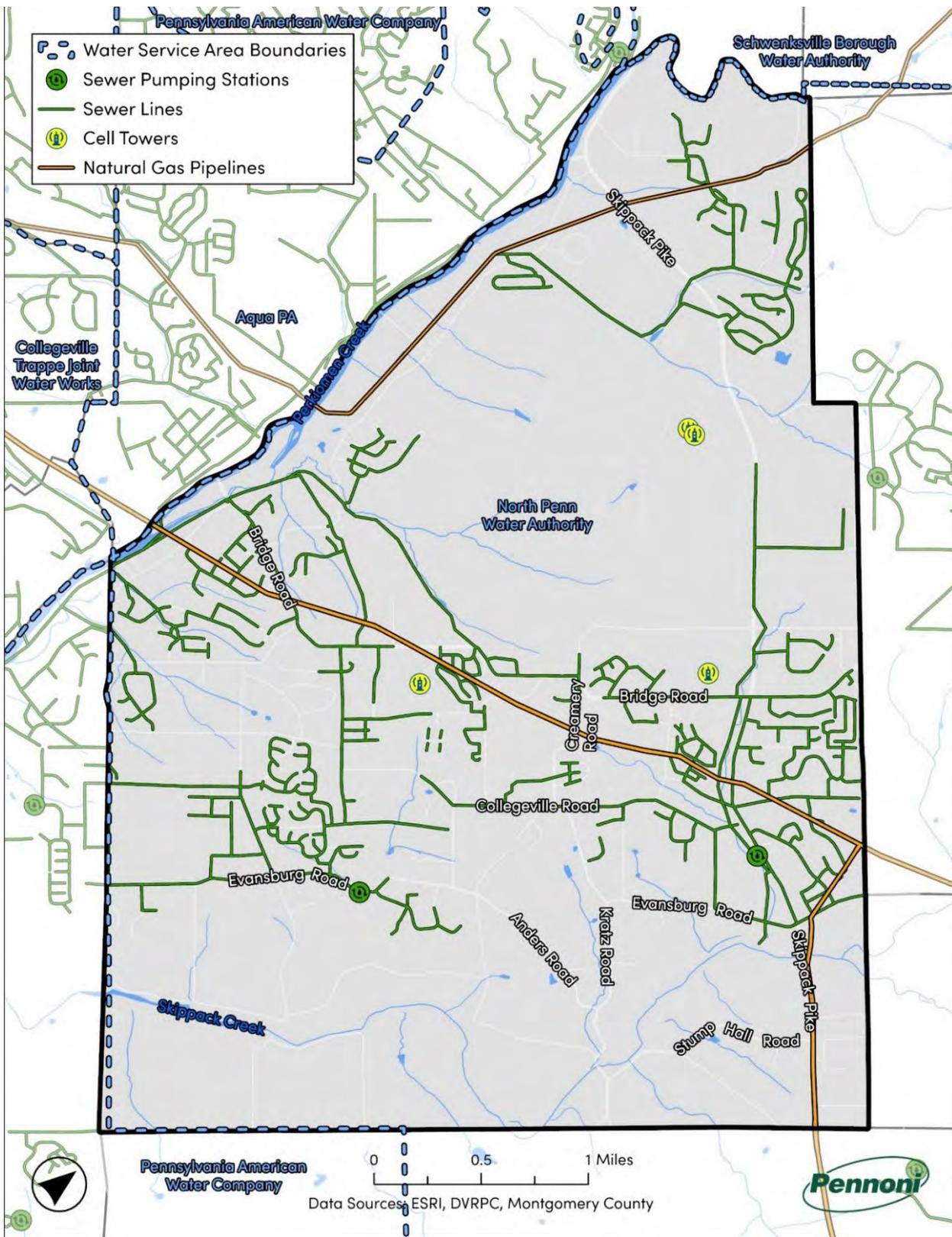
Utilities

Water services are provided to the township by North Penn Water Authority (NPWA). NPWA provides water to more than 36,000 customers in 20 municipalities. In addition to Skippack, their service area includes Lower Salford, Towamencin, Franconia, Hatfield, New Britain, Worcester Townships and the boroughs of Lansdale, Hatfield, New Britain, Sellersville, and Souderton.

