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Turnpike Corridor Vision, describes the future transportation and land use visions for business parks near turnpike interchanges.
General Vision

The Turnpike Corridor is currently the key transportation and economic corridor in the county, providing access to premier business locations and highly-skilled workforces around the county. This role is expected to continue in the future.

Over the next couple of decades, the Turnpike Corridor will see many changes. On the transportation front, there will be new and improved interchanges, all electronic tolling, and a widening to a minimum of 4 lanes in each direction from Mid-County to Bensalem. There will be better transit access, new trails, new sidewalks, and significant nearby road improvements. On the land use front, there will be new zoning, infrastructure and greening improvements, and stronger partnerships and collaborations.

All of the improvements will:
- Provide excellent locations for new high tech, life sciences, professional, financial services, advanced manufacturing, research, and other businesses;
- Make commuting easier;
- Allow Turnpike users to get directly to where they want to go;
- Relieve congestion on the local road system;
- Provide walkable live and work environments;
- Create appealing mixed use places that provide interesting entertainment, restaurant, service, and living options for workers; and
- Attract highly-skilled workers of all ages, experience-levels, and education.

Zoning changes, new and improved interchanges, and a Turnpike widening are expected to add:
- 50,050 additional daily trips on the Turnpike
- $564 million in additional revenue to the Turnpike Commission by 2040
- 26,500 additional jobs
- 4,150 additional homes
A key part of this study is identifying new and improved Turnpike Interchanges that will bring new investment to the employment centers along the corridor. There will be three new interchanges—Henderson Road, Lafayette/Ridge, and Welsh Road—a full interchange at Virginia Drive, and improvements at the Valley Forge, Fort Washington, and Willow Grove Interchanges. Future Turnpike improvements should use all electronic tolling, better signage, stormwater best management practices, and context sensitive design.

The Turnpike itself will benefit greatly from these improvements, which will:

- Bring in more revenue;
- Get people more directly where they want to go;
- Move vehicles on and off the Turnpike more quickly; and
- Make access for incidents and maintenance easier.
Business Park Trends

People work differently and have different expectations than they did a generation ago. They no longer drive to work, stay all day, and then drive home, forgetting about work until the next day. Instead, they are connected and active, with variable schedules and high expectations of what they’ll find in their work environment. These expectations, along with evolving market, demographic, and business trends, will continue effecting the Turnpike Corridor’s business parks.

Business park changes might include:

- More Activity
- More Uses
- Expanded Transit Access
- More extensive Transportation Demand Management
- Better Walkability
- More Amenities, both Public and Private
- Stronger Sustainability
- Focused Green Space Improvements

Office buildings will have more amenities to appeal to Millennials, such as restaurants, cafes, coffee shops, fitness centers, day care, doggy day care, game rooms, gathering spaces, outdoor patios, conference space, and inviting lobbies. They will also be greener and more sustainable.

Office parks will see much more non-business activity and uses than in the past, such as restaurants, food trucks, concerts, community exercise classes, dog walking, apartments, shopping, pop-up beer gardens, games, entertainment, festivals, farmer’s markets, special events, etc.
King of Prussia Vision

King of Prussia will continue to evolve as the suburb's largest employment center, highway hub, and gateway to central and western Pennsylvania.

The Transportation Vision includes:

• A modernized Valley Forge Interchange with a direct connection to the King of Prussia Business Park;
• An extension of the Norristown High Speed Line to the mall and business park;
• Significant road improvements, particularly at Route 422's crossing of the Schuylkill River; and
• A complete pedestrian network that connects to local and regional trails.

The Land Use Vision includes:

• New, transit-oriented, mixed-use, and green employment and residential areas;
• Road diets, a linear park, new streetscaping, and other improvements to common areas;
• New meeting space that will complement existing facilities; and
• A walkable, mixed-use center with retail, offices, and apartments on the Village at Valley Forge site.

Redesigned Valley Forge Interchange

Vision of First Avenue in King of Prussia prepared by the King of Prussia Business Improvement District
Gulph Mills/Swedeland Vision

The Gulph Mills and Swedeland area will continue to provide a convenient location for new industrial and office development close to the regional highway system and Philadelphia.

