

**Tredyffrin Township  
Chester County, Pennsylvania**

**2021 COMPREHENSIVE PLAN UPDATE**

**Tredyffrin Township Board of Supervisors**

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**Technical Assistance and Funding**

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# 1 INTRODUCTION

## A FRAMEWORK FOR TREDYFFRIN TOWNSHIP'S FUTURE

### 1.1 Tredyffrin Today

To effectively plan our future, we must first understand the underlying issues and trends that have shaped and continue to shape the Township. Situated as the major eastern gateway for Chester County, Tredyffrin Township affords its residents with a high quality of life resulting from its diverse economic base, ample recreational amenities and open spaces, high quality schools, historical legacy, and convenient location at the western crossroads of Greater Philadelphia.

Tredyffrin is a prominent eastern gateway into Chester County, is part of a well-developed area along the western Main Line and, is central to major employment and commercial centers in the western suburbs of Philadelphia. The Township is well connected to major highway corridors (PA Turnpike, Route 202, Route 30, Route 422, and PA Route 252). It is serviced directly with regional rail (Paoli, Daylesford, and Strafford) and five bus routes which link Tredyffrin to Exton, West Chester, Wayne, King of Prussia, and Philadelphia.

Influenced by these factors, Tredyffrin experienced a 267 percent increase in population between 1940 and 1980. With significant growth occurring during this period, many areas developed without infrastructure and amenities such as sidewalks, trails, and stormwater management facilities. These types of amenities are viewed now as critical for improving quality of life by promoting safe pedestrian mobility and reducing flooding risks associated with runoff. How these types of amenities can be best integrated into the already-built environment is an ongoing issue facing the Township.

Further, due to the extent of existing development in the area and continued growth pressure regionally, infill development and redevelopment are occurring. As this type of growth continues, how to best address contemporary needs and trends while respecting established communities and neighborhoods is another ongoing concern. Refocused efforts on these contemporary trends are necessary to ensure that Township commercial areas remain vibrant and are essential for addressing the needs of a changing and diversifying workforce.

Although significantly developed, Tredyffrin has notable areas of preserved open space, parks, and recreational amenities. These areas are essential in providing residents opportunities to experience nature, congregate, and get physical activity. They further provide areas to promote biodiversity and groundwater recharge.

The Township is further noted for its many historic resources of both local and national importance. In addition to being community-defining features, historic resources anchor heritage tourism activities. Places like Valley Forge National Historical Park bring greater visibility and more visitors to the community.

Although not exhaustive, these represent some of the challenges and opportunities facing the Township moving forward. Through this comprehensive plan, the Township has a roadmap to assist in making policy decisions that will shape Tredyffrin's future.

## **1.2 Comprehensive Plan Purpose**

A comprehensive plan is an adopted policy document that is intended to provide long-range guidance for a municipality regarding topics such as land use, transportation, economic development, housing, public facilities, historic resources, and environmental resources. A comprehensive plan provides a community with a framework of policies and actions on which to rely when responding to evolving challenges and opportunities.

This comprehensive plan, created with the involvement of residents, business leaders, elected officials, and Township staff, defines a vision for Tredyffrin Township's future and provides a series of actions to achieve that vision. This plan is an implementable plan, which follows a different process and format than traditional comprehensive plans. It is structured to be as specific as possible in communicating the Township's goals. An implementable plan focuses on the most pressing challenges and opportunities, allowing the Township to make the most efficient use of resources.

### **Vision Statement**

Tredyffrin Township will be a safe, connected, attractive and vibrant community for residents, businesses, and visitors. The Township will value its neighborhoods, commercial centers, historic and environmental resources and open space through responsible, measured growth and redevelopment. Key for the Township is delivering efficient, responsive government services and communications that meet the needs of the community.

### 1.3 Planning Process

Development of this plan was led by a nine member task force consisting of representatives of the Board of Supervisors, Planning Commission, Environmental Advisory Council, civic associations, residents, and Township staff. In addition to regular monthly meetings of the task force, the process included the following:

- Stakeholder interviews in January-February 2020
- Public survey conducted in December 2019-March 2020
- Public open house in March 2020
- Public meeting in \_\_\_\_\_
- MPC mandated public meeting in \_\_\_\_\_
- MPC mandated public hearing in \_\_\_\_\_

The task force analyzed and evaluated pertinent information affecting land use, housing, connectivity, economic development, environmental resources, parks and recreation, historic preservation, and community facilities in the Township. Recommendations were developed by the task force to meet the challenges and opportunities identified through the planning process, and then shared the recommendations with the public for review and endorsement.

### 1.4 How to Use This Comprehensive Plan

This plan is intended to direct Township actions over the next ten years (2031). The Township should conduct an annual review of progress and perform an in-depth assessment at the five year mark (2026).

This Plan is divided into three sections:

**Issues and Priorities:** Chapters 2-8 address topics of concern identified by the community during the planning process. Each topic consists of a broad goal, which is achievable through objectives and specific recommendations. Each recommendation has an explanation of its relevance and the actions necessary for implementation.

**Implementation:** Chapter 9 consolidates the recommendations into a table which identifies priority level, parties responsible for implementing, and suggested strategies.

**Appendices:** Appendices A-F describe emerging trends and key characteristics that pertain to Tredyffrin's region, population and

households, economy, environment, and use of land. This background information establishes a foundation from which to measure progress toward this plan's goals. Also included is an overview of community participation and mapping.

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# CHAPTER 2: NATURAL AND ENVIRONMENTAL RESOURCES

## 2.1 Introduction

Tredyffrin is rich in natural resources and environmentally sensitive areas that help define the Township's character and are essential in maintaining a healthy, safe, and vibrant community. Conservation and appropriate management of the Township's natural resources are essential for maintaining forested areas and for protecting steep slopes, surface water, and groundwater. The natural environment can be further protected through the use of green infrastructure and alternative energy, advancing sustainability. Parks and recreation facilities which offer access to natural resources are discussed in Chapter 3.

## 2.2 Goal and Objectives

*Advance natural and environmental resources protection, preservation, and stewardship to sustain and rebuild ecosystems and support sustainability.*

- Promote additional preservation of open space and increased stewardship of existing protected open space.
- Protect and maintain the ecological functions of open space and natural resources.
- Enhance the natural and environmental resource value provided by Township-owned parks and open space.
- Protect ground and surface water quality and quantity through stewardship and conservation efforts.
- Ensure regulatory controls continue to preserve and protect natural resources and their critical functions and support energy resilience.
- Promote environmental best practices, increase sustainability, and energy conservation within the Township in response to climate change and stormwater management issues.

- Provide and support environmental public education, partnerships with conservation organizations, and encourage other non-regulatory environmental efforts.

## 2.3 Recommendations

1. Coordinate with community partners for improved stewardship of preserved and conserved land in the Township.

WHY: Over 1,400 acres of protected open space in the Township could be providing improved stormwater management and wildlife habitat with appropriate stewardship and ongoing maintenance of these lands. This large acreage of preserved land in a more developed Township is an essential asset.

HOW: Township staff, in conjunction with the Environmental Advisory Council (EAC) and other Township boards and commissions, at the direction of the Board of Supervisors, should continue their strategic planning process with conservation partners such as Open Land Conservancy to advance high-quality stewardship and land management practices. The Township could consolidate resources regarding appropriate management and stewardship and reach out to land or easement-holders to promote best practices for the conservation and improvement of environmental functions. The Township should advocate for similar practices on Township owned lands. Specific actions can include:

- A. Address stewardship of the Westover Bird Sanctuary by ensuring proper park maintenance, removing invasive foliage, replanting native tree species, and adding features which complement the passive and neighborhood scale of this facility, such as benches and birdhouses.
- B. Continue coordination with partner organizations regarding access to and promotion of passive preserved open spaces such as nature preserves owned by Open Land Conservancy and the Valley Forge National Historical Park.
- C. The Township should routinely consider the incorporation of more organic and sustainable management methods to reduce the application of weed killers, insecticides, and fungicides in the maintenance of Township parks and open space. This in turn could

foster the establishment of formal natural areas to support greater biodiversity throughout the Township.

- D. Investigate the feasibility of targeted wetland and/or stream restoration projects on Township properties. These types of projects promote biodiversity through the restoration of original habitat and can also provide opportunities for enhanced stormwater management. Opportunities for grant funding through the Pennsylvania Department of Environmental Protection and other partners could be pursued once a location(s) has been identified.
2. Review and amend natural resource protection standards to advance protection, stewardship, restoration, and interpretation of natural resources.

WHY: While the Township has regulatory standards in place for certain resources, it is critical to regularly review and amend natural resource protections in an effort to have the most contemporary protection and stewardship standards in place.

HOW: As part of the development of the Comprehensive Plan, the Township’s resource protection standards were assessed for their effectiveness in protecting the community’s natural resources and reducing the impacts of development and/or other disturbance. In the review for environmental best practices, the protection of wetlands was determined to be limited (See Figure 2.1), and riparian buffers were not explicitly protected in the zoning or subdivision ordinances.

**Figure 2.1 Resource protection evaluation**

<u>Natural Resource</u>	<u>Ordinance Section</u>	<u>Protection Level</u>
<b>Steep Slopes</b>	ZO 208-188	Rigorously Protected <sup>1</sup>
<b>Woodlands</b>	SLDO 181-54.B	Somewhat Protected <sup>2</sup>
<b>Wetlands</b>	SLDO 181-54.E	Somewhat Protected

<sup>1</sup> Rigorously Protected resources have effective resource protection standards in place.

<sup>2</sup> Somewhat Protected resources have standards in place for the protection of the resource(s), but they should be re-organized and/or additional standards should be adopted to meet the natural resources goal and objectives.

<b>Riparian Buffers<sup>3</sup></b>	ZO 208-14.1.B.2.c.2 <sup>4</sup>	Somewhat Protected
<b>Floodplain</b>	ZO 208-14, 208-15	Rigorously Protected

Township staff along with the Planning Commission, in conjunction with the EAC, should review and amend areas of their ordinances which could further protect natural resources. See Appendix D, Section D-2 for specific ordinance recommendations.

3. Encourage community education and involvement that protects natural resources, raises environmental advocacy for energy conservation, and promotes sustainability.

WHY: Tredyffrin has a large network of dedicated and informed volunteers with strong connections to the community. Proactive measures to promote environmental education and community engagement can increase stewardship in the Township.

HOW: Through robust public outreach, Township staff, in partnership with the EAC, can successfully engage the community in initiatives to promote greater levels of environmental sustainability and conservation throughout the Township. Specific actions can include:

- A. Continue to coordinate with various Township boards, commissions, and committees to encourage environmental best practices as part of their on-going projects and initiatives.
- B. Consider holding community events and education sessions that focus on steps which the community can take to better promote sustainability and environmental stewardship.
- C. Promote energy conservation at the individual and household level through residential education and outreach. Such education could

<sup>3</sup> Section 174-21 of the Stormwater Management ordinance also establishes a 10 foot riparian buffer for intermittent and perennial streams.

<sup>4</sup> Section 208-14.1.B.2.c.2 of the Zoning Ordinance mandates no new construction or development shall be located within the area measured 50 feet landward from the top-of-bank of any watercourse, unless the appropriate permit is obtained from the Department of Environmental Protection Regional Office.

focus on providing information on programs like PECO's *Smart House Call*.

D. Consider the following community and neighborhood initiatives to promote best practices in stormwater management<sup>5</sup>:

- Encourage the planting of native vegetation and creation of green infrastructure facilities such as rain gardens, bioswales, and rain barrels to reduce stormwater runoff.
- Provide information to residents regarding best management practices (BMPs) for restoring residential riparian buffers and maintaining naturally landscaped lawns.
- Consider Township sponsored educational programs for residents and businesses on voluntary actions that positively impact water quality and quantity. These actions can include implementation of water quality BMPs and planting trees within riparian buffers. Organizations such as the Valley Creek Restoration Partnership, the Chester County Conservation District, and the Township EAC can provide materials and programs to help support these issues. Coordination with local groups, such as scouting organizations, the YMCA, TESD, or other local entities, can effectively reach an expanded audience with minimal effort.

E. Encourage and incentivize residents to install sustainable green infrastructure on their properties. In addition to stormwater BMPs and electric heat pumps, this can include alternative energy systems such as roof mounted solar panels and geothermal wells.

4. Promote sustainable practices and green infrastructure for residents and businesses in the Township, while decreasing the Township's environmental footprint and energy usage for its facilities and operations.

WHY: Tredyffrin has embraced sustainability through signing the "Ready for 100" resolution which supports the Township's ongoing transition to renewable energy. There several renewable energy systems and operational considerations that have practical application in the Township. These systems provide substantial benefits in terms of reduced demand for polluting and

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<sup>5</sup> Stormwater facilities and infrastructure operated and maintained by the Township are discussed in Chapter X: Community Services and Facilities.

nonrenewable resources, while providing mid-term to long-term economic advantages for users and the community.

HOW: The Township can encourage greater sustainable practices through its existing regulatory structure, and with its own decisions and actions. Through amendments to both the zoning and subdivision and land development ordinances, the Township can play a role in reducing overall energy usage. The Township can more actively reduce community energy use by making decisions regarding its own energy use. Specific actions can include:

- A. The Township can serve as a leader in promoting environmental protections and energy conservation through municipal actions. These types of actions can include: a commitment to move towards using only renewable energy for Township functions, the use of demonstration projects on Township properties, having regular energy audits, and requiring the incorporation of energy conservation and more environmentally sustainable standards for all Township facilities and vehicles.
- B. Ensure zoning requirements do not preclude the implementation of renewable energy systems throughout the Township. Specific standards should be established for solar, wind, and geothermal energy systems. These types of regulations can be, when applicable, inclusive of setbacks, heights, considerations for glare and noise, etc.
- C. Ensure both the zoning and subdivision and land development ordinances do not inhibit the ability to easily allow for and encourage greater energy conservation as part of land development projects.
- D. Reduce auto dependency by encouraging and investing in increasing opportunities to walk, bike, and use public transit.
- E. Consider implementing ordinance provisions which require providing electric vehicle (EV) charging stations in parking facilities. Specific standards may include the calculation of required charging stations based on the number of parking spaces, EV infrastructure, required EV parking space locations and electrical hookups, and dimensional standards.

## **2.4 References and Resources**

Further information on parks and environmental resources can be found through the following:

- Chester County Conservation District – [www.chesco.org/205/Conservation-District](http://www.chesco.org/205/Conservation-District)
- Natural Lands – [www.natlands.org](http://www.natlands.org)
- Brandywine Conservancy – [www.brandywine.org/conservancy](http://www.brandywine.org/conservancy)
- Penn State Extension, Chester County – [www.extension.psu.edu/chester-county](http://www.extension.psu.edu/chester-county)
- PA DCNR grant opportunities – [www.grants.dcnr.state.pa.us/](http://www.grants.dcnr.state.pa.us/)
- Natural Lands' Land for Life: A Handbook for Caring for Nature – [www.natlands.org/what-we-do/caring-for-nature/land-life-handbook-caring-nature](http://www.natlands.org/what-we-do/caring-for-nature/land-life-handbook-caring-nature)
- Delaware Valley Regional Planning Commission, Energy and Climate Change Initiatives – <https://www.dvrpc.org/EnergyClimate/>
- Chester County Planning Commission, Electric Vehicles – <https://www.chescoplanning.org/MuniCorner/eTools/19-ev.cfm>

# CHAPTER 3: PARKS AND RECREATION

## 3.1 Introduction

Tredyffrin has twelve municipal parks that provide places for a variety of recreational opportunities. In addition, it has five land parcels of preserved open space that connect citizens with the natural environment. Access to high quality parks such as Wilson Farm Park is an integral component of the quality of life for Tredyffrin residents. Closely related to parks and recreation are natural and environmental resources, which are discussed in Chapter 2.

## 3.2 Goal and Objectives

*Continue to improve recreation options and parks to support public health and overall quality of life.*

- Promote additional preservation of open space and increased stewardship of existing protected open space.
- Make the Township more walkable and bikeable.
- Enhance the recreation options, amenities, and natural resource value provided by Township-owned parks and open space.
- Create strong working relationships with owners of non-public open space and recreation providers located in the Township and in proximity to the Township.
- Ensure regulatory controls support energy resilience and continue to preserve and protect natural resources and their critical functions.

## 3.3 Recommendations

1. Develop strategic connections of existing trails and pedestrian facilities to create a network of trails that link preserved open space, parks, and other community facilities.

WHY: The Township has several highly used regional trails which provide recreation and transportation options for residents, including the Chester Valley Trail, Horse-Shoe Trail, and segments of the Patriots Path. Other nearby trails are proposed and are under feasibility review such as the

Warner Spur Trail, Devault Line Trail, and Cedar Hollow Trail. The opportunity to create a larger interconnected network exists between many parcels of preserved open spaces spread throughout the Township.

HOW: The Township should continue coordination with adjoining municipalities and the Chester County Planning Commission on regional trail projects to maximize their overall benefit for both transportation and recreational purposes. Consideration could also be given by the Board of Supervisors to either create a Trails Task Force, or empower the Parks and Recreation Board to develop and advance actions that encourage greater pedestrian access to open space, parks, and other community facilities. Specific actions can include:

- A. Work to strategically acquire easements to benefit trail connections. As a part of the strategic planning process for the Township, potential trail connections to parks, preserved open space, and community facility areas should receive the highest priority.
  - B. Connections between Township preserved lands and lands preserved by partner preservation agencies, such as Open Land Conservancy, should also be considered a high priority.
  - C. Encourage trail connections between multipurpose trails and passively preserved open space to further promote accessibility to open space in the Township.
  - D. Continue to implement the Township's Green Routes Pedestrian Network. This Network documents existing paths, potential walkways and off-road trails throughout the Township with proposed routes connecting to community amenities such as train stations, libraries, schools, and local parks, and shopping. Consider partnering with non-profit preservation groups to include publicly accessible, privately preserved lands included on the Green Routes Pedestrian Network, map, and prioritization.
  - E. Explore possible funding opportunities for trail construction from organizations such as DVRPC and PennDOT.
2. Continue to maintain existing Township parks and amenities while exploring feasible additions to meet active and passive recreation needs of current and future residents.

WHY: With many high quality and frequently used recreation facilities, Township parks directly impact quality of life for residents. As parks and their equipment age, and as trends and demands in recreation change, it is important to proactively respond to evolving recreation needs in the community.

HOW: Continue to maintain and improve existing parks and their amenities while identifying locations to further develop active and passive recreational facilities, whether in existing parks or undeveloped open space. At the direction of the Board of Supervisors, the Parks and Recreation Board can identify and recommend areas for recreational expansion. Appropriate grant opportunities should be leveraged to supplement existing Township expenditures as it relates to long-term maintenance, expansion, and upgrades of equipment and amenities of the parks system. The Township is planning to use funds from its 2019 bond offering and state administered grants to upgrade Wilson Farm Park. Specific parks and recreation recommendations include:

- A. Update the active recreation amenities at existing parks and incorporate new active recreation amenities to serve the needs of all community members. Items to address include:
  - Implement the recommendations of the forthcoming Wilson Farm Park Master Plan.
  - Add new recreational offerings at underutilized community and neighborhood parks.
  - Address evolving recreation needs in the community.
  - Support the implementation of Universally Designed facilities to accommodate recreation for people of all ages and abilities.
- B. Review existing Township codes and ordinances to ensure a balance between evolving trends in recreation and minimization or mitigation of impacts to existing residents. At the discretion of the Board of Supervisors, this can involve the Parks and Recreation Board, the Environmental Advisory Council, and Planning Commission with support from Township staff and consultant team as needed.

3. Continue to maintain passive parks as natural areas while considering enhancements to provide greater access to these facilities for residents.

WHY: In addition to the numerous park facilities that offer residents opportunities for active recreation, the Township also owns and maintains passive parks and areas of open space. These areas provide environmental and ecological benefits, create opportunities for residents to engage in nature, and generally have limited amenities.

HOW: At the direction of the Board of Supervisors, Township staff in conjunction with the Parks and Recreation Board, the Environmental Advisory Council (EAC) and other Township boards and commissions, could develop a vision for how to maximize benefits of these passive areas. Once this vision is established, defined actions could be developed to best implement this vision. Specific actions can include:

- A. Work to implement the strategies for stewardship as discussed in Recommendation 1 of Chapter 2: Natural and Environmental Resources.
  - B. Determine if the establishment of paths and/or trails through these passive areas is appropriate from the standpoint of both environmental and pedestrian mobility goals.
  - C. Consideration of expanding areas of passive parks and open space as opportunities arise. This could be accomplished through partnerships with land preservation organizations as well as seeking of grants and other funding sources to further this goal.
4. Develop, expand, and continue to offer parks programming which allows residents to connect with nature and engage in active, healthy lifestyles.

WHY: In addition to the physical parks and recreational facilities, parks programming provides residents with additional opportunities to engage with the physical environment. As trends and demands in recreation change, it is important to proactively respond to evolving recreational programming needs in the community.

HOW: Continue to offer recreational programming to Township residents throughout the year. At the direction of the Board of Supervisors, the

Parks and Recreation Board can identify and recommend additional opportunities for programming that best meet the needs and desires of the residents of the Township. Specific recreational programming recommendations include:

- A. Continue to provide recreational programming and special events. This programming draws a more diverse population to the parks and serves as a good way to engage with more of the population and bring them outdoors.
- B. Develop a plan to expand programming which would consider partnerships with surrounding communities, contract out some events, and increase revenue generating services.

### **3.4 References and Resources**

Further information on parks and environmental resources can be found through the following:

- PA DCNR grant opportunities – [www.grants.dcnr.state.pa.us/](http://www.grants.dcnr.state.pa.us/)
- National Recreation and Park Association, Park Metrics – <https://www.nrpa.org/publications-research/ParkMetrics/>
- Chester County Planning Commission, Universal Design for Public Spaces – <https://www.chescoplanning.org/MuniCorner/eTools/18-UniversalPublic.cfm>

# CHAPTER 4: HISTORIC PRESERVATION

## 4.1 Introduction

Tredyffrin's historic resources richly endow residents with a visible sense of place, providing a tangible connection to the layers of history that characterize the Township. Historic resources are the evidence of the human experience, representing the natural and working landscapes, events, architecture, ideas, and individuals of the past. Designated as a national *Preserve America Community* and a Pennsylvania *Certified Local Government (CLG)*, Tredyffrin is among the most historically significant places within the region, and many of its historic resources are of national significance. The ability to protect these resources is essential in maintaining the Township's character and sense of place.

## 4.2 Goal and Objectives

*Establish a balance between change and the preservation of significant resources and landscapes associated with local, regional, and national history.*

- Continue to raise awareness and encourage stewardship of historic resources and landscapes.
- Ensure that Township policies (as they relate to historic resources) are kept current.
- Develop reasonable regulatory provisions to ensure adequate preservation of historic resources.
- Participate in programming and events that share the importance and pride in the historic resources and celebrate the history evident in the Township among residents and visitors.

## 4.3 Recommendations

1. Reevaluate and update the Historic Preservation Plan for Board of Supervisors approval to provide contemporary preservation strategies for existing historic resources.

WHY: In 2009 the Township adopted the Historic Preservation Plan, which serves as a policy document to assist the Township in historic

resource planning and decision-making. Since the Preservation Plan's adoption, the Township has implemented some, but not all, of the recommendations. An updated plan would identify at-risk resources and provide the Township with clear direction as how to best protect these resources.

HOW: The Township should work with a historic preservation planner to undertake this update, in conjunction with a Board of Supervisors-appointed citizen task force that could include members selected from the Historical Commission, Tredyffrin Easttown Historical Society, and Tredyffrin Historic Preservation Trust. As this is intended to be only an update, the task force can serve to provide focus on areas needing the most attention since its adoption in 2009.

2. Update the Township's Historic Resources Survey, and consider its formal adoption by the Township.

WHY: An accurate accounting of existing historic resources is essential in determining how to best preserve them. Some resources identified in the 2003 Survey should be reevaluated, and many additional Township resources can be included. The listing is essential in informing decisions regarding historic resources, and also to inform potential amendments to historic resource protection ordinance provisions.

HOW: At the direction of the Board of Supervisors, the Historical Commission should ensure the resources listing identifies all applicable resources. The Township will work with subject matter experts to develop specific criteria and a classification system for the breadth of historic resources. This listing can then serve as the foundation for Township decisions and potential further resource protection measures. Specific actions can include:

- A. Development of clear criteria for designation on the listing and map. As Tredyffrin has a large number and great diversity of historic resources, specific criteria for inclusion will need to be developed.
- B. Development of a classification system for the historical resources. This system should be inclusive of objective criteria standards that provide clear delineation between each level of classification.

- C. Development of a clear process of notification for owners of identified properties as well as a robust public education element to promote the importance of these types of preservation efforts.
3. Amend existing ordinance provisions to best preserve historic resources and to clarify the process.

WHY: As the Township continues to experience both development and redevelopment pressures, it is essential that there are tools in place to best preserve historic resources. Carefully crafted ordinance provisions can serve to protect historic resources without creating undue regulatory hardship on impacted property owners.

HOW: Article XXIVA of the zoning ordinance contains provisions for the Historic Resource Overlay District. If the historic resources listing and map are completed and adopted, amendments to this Article can be developed to best protect historic resources. Specific actions can include:

- A. Consider whether and how to make protection and enforcement measures mandatory for resources designated by the Township as protected historic resources. Measures to maintain Tredyffrin's designation as a CLG criteria will be referenced.
- B. Consider the enhancement and addition of incentives to encourage and foster owners to protect Township historic resources. Such incentive may include but are not limited to:
  - 1. Consideration of more flexible lot and bulk standards to address potential nonconformity issues as they relate to historic resources.
  - 2. Consideration for reduced permit fees and a more streamlined permitting process when practicable for properties included on the historic resources listing and map.
  - 3. Consideration of additional uses for historic resources that may not otherwise be permitted in their base zoning districts.
  - 4. Consideration for tax incentives for placing recorded façade and/or conservation easements on identified resources.

5. Consideration of development incentives which encourage and reward the preservation and/or restoration of historic resources in new development and redevelopment.
  6. Consideration of amending Chapter 181, Subdivision and Land Development to establish procedures for the Historical Commission to review and provide comments on any subdivision and/or land development application that involves an entity identified on the Historic Resources Map.
4. Adopt ordinance provisions to preserve historic community character and scale.

WHY: The Township continues to experience both development and redevelopment pressures, which are most acute in areas within or adjacent to long-established residential neighborhoods. Carefully crafted ordinance provisions can serve to protect historic community character without creating undue regulatory hardship on existing residents and property owners.

HOW: If the historic resources listing and map are completed and adopted, development of appropriate ordinance provisions can occur to protect historic community character. Specific actions can include:

- A. Consideration for identification of neighborhoods and/or communities that can be included as part of the Historic Resource Overlay District.
  - B. If identified, these areas can be subject to additional standards such as refined lot and bulk designations, enhanced landscaping and buffering requirements, and additional allowable uses that address specific community characteristics.
5. Leverage the Township's CLG status for grant funding to develop and implement historic resource preservation information and data, standards, and municipal policies and processes.

WHY: The CLG designation provides for exclusive funding incentives, training and enhanced technical assistance from the Pennsylvania Historical and Museum Commission, the State Historic Preservation Office. These resources could be used to further advance historic preservation goals through development of design guidelines, cultural resource surveys, revitalization studies, and other public education programs.

HOW: The implementation recommendations of the updated Historic Preservation Plan can serve as a roadmap to address preservation efforts in an organized manner. At the direction of the Board of Supervisors, the Historical Commission can identify priority projects and leverage appropriate grant funding from their CLG status.

6. Obtain financial and technical resources from federal, state, and non-profit sources to advance the historic preservation objectives.

WHY: Numerous government and private non-profit organizations provide resources for municipalities to preserve their cultural heritage. These resources can be applied for Tredyffrin historic preservation objectives.

HOW: At the direction of the Board of Supervisors, the Historical Commission can seek and lead the acquisition of federal, state, and non-profit sources of project funding. These resources could be utilized by the Township or property owners of historic resources. Further, the Historical Commission could seek and apply for awards, recognitions, and designations of historic sites that enhance the historic status of the Township.

7. Develop community volunteers to lead, organize, and manage the Township's historic preservation programs.

WHY: Historic preservation is best achieved with the active participation of residents with the passion to highlight and share the Township's history. While volunteers with specific skills are desired, most volunteers will need education and training to best serve both the Board of Supervisors and citizens of the Township.

HOW: The Township fosters the recruitment and development of its citizen volunteers to serve in historic preservation roles. Encourage Historic Commission members, Supervisors, and interested residents to participate in training and development programs hosted by the Township, or at the invitations of the county, state, and non-government experts. Costs of additional training opportunities could be offset through outside funding sources and grants.

8. Promote Tredyffrin heritage tourism and cultural heritage with Township residents and regional visitors for their enrichment, entertainment, and education.

WHY: Tredyffrin shares a sweeping American history with many other heritage centers in the Schuylkill River and Great Valleys, as well as along the Main Line. The Township itself contains a number of historic resources of national and regional significance that attract area residents and international visitors. The celebration of these historic resources improves the quality of life for residents and visitors alike.

HOW: The Township should participate in programs and events which feature the history of Tredyffrin and its role in the region's historic context. Participation in these events can involve a number of historic entities in the Township such as the Historical Commission, Tredyffrin Easttown Historical Society, Tredyffrin Historic Preservation Trust, and other regional partners. Collaborations can include commemorations with neighboring townships, historical societies, and entities such as Valley Forge National Historical Park. Specific actions can include:

- A. Participate in Town Tours & Village Walks, which is a program of the Chester County Board of Commissioners, offered through the Chester County Planning Commission. Tredyffrin could participate in the program through development of a one-night tour of historic resources within the Township.
- B. Installation of historic and heritage signage, panels, and banners throughout the Township, as well as adding additional content to the Township website which can promote awareness of, and connection to historic resources in the community.
- C. Participate in national, state, and regional Semiquincentennial (250th) commemorations in 2026, and regional commemorations of American Revolution battles and encampments that occurred in Tredyffrin and Chester County.
- D. Supporting the development of programs within schools, historical societies, and historical associations for all periods of Tredyffrin's history from establishment of the Welsh Tract through the industrial and railroad eras.

#### 4.4 References and Resources

Further information on historical resources preservation can be found through the following:

- Tredyffrin-Easttown Historical Society – <https://tehistory.org/>
- Tredyffrin Historic Preservation Trust – <http://tredyffrinhistory.org/>

- Chester County Historical Society – <http://www.chestercohistorical.org/>
- Chester County Historic Preservation Network – <http://www.cchpn.org/>
- Chester County Planning Commission, Historic Resources – <https://chescoplanning.org/HisResources/Historic.cfm>
- Pennsylvania Historical and Museum Commission (PHMC) – <https://www.phmc.pa.gov/Pages/default.aspx>
- PHMC Certified Local Government Program – <https://www.phmc.pa.gov/Preservation/Community-Preservation/Pages/Certified-Local-Government.aspx>
- Valley Forge National Historical Park – <https://www.nps.gov/vafo/index.htm>
- Advisory Council on Historic Preservation – <https://www.achp.gov/preserve-america>

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# CHAPTER 5: CONNECTIVITY

## 5.1 Introduction:

Connectivity for all transportation types is critical for the ability of residents and visitors to travel safely and efficiently within and beyond the Township. There are various means or modes of transportation – bicycle, sidewalk, public transportation, and vehicular – although the Township and broader region have been primarily dependent upon automobiles in recent decades. Improving access to infrastructure that supports all modes of transportation, including sidewalks, bike lanes, multi-use trails, and public transportation will provide health benefits, reduce traffic congestion, and help maintain convenient access to key Township locales.

## 5.2 Goal & Objectives

*Promote a safe, effective, multimodal, and diversified transportation and circulation system that addresses current and future needs in coordination with land use planning and resource protection objectives.*

- Improve safety, multimodal circulation, and connections between key destinations within and near the Township.
- Support extensions of pedestrian and cyclist infrastructure for increased resident access to parks, open spaces, trails, shopping, transit stations, and other opportunities.
- Improve traffic flow, reduce congestion, and increase connectivity to the major corridors within the township.
- Encourage a street oriented development pattern which provides streetscaping, traffic calming, and amenities for multimodal circulation when appropriate.
- Support continued improvements to public transportation service and infrastructure in the Township.

### 5.3 Recommendations

1. Fully implement the Green Routes Pedestrian Network, in addition to other pedestrian connections between parks, existing neighborhoods, and other community assets.

WHY: With a transportation system predominately designed to facilitate vehicular movement, the provision of new and expanded infrastructure is essential to promote safe and efficient pedestrian and cyclist travel. Having a comprehensive network to connect neighborhoods with employment centers, train stations, and regional trails can facilitate walking and biking as viable transit alternatives for Township residents and workers.

HOW: In addition to the strategies outlined in Recommendation 1 for pedestrian facilities and trails of *Chapter 3: Parks and Recreation*, the Township should consider adoption of an Official Map in accordance with Article IV of the Municipalities Planning Code that identifies all of the missing segments of the proposed Green Routes Pedestrian Network. The Official Map gives the Township the right of first refusal for acquisition of land to be occupied by the road or path. This formal designation will afford the Township a stronger position to negotiate for their construction as part of land development applications or PennDOT projects.

2. Ensure road standards are up-to-date with contemporary best practices, and support corridor studies to identify and implement improvements for safety and to alleviate traffic congestion.

WHY: Maintaining road standards and endorsing best practices for road design is critical for supporting vehicular travel. Encouraging and supporting corridor studies may positively affect regional roadways, resulting in better transportation service and future land use and economic development for the Township.

HOW: At the direction of the Board of Supervisors, Township staff should work in conjunction with the Township Traffic Engineer, and continue partnerships with outside organizations to address the following:

- A. Continue to work with PennDOT regarding applicable regional roadway projects.
  - B. Continue to work with both the Delaware Valley Regional Planning Commission (DVRPC) and Chester County Planning Commission (CCPC) to identify and implement road and intersection improvements on both the Transportation Improvements Inventory (TII) every two years and Transportation Improvement Program (TIP) every four to five years (See Appendix A, Section A-3 for a full listing of these projects in 2020).
  - C. Work with the Township Traffic Engineer to amend the subdivision ordinance to apply best practices for transportation and traffic studies for all new development and redevelopment.
  - D. Consider leading an effort to seek grant funding for corridor studies.
  - E. Review current road usage under Transportation Demand Management principles to optimize use of existing infrastructure for pedestrians, cyclists, vehicles, ride-sharing, and public transportation.
  - F. Work with the Township Traffic Engineer to determine if warrants are met to implement traffic calming measures to address increased traffic flows on local streets being used for regional travel purposes.
3. Undertake a "Complete Streets Study" for major transportation corridors to determine what safety and pedestrian enhancements are appropriate.

WHY: As a majority of the region and Township were developed before greater consideration was given to complete street principles, the Township road network presents challenges for users of all transportation modes, at all ability levels, to safely utilize this infrastructure. This issue is common throughout the region as well as the Township.

HOW: The Board of Supervisors should undertake a “Complete Street Study,” with support from transportation engineers and urban design planners to address each of the points noted below. The study should evaluate pedestrian and cyclist needs, parking recommendations, and the flow of vehicular traffic. The study could address corridors such as: Route 30, Route 252, Valley Road, Swedesford Road, Cassatt Road, and Conestoga Road. Specific considerations can include:

- A. Consideration of targeted traffic calming measures. Potential traffic calming measures include narrowed lanes, textured crosswalks, on-street parking, speed humps, and other tools to achieve an improved pedestrian and cyclist environment.
- B. Consideration of a “road diet,” or elements of one, along the Route 30 Corridor. This can result in additional areas for pedestrian amenities and/or bike facilities, reduction of vehicular speed, and additional on-street parking. Any implementation of a road diet through the Corridor should also analyze how its implementation may impact levels of service for vehicular traffic.
- C. Direct coordination with PennDOT District 6 regarding a road diet, or elements thereof, along Route 30 and/or traffic calming strategies along other state maintained roads. Coordination should also occur with neighboring municipalities to ensure road designs and traffic calming strategies are handled appropriately near municipal boundaries.
- D. Strategies to improve the safety of corridor and thoroughfare crossings for pedestrians and cyclists.
- E. Analysis of existing vehicular access points to improve access management along principal and major arterials, where identified as being appropriate by the Township Traffic Engineer, in an effort to reduce conflict points and improve overall safety.
- F. Conceptual streetscaping plans that address street trees, street lights, benches, planters, gateways, bicycle racks, bus shelters, and other amenities as part of proposed streetscaping strategies.
- G. Consideration with SEPTA, PennDOT, and DVRPC of ways to improve access to the Paoli, Daylesford, and Strafford train stations. Additional coordination should also be considered with

Easttown Township to improve access to both the Berwyn and Devon stations, which are located just outside of Tredyffrin but utilized by many residents.

4. Continue to preserve scenic views from roads while improving overall safety for pedestrian and bicycle users.

WHY: The scenic aesthetic of much of the Township is attributed to the open spaces and tree cover seen while traveling along scenic roadways. While these roads may offer scenic views, the road itself may not warrant protection through regulatory ordinances to the same degree as those that follow a natural feature, such as a stream or ridgeline.

HOW: The Township could establish criteria to identify and designate scenic roads. Once established, appropriate amendments to the subdivision and/or zoning ordinances to require protection of defining physical features (such as treelines and hedgerows) as well as installation of pedestrian and bicycle amenities along these designated roads, could be considered as part of subdivision and/or land development applications.

5. Review and amend active transportation standards to advance pedestrian and bicycle mobility and safety throughout the Township.

WHY: While the Township already has some regulatory standards in place to advance active transportation infrastructure, it is critical to regularly review and amend active transportation standards in an effort to have the most contemporary standards to enhance overall safety and mobility. Unlike multi-modal facilities that generally facilitate transit use, active transportation infrastructure facilitates safe pedestrian and cyclist use within the existing transportation system.

HOW: At the discretion of the Board of Supervisors, Township staff and the Transportation Engineer, in conjunction with the Planning Commission, should review and amend areas of their ordinances which could further advance active transportation goals. See Appendix D, Section D-3 for specific ordinance recommendations.

6. Support efforts to determine where there is a need for additional transit connections and services.

WHY: Additional transit connections promote alternatives to existing vehicular transit options in the Township, and may optimize existing transportation modes and facilities.

HOW:

- A. Continue to coordinate with SEPTA regarding long-term planning for enhancements to their stations and bus infrastructure in the Township.
- B. Monitor usage of rail and bus service in the Township and advocate for additional and enhanced services with SEPTA.
- C. Through the land development process, analyze existing and proposed transit connections to optimize transit improvements, whether through amenities such as bus shelters, or changes to service schedules or stops.
- D. Analyze regulatory ordinances to ensure new development and redevelopment projects prioritize transportation connections and multimodal transit options when practicable.
- E. Implement a "Complete Streets" study as outlined in Recommendation 3 above.

## 5.4 References and Resources

- CCPC Transportation Improvements Inventory - <https://www.chescoplanning.org/transportation/tii.cfm>
- Chester County Public Transportation Plan - <https://www.chescoplanning.org/transportation/PTP.cfm>
- Chester County Multimodal Handbook - <https://www.chescoplanning.org/MuniCorner/MultiModal/ch1-intro.cfm>
- Enhancing the Transit Environment - <http://www.chesco.org/DocumentCenter/View/34285/Enhancing-The-Transit-Environment?bidId>
- PennDOT Pedestrian Facilities Pocket Guide - <https://www.dot.state.pa.us/public/Bureaus/design/ADA/PocketGuide.pdf>
- DVRPC Bicycle and Pedestrian Planning - <https://www.dvrpc.org/TransitBikePed/>

- Grant funding resources:
  - Transportation and Community Development Initiative (TCDI) - <https://www.dvrpc.org/TCDI/>
  - Transportation Alternatives Set-Aside Program (TAP) - <https://www.dvrpc.org/TAP/>
  - Congestion Mitigation and Air Quality Improvement Program (CMAQ) - <https://www.dvrpc.org/CMAQ/>
  - Multimodal Transportation Fund - <https://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/Pages/default.aspx>
  - Safe Routes to School (SRTS) - <https://www.penndot.gov/TravelInPA/Safety/SchoolResourcesAndPrograms/SafeRoutesToSchool/Pages/default.aspx>
  - Vision Partnership Program (VPP) - <https://www.chescoplanning.org/municorner/vpp.cfm>

# CHAPTER 6: COMMUNITY SERVICES AND FACILITIES

## 6.1 Introduction

The Township's elected officials, volunteers, and staff, together with the services they provide to residents and businesses, are collectively considered community services and facilities. These services and facilities, along with a strong tax base and fiscally prudent Township budget, are important factors in effective governance. Efficient administration of Township resources, as well as support of and coordination with entities such as the fire companies and school district, are critical for maintaining and improving the quality of life for the Township. Parks are an essential Township facility which are discussed in further detail in Chapter 3.

## 6.2 Goal and Objectives

*Provide services and/or facilities to enhance safety, improve stormwater management, enhance Township facilities and sustainability, and best coordinate with outside service providers to meet the needs of Township residents, businesses, and staff, while making the Township a desirable place to live and work.*

- Maintain open communication with Township residents and businesses through the Township website, newsletters, and other media, and consistently investigate new means of effective communication.
- Ensure proper management of stormwater runoff through effective practices, regulations that are current with evolving technology, and appropriate training to Township staff.
- Encourage effective Township committees and commissions along with resident participation in these entities.
- Continue to support both public and private institutions and their provision of adequate school facilities to serve the Township.

- Support the police department, fire companies, public works, and code enforcement to protect the health and safety of Township residents.

### **6.3 Recommendations**

1. Communicate effectively and efficiently with residents and businesses regarding Township business, safety concerns, and other topics that impact community members.

WHY: In order to provide effective input into the allocation of taxpayer dollars and the formation of policy and regulations, the community needs to remain informed regarding Township business.

HOW: This requires a commitment to reaching the public in a variety of ways. Methods of communication will need to be consistently reevaluated and adapted to contemporary methods to remain most effective. Staff and elected officials should periodically evaluate the methods used to convey information to determine the most effective means of reaching all community members. Specific emphasis should be placed on how to best publicize public meetings and hearings. Further engagement should also be undertaken to determine what information the community desires to receive, and adjusted as necessary. Specific actions can include:

- A. Conduct periodic assessments of the full range of communication methods used by the Township and the information they are providing to the community. This should include, but not be limited to the Township newsletter and its social media presence.
  - B. Evaluate the website periodically to ensure it provides sufficient breadth of information, appropriate communication of resources, and potential for further community interaction, within a user-friendly format.
2. Address stormwater runoff issues to protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.

WHY: Flooding risk can be minimized, and surface and groundwater water quality can be improved through effective stormwater management. Various regulatory, educational, and infrastructure improvements can minimize the pollutant load of stormwater and properly manage quantity as required through federal and state regulations, including Municipal Separate Storm Sewer Systems (MS4). Stormwater facilities and infrastructure operated and maintained by private property owners are discussed in Chapter X: Natural and Environmental Resources.

HOW: A majority of the region and Township were developed before implementation of modern stormwater management techniques. The Township has an aging stormwater infrastructure with limited facilities to manage runoff from existing impervious surfaces. This issue is common throughout the region as well as the Township. Chapter 174 of the Township Code addresses stormwater management and contains stringent requirements for new development and redevelopment projects in the Township.

The Township is planning to use funds from its 2019 bond offering to undertake several important stormwater management infrastructure projects and to engage in a Township-wide stormwater study. The Township also appointed a Stormwater Task Force to develop strategies for the Board of Supervisors to consider for addressing Township-wide stormwater issues. The Township should consider the input of the Task Force and Task Force recommendations in future Township Stormwater Studies.

Taking this proactive role is essential to correcting and minimizing further negative impacts resulting from stormwater runoff. It requires a coordinated effort between Township staff, the Township Engineer, the Pennsylvania Department of Environmental Protection (PADEP), and the Chester County Conservation District (CCCD). Specific actions can include:

- A. Continue to plan for stormwater capital improvements and long-term funding mechanisms. Work with the Township's stormwater planning efforts to develop a prioritized list of recommended improvements, along with potential funding sources.

- B. Carefully consider potential ordinance amendments as required by state and federal regulatory authorities or identified by the Township Engineer, Board of Supervisors, or other local community members and groups. Any amendments should be contemporary and efficient to meet the requirements of Municipal Separate Storm Sewer System (MS4) permit and regulatory requirements, inclusive of Chapter 172 (Storm Sewers), Chapter 174 (Stormwater Management), Chapter 181 (Subdivision and Land Development) and Chapter 208 (Zoning). Potential considerations for revisions include:
- Continue to ensure Chapter 174 requirements for operation and maintenance (O&M) are identified and documented in the approved permit plans, and that O&M agreements are recorded with the Chester County Recorder of Deeds office.
  - Consider updates to Chapter 174 to require deed notes on properties that include stormwater management infrastructure, to potentially include information on the O&M responsibilities for these facilities.
  - Periodic review to ensure the most up-to-date best management practices (BMPs) are permitted, particularly in Chapter 174.
  - Review and update ordinances as necessary to ensure consistency and eliminate conflicts between the four ordinances.
- C. Have the Township Engineer, working with Township staff, identify and prioritize Township-owned properties suitable for new or enhanced/retrofitted stormwater facilities to address current and future management needs. If the Township Engineer determines additional properties may be necessary at a future date for MS4 compliance, specific properties could be evaluated and included as part of a formal Official Map adopted by the Township.

- D. Investigate sustainable and consistent funding streams for stormwater management capital projects, and for compliance with the state and federal MS4 and Pollution Reduction Plan (PRP) requirements. Options for additional grant and bond funding, as well as new funding sources, should be evaluated to help the Township meet requirements of its stormwater permit and plans.
  - E. Encourage adopting a regional approach toward issues in stormwater management through maintaining communications with surrounding municipalities regarding stormwater initiatives.
3. Provide effective and efficient governance through appropriate administrative and funding support of volunteer commissions, boards, and committees.

WHY: Tredyffrin has numerous volunteer staffed boards, commissions, councils, and committees tasked with furthering the policies of the Township. These groups need staff support, periodic funding allocations, and current background materials to effectively carry out their duties.

HOW: Maintain regular communication between the volunteer commissions, staff, and elected officials to ensure needed resources are in place. There should be a periodic review that is broader in nature and discusses resources that may be needed in the annual budget. Specific actions can include:

- A. Consider holding an annual meeting between the Board of Supervisors and the various Township commissions, boards, and committees. This meeting can allow the Supervisors to clearly state their priorities for the year for each group to work towards and accomplish. It can further foster greater conversation and collaboration between the various groups when appropriate to address identified priorities.
- B. Consider holding a regular land development committee meeting between various commissions, boards, and committees relating to land use and planning within the Township. Potential attendees may include the Planning Commission, the Zoning Hearing Board, the Historic

Commission, the Environmental Advisory Council, and the Stormwater Task Force.

- C. Consider requiring select commission, board, and committee members to attend land use training relevant to the role they serve. Land use training courses on community planning, zoning, and subdivision are offered through the Pennsylvania Municipal Planning Education Institute (PMPEI). Chester County 2020 offers these PMPEI courses through its Master Planner Program.
4. Continue to support public works and code enforcement to facilitate timely and responsive services for Township residents and businesses.

WHY: Public works is tasked with the long-term and ongoing maintenance of Township facilities and infrastructure. Code enforcement is tasked with the enforcement of the Township code and zoning ordinance. Ensuring these functions continue to have adequate resources is essential in their ability to fulfill responsibilities to residents and businesses alike.

HOW: Through the Township budget and staff activity, the Township should continue to monitor the levels of calls as it relates to both of these departments. Specific actions can include:

- A. The Board of Supervisors and Township Manager should continue to coordinate with the Public Works Director to ensure the department has adequate resources.
- B. Township staff should ensure concerns received by code enforcement are both investigated and addressed in a timely manner. If further follow-up is requested from involved parties, ensure all communication is timely and transparent.
- C. Township staff and other groups such as the Planning Commission, should continue to evaluate existing ordinances and procedures to ensure code enforcement has the tools in place to enforce the code when necessary.

5. Continue to support both public and private institutions and the provision of high quality school facilities, libraries, and programming to serve community members.

WHY: An essential feature of the quality of life experienced by Township residents is the high quality of educational institutions that serve the community.

HOW: Although the services, facilities, and programming provided by these institutions are not provided by the Township, an open dialogue to understand and plan for their future needs and interactions with the broader community is critical. Specific actions can include:

- A. Staff and the Superintendent of Schools should coordinate on a routine basis to continue to have a strong partnership with the Tredyffrin/Easttown School District as it relates to facilities planning, code enforcement, police protection, and safe pedestrian facilities.
- B. Support partnerships with both the School District and private schools in determining the potential feasibility of Township residents utilizing school-owned recreational facilities during non-school hours.

6. Support the police department and fire companies to protect the health and safety of Township residents.

WHY: The Township has a responsibility to ensure police, fire, and ambulance services are accessible, effective, and efficient. Provisions of such services are a fundamental component of protecting the well-being of residents, and although not all of these providers are directly tied to the Township, their mission is a municipal responsibility through the regulation of various land uses as they relate to generation of emergency calls. Greater awareness within the community may positively impact the numbers of volunteers and the level of success of any fundraising programs.

HOW: Through the Township budget and staff activity, Tredyffrin should continue to coordinate with emergency service providers on a routine basis, monitor land use driven emergency response rates, provide leadership in the

discussions of funding, provide direct financial support, and engage with the service providers, surrounding municipalities, and the community regarding other means to support these services. Specific actions can include:

- A. The Township should continue to analyze the impacts of various land uses and developments on the generation of emergency calls for police, fire, and EMS assistance.
- B. The Board of Supervisors should continue to coordinate directly with the Chief of Police to regularly assess department staffing, equipment, and facilities to most effectively address department needs as it adapts to effectively serve the residents and businesses of the Township.
- C. The Board of Supervisors should continue to coordinate with the fire companies to support their operations and capital expenditures. Continue to work with Easttown Township and the fire companies on ensuring the most efficient and effective delivery of fire and ambulance services.
- D. The Township should actively publicize the need for and value of volunteer emergency responders. Through the Tredyffrin website, social media, newsletter, and other means, the Township can help raise the profile of the fire companies, and their reliance on volunteers. Greater awareness within the community may positively attract volunteers and add to the level of success of the companies' fundraising efforts.

## 6.4 References and Resources

Further information on capital improvements planning, stormwater management, and emergency management can be found through the following:

- Center for Land Use Education, Capital Improvement Plan – [https://www.uwsp.edu/cnr-ap/clue/Documents/PlanImplementation/Capital\\_Improvement\\_Plan.pdf](https://www.uwsp.edu/cnr-ap/clue/Documents/PlanImplementation/Capital_Improvement_Plan.pdf)
- Stormwater PA – <http://www.stormwaterpa.org/ms4-program.html>

- PA DEP Municipal Stormwater –  
<https://www.dep.pa.gov/Business/Water/CleanWater/StormwaterMgmt/Stormwater/Pages/default.aspx>
- CCPC Stormwater Management BMPs –  
<https://www.chescoplanning.org/MuniCorner/Tools/BMPs.cfm>
- CCPC Riparian Buffers –  
<https://www.chescoplanning.org/MuniCorner/Tools/RiparianBuff.cfm>
- Chester County Conservation District –  
<https://www.chesco.org/205/Conservation-District>
- Penn State Extension, Chester County –  
<https://extension.psu.edu/chester-county>
- PA DCNR grant opportunities –  
<https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

# CHAPTER 7: COMMERCIAL AND ECONOMIC DEVELOPMENT

## 7.1 Introduction:

Tredyffrin is a major regional commercial and business center. Other nearby significant commercial and business centers include Great Valley, King of Prussia, Conshohocken, Radnor, and Philadelphia. Tredyffrin's major transportation routes connect residents to these and locations for work and for regular needs of goods and services. Due to its close proximity, many residents regularly patronize retail centers like the King of Prussia Mall and other commercial areas located throughout the region. Economic changes resulting from the Great Recession, the COVID-19 pandemic, the impact of e-commerce, and changing market preferences have affected the commercial uses in the Township. The changes have been negative for not only specific/individual types of uses, but also for development patterns that are too restrictive and/or focused singular uses. Vacancies have risen in some commercial areas. Innovative, strategic redevelopment is needed to regain vitality.

## 7.2 Goal and Objectives:

*Encourage targeted redevelopment of commercial areas to integrate character defining features and incorporate a mixture of uses that expand beyond individual office and retail uses in order to create and sustain a diverse economic base, improve environmental quality, and respect established residential neighborhoods.*

- Ensure the continued vitality of the business community through measures that create a unique character in office parks and other non-retail commercial areas and provide more flexibility in use.
- Encourage the redevelopment and expansion of businesses and employment opportunities in existing commercial areas of the Township.
- Ensure new development and/or redevelopment of commercial areas mitigates negative impacts and does not encroach into adjacent, established residential neighborhoods.

- Advance the vision for the Paoli village reflecting its heritage while creating areas of appropriate density and scale for future redevelopment and infill, adjacent to Route 30.
- Refine the pedestrian network to facilitate safe travel and connections between neighborhoods and key destinations.
- Ensure new development and the redevelopment of commercial and mixed use areas incorporates best practices to promote the use of green technology and environmental sustainability.

### 7.3 Recommendations:

1. Work with the Chesterbrook Corporate Center to direct redevelopment strategies to support its long-term vitality.

WHY: Developed in the 1980s, the Chesterbrook Corporate Center is one of the largest office parks in Greater Philadelphia. Similar to many other suburban office parks, revitalization and modernization is needed to address tenant vacancies and ensure its long-term vitality. Strategic redevelopment will keep the site economically viable while providing employment opportunities, desired amenities, a greater mixture of uses, and needed services for current and future tenants.

HOW: At the direction of the Board of Supervisors, coordination could occur between the Chesterbrook Corporate Center ownership with Township staff and the Planning Commission to develop strategies to ensure its continuing vitality. Specific actions can include:

- A. Coordination with the owners of the Chesterbrook Corporate Center regarding their vision for future development and redevelopment strategies that should occur first. When this vision is being developed, Township staff, in collaboration with Corporate Center ownership, could assist in holding a public workshop or charrette and inviting surrounding neighbors and homeowner associations to participate and provide input on the future of the Corporate Center.
- B. Once a vision is established, an analysis of the zoning ordinance could be undertaken to determine what types of amendments may be necessary to best allow implementation of this vision. Specifically, flexibility in land uses or new uses by-right that may be considered to be added to the O Office District, with

appropriate design standards, as well as consideration of opportunities for enhanced heights in the immediate vicinity of the 202 corridor. Development of a new district or overlay for the Chesterbrook Corporate Center may also be appropriate based on this analysis. All zoning changes should ensure that the established character of place remains consistent with the Township and the Chesterbrook community.

- C. Continue to enhance the pedestrian network in the Chesterbrook community to promote overall safety and improve non-vehicular access to Wilson Farm Park. Further consideration should be given to development of practicable connections to the Chester Valley Trail through continued implementation of the Green Routes network, as well as coordination with PennDOT for development of safe pedestrian connections across the 202 corridor.
  - D. Explore funding opportunities through the Pennsylvania Department of Community and Economic Development and the Chester County Economic Development Council for business development and growth.
2. Establish an overall vision and strategies to ensure the Gateway Shopping Center, the West Swedesford Road commercial corridor, and Devon Park remain vibrant commercial areas.