Figure 71. North Penn Water Authority Service Area



Map 14. Water and Sewer Service

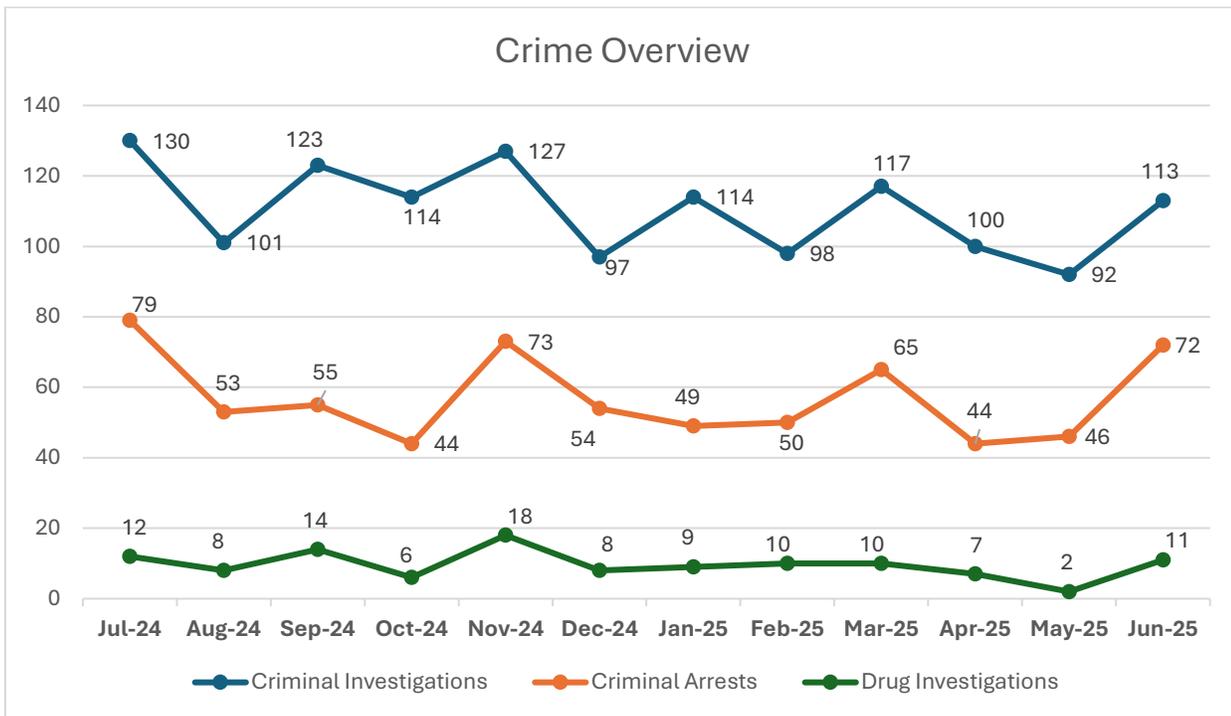


Public Safety

Skippack Township does not have a local police force and is serviced by the Pennsylvania State Police, Troop K. The troop is stationed at 2071A Cressman Road. At this location there is a facility comprised of three buildings totaling approximately 45,922 square feet. The compound includes a police station, training center, and indoor firing range, sally port, secure evidence room, interrogation room, secure weapons storage, and on-site helicopter pad.

Figure 63 below shows the total number of criminal investigations, criminal arrests, and drug investigations between July 2024 and June 2025. These values show that there is a need for the protection of Skippack residents that is currently being managed by the State Police. It is important to consider if the State Police will have continued capacity into the future to ensure public safety is protected. A useful method in evaluating this would be the formation of a task force to meet every few years to keep up to date on public safety.

Figure 72. Crime Overview 2024-2025



Source: PSP Community Access to Information Database (CAID)

Phoenix Correctional Facility (SCI Phoenix)

The Phoenix Correctional Facility, a part of the Pennsylvania Department of Corrections is located in the Township. Formerly known as SCI Graterford, SCI Phoenix was put into operation in July 2018 on the same property with renewed facilities and buildings. SCI Graterford was constructed in 1929. The facility includes two correctional areas connected by a shared administrative building and contains 3,830 beds. There are a total of 164 acres within the perimeter of the property and 1,488 acres (1.5 miles) outside the perimeter.

There are 18 operational structures inside the perimeter and 3 outside the perimeter and there is a total of 15 housing units. There are 1,108 average full-time employees. Features of the prison include a residential treatment unit, therapeutic community, transitional housing unit, veterans service unit, special assessment unit and special observation unit.

Goals and Objectives

Below are the goals and objectives for Community Facilities & Utilities that were established based on background review and analysis and the public engagement process. They are listed in priority order, for both goals and objectives, based on the results from the Public Workshop in April 2025. The goals and objectives for each topic are discussed in greater detail in Chapter 10: Goals and Objectives.

Goal 1: Ensure future funding and support for essential services

Objectives

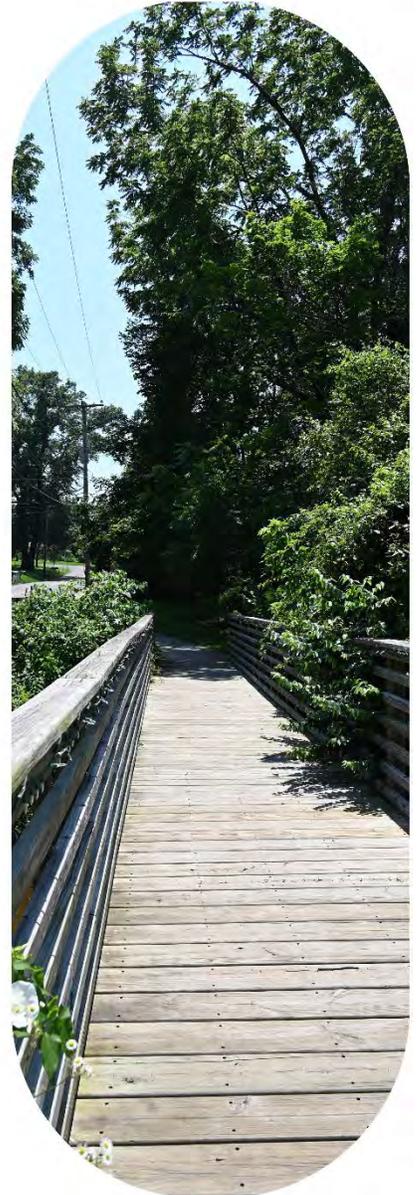
- Assist with securing funding for grants to support with needs such as infrastructure improvements.
- Assist/support fire and EMS in creating long range plans to move to paid services and improve volunteer attraction and retention.

Goal 2: Engage with the community to identify the level of satisfaction with township services

Objectives

- Create a plan for an annual “check-in” with community members to remain up to date with community needs and make improvements accordingly.
- Develop and conduct a community survey to understand community satisfaction with services and identify where gaps may exist.