The Transportation Vision includes:

- A new Turnpike interchange at the intersection of Henderson Road and Saulin Boulevard;
- Completion of the regional Chester Valley Trail, providing access to Norristown and Chester County; and
- Road widenings and improvements.

The Land Use Vision includes:

- New, large-scale industrial, office, and research development in the core employment area;
- Walkable development oriented towards the Norristown High Speed Line station at Hughes Park; and
- A mix of land uses in the Route 202 corridor.

The Swedeland area will continue to support large scale industrial, office, and research facilities.
Norristown/Plymouth Vision

The Norristown/Plymouth area will see significant redevelopment, particularly along the Schuylkill River and in the county seat of Norristown.

The Transportation Vision includes:

- A new Turnpike interchange at Lafayette Street and Ridge Pike;
- Extensive improvements to local roads, particularly Ridge Pike;
- Continued enhancements to the Norristown Transportation Center; and
- Completion of the Chester Valley Trail connection with the Schuylkill River Trail and new trail promenades along the Schuylkill River.

The Land Use Vision includes:

- Mixed-use, transit-oriented, river-focused residential and employment development in Norristown and Bridgeport;
- New and rehabilitated arts and culture, entertainment, restaurant, retail, office, and mixed-use buildings in downtown Norristown; and
- New investment on commercial land in Plymouth.
Plymouth Meeting/Blue Bell Vision

The Plymouth Meeting and Blue Bell areas will continue to evolve as a mixed-use crossroads and gateway from Philadelphia to Northeastern Pennsylvania.

The Transportation Vision includes:
- Continued road improvements;
- A new trail, the Cross County Trail, running from Conshohocken to Willow Grove; and
- An analysis of a possible interchange of the Northeast Extension of the PA Turnpike at Route 202.

The Land Use Vision includes:
- New mixed use development supporting local business centers;
- Reinvented office campuses and business parks; and
- Continued evolution of the Plymouth Meeting Mall into a walkable mixed commercial and institutional center.
Fort Washington Vision

Fort Washington will be recharged as a green, amenity-rich employment hub for northwestern suburban communities along the Route 309 corridor. Two newly-constructed dams have been a game-changer for flooding in Fort Washington’s roadways.

The Transportation Vision includes:

- A direct connection from the Fort Washington interchange to the business park;
- Completion of the Virginia Drive interchange to provide on and off access to both west and east bound traffic;
- A new trail through the middle of the business park providing access to the Wissahickon greenway, Ambler, and Willow Grove; and
- Better pedestrian connections to the Fort Washington train station.

The Land Use Vision includes:

- New mixed-use development including offices, apartments, restaurants, fitness centers, hotels, meeting space, and services;
- A naturalized green ribbon of open space along Pine Run; and
- A road diet and new green infrastructure and parks along Virginia Drive.
Willow Grove Vision

Willow Grove will remain one of Montgomery County’s largest employment areas, drawing from high-skilled workers in Montgomery County, Bucks County, and New Jersey.

The Transportation Vision includes:
- A new interchange at Welsh Road;
- A more efficient and modern Willow Grove interchange;
- Interconnected trails and sidewalks, including the Power Line and Cross County trails; and
- Significant road and intersection improvements in the Route 611 Corridor.

The Land Use Vision includes:
- New supporting uses in business areas, such as hotels, apartments, restaurants, day care, and services;
- Redevelopment of older and underperforming office and industrial buildings; and
- A central green and other outdoor gathering spaces.
Horsham Vision

The Horsham area will be transformed by the redevelopment of the Willow Grove Naval Air Station into a large mixed use town center for Horsham Township.

The Transportation Vision includes:

• Significant improvements to Route 611 and nearby roads and intersections; and

• A new connected road system within the Naval Air Station property that includes an extension of Norristown Road to Route 611, establishment of a spine road from Keith Valley Road to Horsham Road, and two additional connections between Horsham Road and Route 611.

The Land Use Vision includes:

• A new walkable town center that includes ground floor retail, apartments, a central plaza, and a full mix of uses;

• Extensive new office development, preferably as large scale complexes and campuses; and

• A full range of civic uses, including a school, parks, a recreation center, an aviation museum, and senior housing and services.

The Willow Grove Naval Air Station will have a walkable town center, similar to these examples from northern Virginia and Lancaster County.
Companion Documents

This study is accompanied by two companion documents:

