

MONTGOMERY AWARDS

Excellence in Planning and Design

2015 Award Winner



Cold Point Village Plymouth Township

Cold Point Village, a well-designed mixed-use community in Plymouth Township, received a 2015 Montgomery Award for extensive planning and collaboration, creative site design, and appealing village character. This project demonstrates how successful collaboration can result in an inviting neighborhood that enhances a community vision.

Design

Cold Point Village, a 16.8-acre mixed-use development located at the intersection of Butler Pike and Plymouth Road, consists of 55 carriage homes and three commercial buildings.

This development builds on the success of Cold Point Manor, a 40-unit adjacent townhouse community. Cold Point Village embraces many traditional neighborhood design principles such as the placement of homes close to the street, a grid-like street layout with alleys, a connected sidewalk system, traditional architecture, and a large village green.

The compact design of this community contributes to its human scale and sense of neighborhood. Homes are placed in small groupings with several homes facing a large village green, contributing to a village-like atmosphere. This





centralized open space, which contains a stone pavilion, provides a community amenity and gathering area for residents. The carriage homes, with their attractive building facades, include inviting porch entries, varied building materials such as stone and siding, dormers, and shutters, and create an appealing, unified community. Design details, such as small front yards, stoops, sidewalks, ornamental lighting, street trees, and landscaping, enhance the streetscape. The rear alleys provide vehicular access, limiting the impacts of driveways and garage doors along the street. A community rainwater harvesting system captures rainwater in a stormwater detention pond for irrigation of lawns and landscaping. This pond also accepts stormwater overflow from the adjacent residential development. Continuous sidewalks connect residents to the village green, commercial buildings, adjacent street frontages, and the surrounding residential properties, creating a pedestrian-friendly environment.

The commercial buildings, including restaurants, a hair salon, spa, dry cleaner, and offices, are placed along the street frontage and support the residential community. These buildings, with their complementary materials and colors, blend with the homes and enhance the village-like setting. Located at the intersection of Butler Pike and Plymouth Road, these 2-story structures are residential in scale and designed to be attractive from all sides. Their distinctive architectural



features, including varied roof lines accented with cupolas, dormers, assorted window designs, and attractive lighting, contribute to this traditional neighborhood development. Additional amenities include outdoor dining areas and streetscape enhancements such as stone walls, ornamental fencing, landscaping, sidewalks, and street trees.

Collaboration

This project has a long history of successful collaboration, such as the realignment of Flourtown and Plymouth Roads, which provided a unique opportunity to create a mixed-use development of commercial and residential uses in a village-like setting. Through extensive collaboration between the developer and the township, a site design for this property was created to continue the vision for this area. The township, developer, and surrounding neighbors worked together to create a new zoning district, the Mixed-Use Village Residential District (MUV). The MUV district addresses the goals of the township while meeting the needs of the developer. This district blends residential and village commercial uses while maintaining high design and architectural standards.

Cold Point Village is an exceptional example of how a public-private collaborative effort can result in both parties achieving their goals. This partnership created an appealing traditional neighborhood-style community that has become a significant asset in Plymouth Township.



Key Features

- Collaborative effort
- Traditional neighborhood design
- Site planning
- Mixed-use
- Architectural design
- Pedestrian amenities

Location

Intersection of Flourtown Road and Butler Pike
Plymouth Township
Montgomery County

Project Data

Land Use

Mixed-Use – Residential 60% of net tract,
Retail/Office 20% min – 40% max of net tract

Tract Size

16.8 acres

Zoning

Mixed-Use Village Residential District (MUV)

Density

4.99 du/acre (5.0 du/acre permitted)

Open Space

7.75 acres (46% of total area) 40% required

Parking

217 spaces

Owner

ENOAP, LLC
1120 North Bethlehem Pike
P.O. Box 280
Spring House, PA 19477

Developer

S.J. Paone Development, Inc.
1120 North Bethlehem Pike
P.O. Box 280
Spring House, PA 19477

Engineer

Woodrow & Associates, Inc.
1108 North Bethlehem Pike, Suite 5
Lower Gwynedd, PA 19002

Charles E. Shoemaker, Inc. (Cold Point Village Phase II)
1007 Edge Hill Road
Abington, PA 19001

Architect

Luce Architects, Inc.
67 Byberry Road
Hatboro, PA 19040

Land Planner

E. Van Rieker, AICP
215 Old Church Road
North Wales, PA 19454

Landscape Architect/Designer

InFocus Planning
7715 Crittenden Street #343
Philadelphia, PA 19118

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The program acknowledges the high-quality work and commitment of communities, organizations, and professionals.

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