CHAPTER 11: Recommendations



Chapter 11: Recommendations

Recommendations

This chapter summarizes the recommendations associated with the goals and objectives discussed in each of the topic chapters. It also includes further discussion of the overall themes that emerged during the planning and engagement process. The Implementation Plan, which follows the recommendations section of this chapter, provides further detail as to how these recommendations can come to fruition.

Natural Resources

Sustainability means protecting the resources and systems that support us today so that they will be accessible to future generations. In order to do this, Skippack should adopt and enforce land use policies that reduce sprawl, preserve open space, and improve walkability, thus reducing automobile use. As part of this effort, it is recommended that Skippack form an open space committee and prepare greenways study to guide the preservation of open space, which was a strongly expressed goal established through the planning and engagement process.

The recommendations listed below are some of the major actions that Skippack should take to encourage high environmental standards for development and infrastructure, conserve resources, encourage renewable energy, and improve the environmental performance of municipally owned property.

Open Space Recommendations:

1. Create a committee to identify potential open space acquisitions: Skippack should form an internal committee to help guide the identification of potential properties that can be acquired by the township to be preserved as open space. Properties should be evaluated based on the feasibility of being acquired, location, size, natural features present, and connectivity to other open spaces, trails, and other township resources. The township has already been in the process of identifying several potential properties for acquisition.
2. Complete a greenways study to evaluate the most feasible locations for the preservation of land for greenways: Greenways are contiguous pieces of preserved open space that help to provide recreational opportunities, protect ecosystems and habitat for wildlife, protect water quality and reduce flood risk. The study would analyze parcels 5 acres and greater for more sensitive environmental features while accounting for space needed for development (near roadways) and consideration for connectivity.

Historic Preservation Recommendations:

1. Identify potential parcels for adaptive reuse and establish design standards: Adaptive reuse is the process of repurposing existing buildings for a use other than what they were originally designed for, while preserving their original architectural or historical features. It is a useful strategy in preserving historic buildings and buildings rich with character. Skippack should evaluate township buildings that could be reasonably expected to redevelop in the near future. These properties could be encouraged to be developed through adaptive reuse via design standards incorporated into the Township Code.
2. Review the Township Code to evaluate options for historic preservation: It is a goal of this Plan to ensure that the character of Skippack is maintained into the future. A formal review of the code should be carried out in order to determine the appropriate standards to encourage historic preservation. Options including zoning overlays may be considered which may include design guidelines and demolition controls.
3. Collaborate with community partners in the area to identify issues, opportunities and potential strategies for historic preservation. Skippack should identify stakeholders and community groups to collaborate with to establish potential next steps to prioritize regarding historic preservation. It will also assist the township in tapping into local resources that may be available.

Flooding and Stormwater Recommendations:

1. Complete a flood study to identify areas of highest flood risk to prioritize mitigation efforts: Skippack should complete a flood study to prioritize where flood mitigation efforts should be focused. This could be done utilizing available data and coordinating with neighboring municipalities and the Montgomery County Planning Commission.
2. Evaluate the Township Code’s stormwater provisions for potential revisions to reduce impervious coverage and other flood mitigation efforts: Skippack should undertake a formal review of the Township Code to ensure that its standards are maximizing their potential for reducing flood risk and managing stormwater. This may include reductions in impervious coverage.
3. Lead by example with stormwater management projects at municipal properties: Explore the possibility of installing green stormwater management projects and landscaping on municipally owned properties.

Pollution Recommendations:

1. Partner with local organizations, such as the Perkiomen Watershed Conservancy to facilitate stream cleanup programs: The Perkiomen Watershed Conservancy is a valuable local organization in protecting water quality and recreation along the Perkiomen Creek. The township should explore how they may partner with the Conservancy to expand stream cleanup programs and tap into this local resource.
2. Complete a study utilizing available data to identify pollution sources to determine the most appropriate solutions to improve water quality, air quality, and reduce noise pollution: Skippack should utilize available data and resources to complete a study of local pollution (water, air, noise, lighting), in order to fully understand the issues facing the township today. Dark sky policies are available to incorporate into the Township Code to minimize the impact of lighting on the environment. The township should also collaborate with Penn State – Montgomery County Extension Office on this issue.
3. Establish riparian buffer programs and educational materials: These materials could be developed by the township and distributed to residential and commercial property owners also streams. This can be a component of the greenways study which would have a stewardship component and help guide property owners on how to support the natural resources on their properties.

Sustainability Recommendations:

1. Prepare a new Sustainability Plan: Skippack should prepare a Sustainability Plan to promote the efficient use of natural resources and the installation and usage of renewable energy systems; improve the incidence effectiveness of recycling and reduce waste; consider the impact of buildings on the environment; allow ecosystems to function naturally; conserve and reuse water; treat stormwater on-site; and optimize climatic conditions through site orientation and design.
2. Encourage new development and revitalization to be compatible with U.S. Green Building Council (USGBC) LEED: New multifamily and mixed-use development should incorporate all practicable green elements, such as vegetated roofs and solar energy, particularly where any variance relief is sought. Whenever possible, these developments should be clustered to promote walkability with stormwater management underground or used as a landscaped buffer.
3. Establish environmental materials on the impacts of climate change: The township should establish educational materials on the issues facing their community and keep residents up to date on what the township is doing in their mitigation efforts.
4. Revise zoning code to reduce impervious coverage. Skippack should closely examine its ordinances to ensure that they are not having the unintended consequence of incentivizing impervious surfaces. Some strategies for commercial properties include requiring landscaped

areas within parking lots and potentially reducing impervious coverage maximums. In addition, the township should explore introducing a maximum impervious coverage regulation, in addition to building coverage, for non-residential properties.

Invasive Species Recommendations:

1. Establish tree replanting and replacement programs and explore partnerships with local nurseries: Skippack should establish tree replanting programs to mitigate the loss of tree cover due to development and ash borer issues. The township may consider partnering with local nurseries to support local businesses while providing trees to residents and property owners.
2. Partner with local organizations and institutions for invasive species removal: Skippack should explore the potential of partnering with local organizations in establishing invasive species removal programs. The township should also collaborate with Penn State – Montgomery County Extension Office on this issue.
3. Establish environmental education materials on the impact and management of invasive species to be made available to the public: The township should establish educational materials on the impact of invasive species and how best to manage them.

Parks & Recreation

Skippack should maximize the value and utility of the existing system of parks and open space and add to the system as resources and opportunities permit. Parks and recreation resources are a major quality-of-life amenity for its residents and contribute to its identity. Skippack should not only expand access to parks through safe sidewalks and crossings but should continue to explore opportunities for new spaces in areas that are underserved. At the same time, Skippack must continue to maintain and support existing parks to ensure that they remain attractive and usable for both the surrounding neighborhoods as well as township residents overall. Overall the township should increase promotion of public awareness of the park system and what they offer is also recommended. This could be done through more thorough and detailed park information and maps on the township website.

Passive Open Space Recommendations:

1. Evaluate potential new opportunities for passive open space to add to the park system: As recommended under the open space recommendations in the Natural Resources section, the township should form an open space committee to identify opportunities for passive open space that could specifically become part of the park system in the township.
2. Acquire land as needed and appropriate for parks and open space: Conduct a yearly review to update and prioritize properties that may become available for new open space. This should include a visit to the properties to decide upon which one(s) to submit for grant funding. Develop a regular process that contacts large landowners to request that the township have an opportunity to purchase the property before the land is placed on the open market. Also, proactively contact large property owners to introduce the option of placing conservation easements on their land.

3. Evaluate the existing park system for potential enhancements and expansion in its passive open space: As a part of the committee, existing parkland should be evaluated to determine if enhancements or expansions to those properties could be made to enhance the passive open space network.

Park Amenities and Maintenance Recommendations:

1. Prepare a new Comprehensive Parks and Recreation and Open Space Plan: Skippack should create an up-to-date Parks and Recreation Plan that accounts for all current parks in the system, amenities, and how they are managed and maintained. The plan should also include goals for the system in the future.
2. Conduct a community survey: The survey should aim to understand the community’s perspective on the park system, its available amenities, types of recreation, and maintenance as well as what people would like to see added or enhanced.

3. Encourage the formation of neighborhood parks groups: The township should encourage the formation of local neighborhood parks groups to establish community investment in local parks.
4. Improve park infrastructure and signage: The use of coordinated signage, lighting, and street furniture can better mark approaches to parks, while opportunities should be explored to create new pedestrian entry points to improve access. Improving wayfinding for the different parks and recreation areas would also help create awareness of parks for residents as well as visitors.
5. Improve Connectivity of parks and open space: While the current parks are not all located close to each other, they are near residential neighborhoods and could be better connected to these areas. Wherever possible, Skippack should strengthen links to existing parks and open space assets to form interconnected greenways that provide connectivity to neighborhoods, public facilities (i.e. schools and libraries) and employment areas.

Improve Commercial Corridors – Economic Development

The streetscape along some of Skippack’s commercial corridors outside of Skippack Village need improvements to make them more walkable and to make them more welcoming for shopping. Upgrading the township website with printable maps of the Village businesses and available parking is recommended.

Walkability & the Pedestrian Environment Recommendations:

1. Develop a Pedestrian & Bicycling Improvement Plan: Skippack should develop a Pedestrian & Bicycling Improvement Plan, a shared recommendation with the Circulation & Walkability section. The plan should include a vision for enhancements to the current sidewalk network, streetscape improvements, pedestrian amenities, and options for alternative pathways outside of roadside sidewalks. The plan should also account for the creation of more dedicated bike parking, infrastructure, and amenities. The plan would identify priority streets for sidewalk improvement, providing a short-, medium- and long-term list of improvements, along with anticipated capital costs. The plan could also identify opportunities for funding sources, potential partnerships, agreements or easements needed for private property, and other short-and long-term maintenance needs.
2. Pursue grant funding to support the recommendations of the Pedestrian & Bicycling Improvement Plan: The township should pursue grant funding to gain financial support in making enhancements to the pedestrian network and bike network through improvements

to infrastructure, amenities, and create more dedicated bike parking.

3. Plan and implement improvements to the public realm: Skippack should pursue opportunities to enhance the public right-of-way along auto-focused corridors through sidewalk and paving improvements, landscaping, lighting, wayfinding signage, and street furniture (such as coordinated benches and trash/recycling receptacles). In particular, the installation of street trees would help to provide shade and make walking along these corridors a more pleasant experience.
4. Explore design guidelines for business corridors to preserve distinct look and sense of place: The township should explore enhancements to their design guidelines in the Code to preserve the character, look, and sense of place that the downtown is so well known for.
5. Explore opportunities for outdoor spaces for gathering: Outdoor gathering spaces can improve the overall experience for pedestrians and visitors to the downtown area. The township should explore if there are opportunities for adding more outdoor gathering spaces within the village area. This has the potential to improve the overall attractiveness of the business community.

Business Environment Recommendations:

1. Evaluate the ease of opening businesses in the township: Skippack should evaluate the ease of opening and running a business in the township to better understand the experience of current and prospective business owners and how to improve business retention.
2. Conduct an economic analysis: The township should complete an analysis of the commercial environment in Skippack to determine any business gaps that may exist.

Parking Recommendations:

1. Meet with business owners and stakeholders: The township should meet with business owners and stakeholders to hear their perspectives and experiences with parking in the downtown area.
2. Conduct a parking study: The township should complete a parking study to evaluate current and future parking needs and plan accordingly.
3. Improve the efficiency of current surface parking: Where off-street parking lots serve adjacent properties, such as in the Skippack Village area, every opportunity should be taken to connect these lots to reduce the number of separate curb cuts and allow for the shared use of surface parking by adjacent property owners through cross-access and shared parking agreements.

Circulation & Walkability

It is recommended that Skippack focuses on strengthening connections within the traditional core and surrounding neighborhoods, while preserving each as a distinct place. Future development should be carefully planned to avoid expanding into areas of the township that are not accessible, and development should be focused in already developed areas to further encourage preserving natural and culturally valuable areas.

In most of Skippack the overall transportation conditions are friendlier to vehicle travel rather than pedestrians, and the bicycle transportation network is minimal. Many key corridors and intersections have been designed to facilitate automobile through-traffic, resulting in very long crossing distances, multipronged intersections with excessively long pedestrian wait times, or in some cases no ability to cross at all. A “complete streets” approach should be pursued, with a focus on Skippack Village and key nodes of activity such as schools, bus stops, and retail areas.

There are limited bike lanes in place, severely limiting safe and convenient options for both recreational and commuting cyclists. Improving connectivity for walking and bicycling will help to connect neighborhoods, improve the physical health of residents, and provide an alternative means of travel for short trips.

Skippack should support and incentivize bicycling and walking. Facilitating non-vehicular modes of transportation can help to mitigate traffic congestion, improve environmental conditions by reducing carbon emissions, and expand mobility options for residents who may lack access to a vehicle. The following recommendations are intended to work hand-in-hand with the Complete Streets strategies above to provide a robust alternative transportation network and lessen overall reliance on the automobile.

Not just for cities, smaller communities can also create vibrant, livable spaces by applying

thoughtful urban design principles. Rural communities have been adopting Complete Streets principles to create safer, more accessible environments for all users, including pedestrians, cyclists, and drivers.

Pedestrian Environment Recommendations:

1. Develop a Pedestrian & Bicycling Improvement Plan: This is a shared recommendation with the Economic Development section. Skippack should develop a Pedestrian & Bicycling Improvement Plan. The plan should include a vision for enhancements to the current sidewalk network, streetscape improvements, pedestrian amenities, and options for alternative pathways outside of roadside sidewalks. The plan should also account for the creation of more dedicated bike parking, infrastructure, and amenities. The plan would identify priority streets for sidewalk improvement, providing a short-, medium- and long-term list of improvements, along with anticipated capital costs. The plan could also identify opportunities for funding sources, potential partnerships, agreements or easements needed for private property, and other short-and long-term maintenance needs.
2. Implement Complete Streets measures where feasible: Complete Streets measures can improve conditions for all users of the transportation network. The township should explore flexible street designs appropriate for rural areas. Instead of traditional sidewalks, some rural areas use pedestrian lanes or advisory shoulders, which provide visual separation for walkers and bikers without

drastically altering the Skippack’s character. The complexity of the street and sidewalk network, including the varied road jurisdiction, requires a range of strategies to enhance safety and functionality for all users. Implementing Complete Streets measures will require targeted changes to certain intersections and corridors.

3. Use traffic calming tools to improve safety in residential neighborhoods: Traffic calming measures should be studied, such as speed humps, rumble strips, and traffic cameras to reduce speeds of cars traveling on local streets. Ensuring that there are continuous sidewalks and adequate lighting will also help to improve safety in local residential areas. The priority areas for traffic calming should be roads with high crash rates, as well as roadways near schools.
4. Complete a walkability audit: A walk audit could aid the township in identifying risks, opportunities, and needs in the sidewalk and pedestrian network and could aid in pursuing a Safe Routes to Schools grant (recommendation 6).
5. Advance efforts to fill sidewalk gaps through the land use approvals process: In cases where a commercial development application is before the Planning Commission, priority should be given to filling sidewalk gaps as part of the application review process. For example, there are commercial uses on Skippack Pike where large parking areas disrupt the sidewalk network. When these properties come in for approvals for upgrades or new uses, the opportunity should be taken to fill in these gaps.

6. Promote Safe Routes to Schools: Work with the school district to identify issues and areas in need of improvement, and coordinate efforts to secure Safe Routes to Schools grants.

Congestion Mitigation Recommendations:

1. Evaluate how technology can aid in congestion management: The township should evaluate what technological advancements could be made to reduce congestion and improve traffic flow throughout the township.
2. Conduct a local transportation study: The township should conduct a local transportation study to understand the current conditions of the transportation network, take current traffic counts, potential improvements, their cost, timeline, and funding sources.

