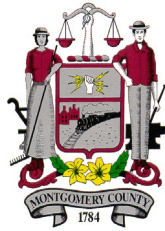


**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

VALERIE A. ARKOOSH, MD, MPH, CHAIR
KENNETH E. LAWRENCE, JR., VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG
SCOTT FRANCE, AICP, EXECUTIVE DIRECTOR

September 26, 2022

SUBJECT: Draft Chapter 7: Housing, Part 2 of 2

TO: Comp Plan Development Team

FROM: Mike Narcowich, AICP, Community Planning Assistant Manager

7.4 Buildout Analysis

The township is forecast to grow by 2,911 people from 2020 to 2045. A buildout analysis shows whether existing zoning allows enough new housing to be constructed to accommodate the forecasted growth. Land developments currently proposed but not built can accommodate some of this population growth.

Proposed Units (Developments of 5 or more units)	Number of Units
Redstone at Baederwood	244
Potential new population, Baederwood	407*
Rydal Waters	85
Potential new population, Rydal Waters	142*
Galman Group Development, Greenwood Avenue	104
Potential new population, Galman	174*
Total proposed units	433
Population accommodated by proposed units	723*
* Assumption: 1.67 people per unit	

Second, the undeveloped land in the township was analyzed. Each zoning district's maximum permitted density (housing units per acre) was multiplied by the acreage of undeveloped land in each zoning district. Some zoning districts do not allow residential uses, and others have no undeveloped land meeting minimum lot size requirements for residential uses. The table below lists zoning districts that do have undeveloped land capable of accommodating new residential units.

Potential Units (in developments of 5 or more units)

Zoning District	Undeveloped Acres	Developable Acres	Maximum Permitted Density	Single-Family Units	Multifamily Units	Total
AO	0.20	0.16	8.71	1		
MS-H	1.92	1.54	10.00		15	
MS-L	3.88	3.10	10.00		31	
MS-VC	0.91	0.73	10.00		7	
R1	110.63	88.50	1.00	89		
R2	32.38	25.90	2.90	75		
R3	4.50	3.60	4.36	16		
R4	14.50	11.60	5.81	67		
Total Units				248	54	302
Average Household Size				2.62	1.67	
Population Accommodated				650	90	740

Notes:

(1) AO, R1, R2, R3 and R4 maximum density based on minimum lot size

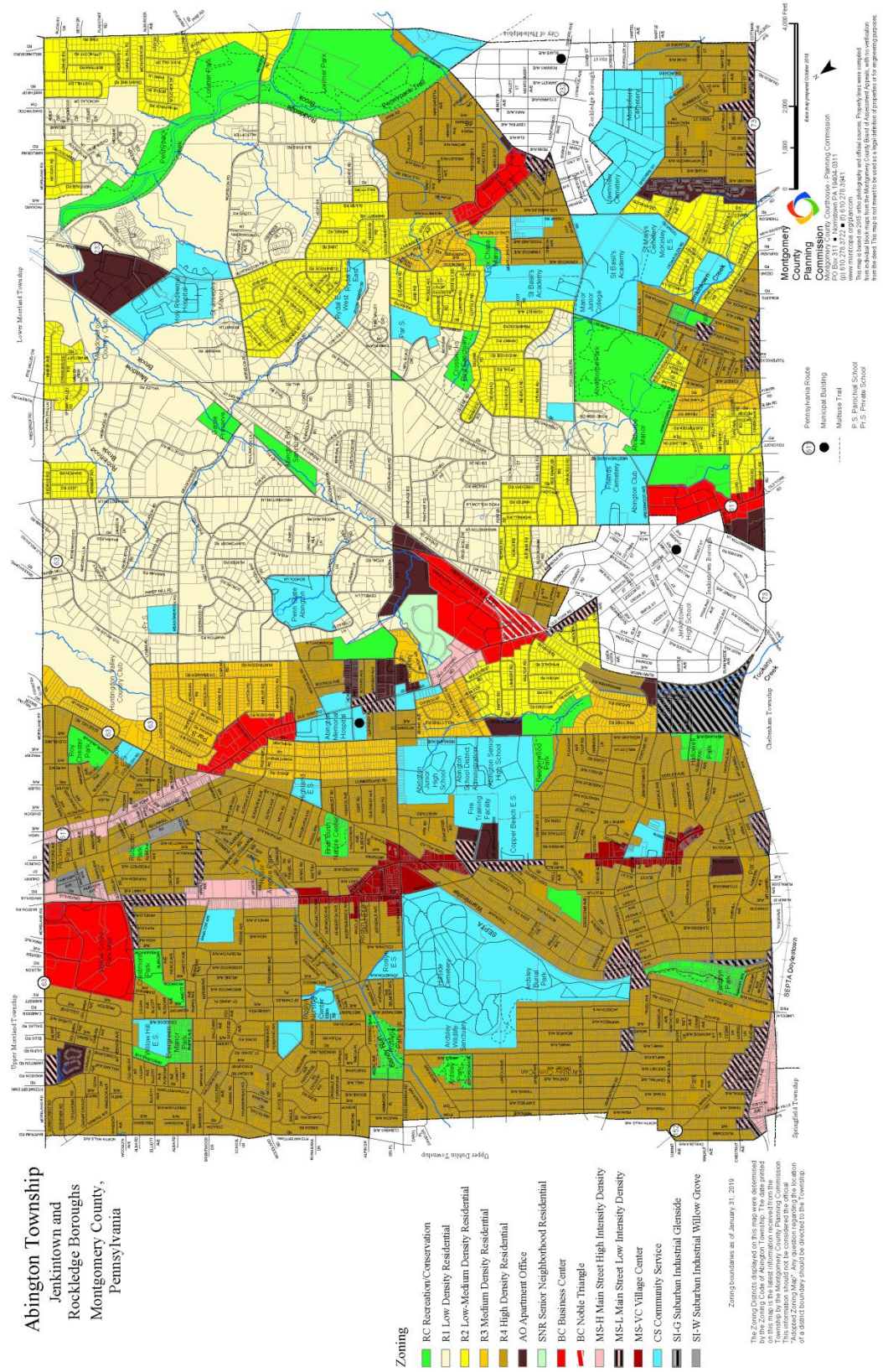
(2) Average household size for single-family based on average household size, Abington, U.S. Decennial Census (2020), P.L. 94-171 Redistricting Data

(3) Average household size for multifamily is based on MCPC county study of average household size in new multifamily units, 2012

(4) Developable land is calculated based on an assumption that 80% of total undeveloped acreage is developable.

(5) Districts not included in the table above either do not permit residential uses, or do not have available land meeting minimum lot size requirements

Abington Township
Jenkintown and
Rockledge Boroughs
Montgomery County,
Pennsylvania



Editor's Note: Zoning map will be 2-page in final draft

Build-Out Analysis (Proposed + Potential Residential Development)

	Housing Units	Population
2020 Population, per DVRPC Forecast		56,172
2045 Population Forecast, per DVRPC		59,083
Forecast population growth		2,911
Proposed residential units	433	
Population that can be accommodated by proposed units (@ 1.67 people/unit)		723
Projected residential units that can be built on undeveloped land	302	
Population that can be accommodated by projected residential units that can be built on undeveloped land (combination of 1.67 and 2.55 people/unit)		740
Total potential residential units (proposed + undeveloped land)	735	
Population that can be accommodated by proposed and potential units		1,463
Remaining forecast population growth to be accommodated		1,446

Therefore, development of current proposed residential developments (consisting of 433 units) and projected residential units that could be constructed on undeveloped land (302) would result in the construction of 735 total residential units. Based on an average household size, this would result in the housing of 1,463 people. However this is 1,446 less people than the forecasted population growth of 2,911 in the township by 2045. Using the average household size for multifamily units (1.67), we can calculate that there is a need for 866 new multifamily units (or for a combination of multifamily and single-family units that would house an equivalent number of people).