Speeding Mitigation Recommendations:

1. Coordinate with the appropriate transportation agencies, such as PennDOT, to identify feasible solutions to speeding in the township: The township has been making progress to reduce speeding in the community, including reducing the speed limit in the downtown. The township should continue to work with PennDOT and other agencies to make more strides in reducing speeding.
2. Identify and install the appropriate traffic calming tools to reduce speeds and improve safety in commercial areas and residential neighborhoods: During the peak traffic periods, congestion on arterial roads can spill over onto local roads in

residential neighborhoods as drivers try to avoid traffic. This cut-through traffic affects the safety and-quality of life in local neighborhoods, particularly near schools. Traffic calming measures should be studied, such as speed humps, rumble strips, and traffic cameras to reduce speeds of cars traveling on local streets. Ensuring that there are continuous sidewalks and adequate lighting will also help to improve safety in local residential areas. The priority areas for traffic calming should be roads with high crash rates, as well as roadways near schools.

Housing

A major goal of this Comprehensive Plan is to maintain a high quality-of-life in Skippack's residential neighborhoods.

Skippack's neighborhoods are well-established and provide the foundation for its sense of community and its desirability as a great place to live, raise a family, and age in place. Preserving and strengthening these areas by addressing the impacts of potential nuisance issues such as noise, traffic, and lighting, is a major priority of this Plan. At the same time, it is important that Skippack use all available tools to ensure that its existing housing stock can evolve to meet the needs of current and future residents. Overdevelopment was expressed by the public throughout the engagement process and thus all recommendations aim to balance protection of community character and open space with future development.

New development within and next to established residential neighborhoods should carefully consider both the short- and long-impacts of proposed improvements and focus on maintaining and improving aesthetics. Skippack contains many historic homes as well as newer structures with strong aesthetic value, and appealing streetscapes that provide access to community resources such as parks and municipal facilities. New residential development within these neighborhoods should ensure overall compatibility with the scale and aesthetic of surrounding areas, while promoting environmentally sustainable design that responds to the housing needs of today's residents. Meanwhile, opportunities to improve the residential environment through upgrades to the public realm such as street trees, sidewalks, and other infrastructure should be explored.

Residential development regulations should provide clear standards for applicants and for the subdivision review process. Where variances are

required, applicants should provide architectural and landscaping plans, and future development must be consistent with those plans. Applicants should be represented, at a minimum, by an attorney and professional planner. Other professionals, including professional engineers, architects, and landscape architects, may be needed as applicable. At the same time, homeowners should not face unnecessary barriers in maintaining and upgrading their properties, and the township should consider ways to streamline the process for facilitating minor improvements.

Housing diversity is also an important consideration for the township. Diversity includes the number of bedrooms, and services and amenities for all age groups and those with special needs meet an essential need of the community. This range of options also helps enable existing residents to remain in the township as they graduate through the various phases of life without being priced out. Maintaining a housing stock that can serve a broad spectrum of the community helps to ensure that living in Skippack is attainable for those who are just starting out as well as seniors who have raised their families and want to stay. Overall, the township should conduct a needs assessment and convene focus groups to encourage community input on expressing housing needs and best practices and mitigation efforts.

Character and Quality of Housing Recommendations:

1. Promote the rehabilitation of the existing housing stock: Encourage property maintenance and reinvestment in older buildings to prevent unnecessary demolition. One issue is that homeowners seeking to upgrade may need variances due to existing nonconformities. Owners should be allowed to undertake minor, “in-

- kind” upgrades such as stair or deck replacements without needing a variance, while small improvements such as fences and sheds should be allowable without needing an onerous approval process.
2. Revise the housing design standards of the Township Code: The township should evaluate the current residential design standards in the Code to determine what may be added to support preservation of community character and how to support consistency with existing housing.
3. Performance, noise and lighting standards: The noise ordinance, lighting standards, and the provisions of the performance standards within the zoning ordinance should be reviewed for consistency with other regulations and with modern best practices, while allowing for ease of enforcement by municipal staff. Revisions to the lighting standards should embrace a “Dark Sky” strategy, to reduce light pollution generally, to minimize the amount of bright light close to residential areas, and to be wildlife-friendly when possible. In addition, the township should explore ways to ensure that newly constructed buildings reflect not only applicable building codes, but are constructed to standards that ensure longevity and aesthetic value

Housing Diversity Recommendations:

1. Evaluate the Township Code: The township should evaluate the Code against the needs of the community to

ensure it provides for all appropriate residential uses.

2. Provide options for older adults to age in place: Various options for improving the conditions for aging residents to age in place exist. The township should investigate the feasibility of implementing an accessory dwelling unit program for properties that can accommodate the increased intensity of land use in terms of parking and light, air and open space in a
3. manner that is compatible with surrounding land uses. ADUs are smaller, independent residential units located on the same lot as a single-family home. Representative design typologies of ADUs that may be appropriate include accessory dwellings established through the construction or retrofitting of an additional detached structure, through an addition that is attached to an existing structure, or within a portion of an existing structure such as the upper story of a residence or commercial structure. ADUs are also commonly known as in-law suites and granny flats.
4. Address affordability to the greatest extent possible: Explore opportunities and mechanisms to mitigate gentrification in the western portion of the township and

other areas, as appropriate. Approaches could include exploring the feasibility of incentivizing the placement of affordability controls on existing housing units through market-to-affordable, market-to-workforce, and similar programs as well as providing foreclosure prevention counseling and associated resources, and other initiatives that support the ability of existing residents to retain their residences. This may also include exploring the potential for creative zoning changes that allow smaller and attached housing types within single family areas that still fit community character and promoting additional housing choices in and near Skippack Village as is feasible.

Community Facilities & Utilities

Skippack Township provides a plethora of high-quality services to its residents. Fire and EMS provides services to many municipalities in the region. Through the planning process, it was determined that future funding does not feel secure and township support in pursuing funding and planning for the future would help to ensure that Skippack and the surrounding area continue to receive these high-quality services.

The township should evaluate Montgomery County’s Hazard Mitigation Plan and determine if any additional actions should be taken to protect the future of the township’s facilities.

Funding & Support Recommendations:

1. Partner with Fire, EMS, and the Library to assist with securing funding for grants to support needs such as infrastructure improvements, where applicable: The township should coordinate with essential services to aid in securing grant funding. The township currently has a good relationship with these services and that should be continued.
2. Assist/support fire and EMS in creating long range plans to move to paid services and improve volunteer attraction and retention: In addition to securing funding, the township can assist in the long-range planning process if applicable by coordinating and assisting with outreach materials.

Resident Satisfaction Recommendations:

1. Create a plan for an annual “check-in” with the community: The Township should plan for annual check-ins with the community to remain up to date with community needs and satisfaction with the services the township is providing.
2. Develop and conduct a community survey to understand community satisfaction with services identify where gaps may exist: A community survey would be a valuable and cost-effective method of engagement with the community to determine any enhancements that may be needed in the services provided by the township.

CHAPTER 12:

Implementation

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Natural & Historic Resources

<i>Priority</i>	<i>Recommendation</i>	<i>Timeframe</i>	<i>Cost</i>	<i>Potential Funding Sources</i>	<i>Key Partners</i>
1	Open Space				
1.1	Create Open Space Committee to identify potential open space acquisitions	Short term	\$\$	Greenways, Trails, and Recreation Program - DCED	
1.2	Complete a greenways study	Short term	\$	Greenways, Trails, and Recreation Program – DCED, Community Recreation and Conservation Planning Grant - DCNR	
1.3	Create new open space preservation plan with input from new Open Space Committee	Medium-term	\$\$	Township	
2	Historic Preservation				
2.1	Identify potential properties for adaptive reuse	Short term	\$	Township	
2.2	Review the Township Code to evaluate options for historic preservation	Short term	\$	Township, Keystone Historic Preservation Grant: Planning Projects – Pennsylvania Historical & Museum Commission	

2.3	Collaborate with the Skippack Historical Society, interest groups and community partners in the area to identify issues, opportunities, and potential strategies	Short term	\$		MCPC and neighboring municipalities
3	Flooding and Stormwater				
3.1	Complete a flood study to identify areas of highest flood risk to prioritize mitigation efforts	Short-term	\$		MCPC and neighboring municipalities
3.2	Evaluate the Township Code’s stormwater provisions for potential revisions to reduce impervious coverage and other flood mitigation efforts	Short-term	\$	Township	MCPC
3.4	Lead by example at municipal properties. Explore the possibility of upgrades to municipal parking lots where landscaping is minimal, to explore the potential for green infrastructure and plantings to reduce runoff	Medium-term	\$\$\$		
4	Pollution				
4.1	Partner with local organizations, such as the Perkiomen Watershed Conservancy to facilitate stream cleanup programs	Short-term	\$		Perkiomen Watershed Conservancy
4.2	Complete a study utilizing available data to identify pollution sources to determine the most appropriate solutions to improve water quality	Medium-term	\$\$	Watershed Restoration and Protection Program – DCED, Baseline Water Quality Data Program - DCED	Neighboring municipalities

4.3	Establish riparian buffer programs and educational materials to distribute to residential and commercial property owners. This can be a component of the greenways study.	Medium-term	\$\$	Community and Watershed Forestry Grant – DCNR, Growing Greener Plus – Pennsylvania DEP	
5	Sustainability				
5.1	Prepare a Sustainability Plan to address energy usage, conservation, alternative energy options, waste and recycling, protection of ecosystems and natural resources, and the impact of development on the environment.	Short-term	\$\$		MCPC
5.2	Encourage new development and revitalization to be compatible with U.S. Green Building Council (USGBC) LEED through township standards	Short-term	\$		
5.4	Establish environmental materials on the impacts of climate change to be distributed to the community.	Short-term	\$		
5.5	Revise performance, noise and lighting standards as appropriate	Short-term	\$	Township	
5.6	Revise Code to reduce impervious coverage to ensure all development has set limitations in place	Short-term	\$	Township	
6	Invasive Species				
6.1	Establish tree replanting and replacement programs and explore partnerships with local nurseries	Medium-term	\$\$	Community and Watershed Forestry - DCNR	
6.2	Establish environmental education programs through collaboration with local organizations and institutions	Short-term	\$\$	Pennsylvania Invasive Replace-ive Program - PDA	Pennsylvania Department of Agriculture, Local gardening groups

6.3	Partner with local organizations and institutions for invasive species removal programs	Medium-term	\$\$		
6.4	Establish environmental materials on the impact and management of invasive species to be made available to the public	Short-term	\$	Township	

Parks & Recreation

<i>Priority</i>	<i>Recommendation</i>	<i>Timeframe</i>	<i>Cost</i>	<i>Potential Funding Sources</i>	<i>Key Partners</i>
1	Passive Open Space				
1.1	Evaluate potential new opportunities for passive open space to add to the park system.	Short-term	\$	Community Recreation and Conservation Planning Grant - DCNR	
1.2	Acquire land as needed and appropriate for parks and open space	Long-term	\$\$\$	Community Recreation and Conservation Planning Grant - DCNR	
1.3	Evaluate the existing park system for potential enhancements and expansion in its passive open space	Short-term	\$	Non-motorized Trails - DCNR	
2	Park Amenities and Maintenance				
2.1	Conduct a community survey to identify the community’s needs and perspectives on amenities in the park system and the current level of maintenance of parks and areas for improvement in the park system.	Short-term	\$	Township	
2.2	Prepare a new Comprehensive Park and Recreation Plan to evaluate available amenities and opportunities for new ones in the park system as well as an evaluation of existing maintenance and a plan for the future.	Short-term	\$\$		
2.3	Form neighborhood parks groups to establish community investment in local parks	Short-term	\$	Township	
1.4	Improve park infrastructure and signage	Medium-term	\$\$		
1.5	Improve connectivity of parks and open space	Medium-term	\$\$		