As an older, suburban area, Abington is generally built-out, and has relatively little undeveloped land on which to build new housing. For this reason, much of the new potential residential development will take the form of redevelopment or infill development. Underutilized space in existing shopping centers could accommodate new residential growth. An increasing

trend, regionally and nationally, is for more shopping centers to be converted into mixed-use developments (sometimes taking the form of a “town center”). Such development utilizes existing infrastructure, does not destroy natural areas, and can be a sound decision from a fiscal, environmental and stormwater perspective. This would also enhance the vitality of important development centers, providing for differing but mutually-reinforcing uses (where residents can be customers of restaurants, retail, and services), add less traffic to the township’s roads than auto-dependent development, provide more riders for transit. It could also provide homes more affordable to workers holding critical jobs in the community such as teachers, police officers, firemen and hospital workers, and maximize efficiency of land by incorporating uses with different daily peak parking periods.

Abington’s zoning would allow residential units to be added to four areas that are currently occupied by parking in shopping centers of a minimum size of at least seven acres: three sites in the BC Business Center district, and one in the MS Main Street-Village Center District.

- Foxcroft-Pavilion (adjacent to Acme)
- Noble (adjacent to Noble Shopping Center and at Trader Joe’s site)
- Abington Towne Center (various surface parking lots)
- Roslyn (adjacent to Giant)



Parts of the BC Business Center zoning district, including this one with the Pavilion Shopping Center and Foxcroft Square Apartments include large surface parking areas which might be built upon in conjunction with the addition of structured parking.

Potential Shopping Center Infill Residential Development	
NOBLE	
18.06	Acres, Noble Shopping Center, Walgreen's
4.75	Acres, Trader Joe's
22.81	Total Acres
297	Potential Units
FOXCROFT-PAVILION (Portion with Acme)	
10.09	Acres
131	Potential Units
ABINGTON TOWNE CENTER	
18.13	Acres
236	Potential Units
663	Total Potential Units, BC District Shopping Centers
ROSLYN (Giant)	
7.16	Acres
72	Potential Units
735	Total Potential Units, Shopping Centers
1,227	Population Accommodated
238	Remaining Forecast Population Growth to be Accommodated (1,465 – 1,227)
143	Remaining Housing Units Needed (using average multifamily household size of 1.67)

The buildout analysis shows that nearly all of the forecasted population growth can be accommodated under existing zoning, once all undeveloped land where residential uses are permitted is built-out, and four shopping centers with substantial surface parking (and where residential uses are permitted) undergo significant infill development.

7.5 Goals & Issues for Consideration

7.5.1 Goals

- a. *Ensure that housing and other land uses are designed to reinforce and continue to promote the township's strong sense of community.*

- b. Allow for a range of housing choices. This should include mixed-use or mixed-dwelling type developments in appropriate locations, encouraging a vibrant, interconnected community.*
- c. Encourage transit-oriented residential development in suitable locations near regional rail stations.*
- d. Encourage housing for households with a range of incomes (including those on fixed incomes), including ample “workforce” or affordable housing.*
- e. Work to eliminate barriers to the provision of senior and affordable, accessible housing.*
- f. Ensure that housing is well-connected to the rest of the community and resident destinations through multiple transportation modes.*

“Community Character”

--the third-ranked answer (out of 10 choices) when public workshop participants were asked what about Abington they would most like to see preserved.

7.5.2 Issues for Consideration

The following factors’ perceived importance may influence the housing recommendations:

- The degree to which new development is directed to areas of existing infrastructure and transit networks.
- The use of increased density in Village and Town Center future land use areas to promote the revitalization of those areas.
- The accessibility and utility of transit for township residents.
- Housing choice.
- How much new housing unit types allowed in single-family neighborhoods (such as twin units) resemble single-family detached homes.
- Housing stock adaptability, with respect to different and changing demographics, housing preferences, housing needs, family sizes, and budgets.
- Accommodating a diverse population and encouraging an interesting and vibrant community.

- Housing that is affordable.
- How easy it is to walk from new residential development to pedestrian destinations in the area or to use multiple walking routes for exercise or enjoyment.
- The reuse and preservation of significant institutional, architecturally significant or historically significant buildings.