Economic Development

Priority	Recommendation	Timeframe	Cost	Potential Funding Sources	Key Partners
1	Walkability & the Pedestrian Environment				
1.1	Develop a Pedestrian and Bicycling Improvement Plan	Short-term	\$\$\$	Transportation and Community Development Initiative – DVRPC, Municipal Assistance Program – PA Dept. of Community & Economic Development	
1.2	Pursue grant funding to support the recommendations of the Pedestrian and Bicycling Improvement Plan.	Medium-term	\$\$\$	Multimodal Transportation Fund - DCED	
1.3	Plan and implement improvements to the public realm, including streetscaping	Long-term	\$\$\$\$	Local Share Account (Statewide) – DCED/Commonwealth of Pennsylvania, Multimodal Transportation Fund - DCED	
1.4	Create design for business corridors to preserve distinct look and sense of place	Short-term	\$		Neighboring municipalities
1.5	Explore opportunities for outdoor spaces for gathering to improve the attractiveness of the business community through collaboration with the business community and Village Association.	Short-term	\$	Township	MCPC



2	Business Environment				
2.1	Evaluate the ease of the process of opening businesses in the township	Short-term	\$	Township	
2.2	Conduct an economic analysis of business gaps in Skipack	Short-term	\$	Main Street Matters - DCED	
3	Parking				
3.1	Meet with business owners and stakeholders to hear their perspectives and experiences with parking in the downtown	Short-term	\$		
3.2	Conduct a parking study to evaluate current and future parking needs.	Short-term	\$		
3.3	Improve the efficiency of existing surface parking	Medium-term	\$\$		

Circulation & Walkability

<i>Priority</i>	<i>Recommendation</i>	<i>Timeframe</i>	<i>Cost</i>	<i>Potential Funding Sources</i>	<i>Key Partners</i>
1	Pedestrian Environment				
1.1	Develop a Pedestrian and Bicycling Improvement Plan	Short-term	\$		
1.2	Implement Complete Streets measures where feasible	Medium-term	\$\$\$	Multimodal Transportation Fund - DCED	
1.3	Use traffic calming tools, such as curb bump outs, to reduce speeds and improve safety in the Village Downtown and residential neighborhoods	Medium-term	\$\$\$	Multimodal Transportation Fund - DCED	
1.4	Complete a walkability audit/study to identify risks, opportunities, and needs in the sidewalk network	Short-term	\$\$\$	Transportation and Community Development Initiative - DVRPC	
1.5	Advance efforts to fill sidewalk gaps through the land use approvals process	Short-term	\$\$\$		
1.6	Promote Safe Routes to Schools	Short-term	\$\$	Safe Route to Schools program - DVRPC	
2	Congestion Mitigation				
2.1	Evaluate potential technological improvements that could improve traffic flow throughout the township	Medium-term	\$\$\$	Green Light-Go Program - PennDOT	
2.2	Conduct a local transportation study and take traffic counts at key intersections	Short-term	\$\$\$	Transportation and Community Development Initiative - DVRPC	

3	Speeding Mitigation				
3.1	Coordinate with the appropriate transportation agencies, such as PennDOT, to identify feasible solutions to speeding in the township	Short-term	\$		PennDOT
3.2	Identify the appropriate traffic calming measures that reduce speeding at key locations	Short-term	\$		PennDOT

Housing					
Priority	Recommendation	Timeframe	Cost	Potential Funding Sources	Key Partners
1	Character and Quality of Housing				
1.1	Promote the rehabilitation of the existing housing stock through township-led education aimed at homeowners	Short-term	\$	Township	
1.2	Identify the appropriate design standards to add to the Township Code to support consistency with existing housing	Short-term	\$	Township	
1.3	Revise performance, noise, and lighting standards	Short-term	\$	Township	
2	Housing Diversity				
2.1	Evaluate the Township Code against demand and the need of the community to ensure it provides for all appropriate uses	Short-term	\$	Township	
2.2	Provide options for older adults to age in place. Explore the possibility of permitting Accessory Dwelling Units (ADUs)	Medium-term	\$\$\$	Township	
2.3	Address housing affordability to the greatest extent possible	Medium-term	\$		

Community Facilities & Utilities

<i>Priority</i>	<i>Recommendation</i>	<i>Timeframe</i>	<i>Cost</i>	<i>Potential Funding Sources</i>	<i>Key Partners</i>
1	Funding & Support				
1.1	Partner with Fire, EMS, and the Library to assist with securing funding for grants to support needs such as infrastructure improvements, where applicable.	Medium-term	\$\$	Fire Company and Emergency Medical Services Grant - OSFC	Fire and EMS
1.2	Assist/support fire and EMS in creating long range plans to move to paid services and improve volunteer attraction and retention	Medium-term	\$\$	Volunteer Fire Assistance Program - DCNR	Fire and EMS
2	Resident Satisfaction				
2.1	Create a plan for an annual “check-in” with community members to remain up to date with community needs and make improvements accordingly	Short-term	\$	Township	
2.2	Develop and conduct a community survey to understand community satisfaction with services and identify where gaps may exist.	Short-term	\$	Township	