WHY: The significant commercial areas in the northeast portion of the Township encompasses the Gateway Shopping Center and commercial corridors along Swedesford Road and Devon Park Drive. As these areas continue to age, property owners may consider complete renovations or full redevelopment of their properties. These changes can have significant impacts on both the existing commercial areas and the surrounding communities.

HOW: At the direction of the Board of Supervisors, coordination could occur between the owners of the Gateway Shopping Center, other commercial facilities in the community, Township staff, and the Planning Commission to develop strategies to support continued efforts to redevelop and update these areas. Specific actions can include:

- A. In 2019 the Township adopted the Gateway Multimodal Traffic Study in an effort to evaluate multimodal transportation connections within the northeastern section of the Township. This study includes a detailed series of “Achievable Goals” the Township should continue implementing in order to see the proposed multimodal improvements become a reality.
  - B. The Township should consider undertaking an analysis of the zoning ordinance to determine what types of amendments may be necessary to best address the needs of this evolving area of the Township. Flexibility in land uses or new uses by-right should potentially be added to the C-2 Commercial and LI Limited Industrial Districts, with appropriate design standards and buffering for adjacent residential uses.
  - C. Additional connections to the Chester Valley Trail from the commercial properties along West Swedesford Road should be developed in cooperation with Chester County. Consideration should further be given to including amenities such as bike racks and repair stations as part of any new connection.
3. Promote Paoli as a mixed-use village and enhance its gateways, streetscaping, safety, and parking opportunities.

WHY: Paoli has historically served as an important commercial destination, centered at the Paoli Train Station. Changing market trends are impacting commercial trends (particularly retail), and preferences are evolving to increased consumption of experiences, rather than goods. Tredyffrin has had a desire to create a distinctive scale, appearance, and environment in the Paoli village area that is complimentary to the existing uses and also promotes safe, pedestrian activity between existing businesses.

HOW: At the direction of the Board of Supervisors, coordination could occur between the Paoli Business and Professional Association with Township staff and the Planning Commission to develop strategies to implement the full vision for the Paoli village. Specific actions can include:

- A. The Township has completed numerous plans and studies for this area, and has been successful in implementing some of their various recommendations. Because these planning efforts

included significant public input and consensus-building, the Township should continue to implement recommendations set forth in these previous planning efforts undertaken for the Paoli village.

- B. The Township could investigate the appropriateness of instituting a formal Business Improvement District (BID) or other similar entity for Paoli village to further the implementation of redevelopment, safety, and infrastructure projects in the community. This effort should include direct coordination with the Paoli Business and Professional Association to educate business and property owners on the benefits of a BID, as well as to determine support for its implementation.
  - C. The Township should coordinate and engage directly with property owners and the Paoli Business and Professional Association on any effort to undertake a Complete Streets Study in the Paoli village as recommended in the Connectivity chapter. This effort could lead to targeted safety improvements that would improve the overall experience of pedestrians and motorists visiting Paoli.
  - D. Conduct an economic development study to identify gaps and opportunities in the types of commercial and entertainment options that have the optimal chance for success in the Paoli village (see Appendix xx for additional details on market information).
  - E. The Township should work with the community and local property owners to identify and develop a park or other public green space in the village area. This park can serve as a community gathering place and give the Paoli village a defined center to complement the Paoli Station area.
4. Support the Lancaster Avenue corridor through the Devon/Strafford community as a vibrant, mixed-use, commercial corridor.

WHY: The Lancaster Avenue corridor through the Devon/Strafford community has historically served as an important commercial corridor. At a length of just under one mile, the commercial nature of this corridor continues into both Easttown and Radnor at each end and

serves as an eastern gateway into Tredyffrin. Many properties along this corridor have unique site constraints, such as relatively smaller lot sizes or the presence of dual street frontages, which require creative strategies for potential redevelopment. As this area continues to see significant redevelopment, a clear vision for the corridor should be developed to enhance pedestrian safety, preserve historic resources, preserve community character, and develop an identifiable sense of place. Further, any potential redevelopment should respect existing community character and provide appropriate transition and buffering between the commercial corridor and adjacent residential neighborhoods.

HOW: At the direction of the Board of Supervisors, Township staff and the Planning Commission could be tasked with initiating a process to develop a vision for the Lancaster Avenue corridor through the Devon/Strafford community. Specific actions can include:

- A. Direct coordination with both Easttown and Radnor Townships to understand their visions and existing planning policies for the corridor. Further coordination should also be had with both the Berwyn-Devon and the Wayne Business Associations as both have membership in this area, and PennDOT as they are responsible for Lancaster Avenue. Engaging with these entities early in the planning process is essential to both ensure a consistent and a complimentary vision for Devon/Strafford community at the municipal boundaries when practicable as well as a vision that can support the local business community.
- B. Hosting of a public workshop or charrette should be considered to engage the broader community early in the process. The feedback received from community coordination, municipal, and business leaders can be incorporated into this event to gauge the overall support for their considerations. Having the public involved early in the process is essential in developing broad support for a large community vision.
- C. Once an overall vision is established, consideration for both zoning and subdivision amendments can be considered to implement it. Although specific details should be developed after receiving public input and comments, specific elements can include:

- Consideration could be given to requiring buildings to be placed closer to Lancaster Avenue, with parking at rear, and landscaping and pedestrian amenities along its road frontage.
- For the secondary corridors such as Old Eagle School Road and Berkley Road, strategies and policies for new development and redevelopment should be clearly articulated and implemented. Consideration should be given to the integration of modern and efficient stormwater management, allowance of appropriate uses, neighborhood buffering and compatibility, and the implementation of appropriate design standards and pedestrian amenities.
- As the Township has strong design standards for sidewalks and pedestrian amenities along the corridor, consideration should be given to establishing appropriate transition areas at the municipal boundary to ensure continued pedestrian safety.
- Standards to encourage shared driveways and reduce curb cuts onto Lancaster Avenue. These access management standards can serve to improve safety for both motorists and pedestrians along the corridor.
- Standards to require public green space as part of redevelopment proposals. As the corridor is built-out, the only opportunities for public green space can come as part of redevelopment efforts. These areas can also serve to reduce stormwater runoff through the removal and repurposing of impervious areas.
- With successful historic preservation efforts such as the Old Covered Wagon Inn and the Strafford Station, consideration could be given as how to best preserve existing resources and support their continuation as viable entities. Allowances for additional uses and/or reductions in lot and bulk standards for historic resources could be developed.

5. Develop green space and enhance public space in commercial areas.

WHY: Effective public and green spaces can enrich and enhance an area while creating a unique attraction, strengthening commercial and economic development, and providing opportunities for stormwater management. Integrating functional public spaces and green areas into commercial areas can encourage economic development by providing the opportunity for public art, events, temporary or pop-up uses, and informal gatherings, as well as provide natural areas for stormwater management and infiltration. As much of the Township's commercial areas are relatively built-out, incorporation of new public spaces should be included as part of redevelopment efforts

HOW: Taking this proactive role is essential for implementing public and green spaces within the built environment and requires coordinated effort at the direction of the Board of Supervisors between Township staff, the Township Engineer and the Planning Commission, with assistance from the Environmental Advisory Council and Parks and Recreation Board as needed. Specific actions can include:

- A. The Township could require a minimum square footage of public space within critical commercial zoning districts and incentivize the incorporation of public spaces in all commercial areas through permitting or regulatory processes. Encouraging development or redevelopment to integrate functional public space could also be assisted with guidance on the type of space sought, in the form of renderings, listing of elements, or sharing of example public space.
- B. Analyze and update as needed Township ordinances and policies to allow for green spaces to be utilized for pop-up events and community events as appropriate.
- C. Assess and update Township ordinances and policies to facilitate the use of underutilized parking areas and impervious surfaces to allow outdoor spaces for businesses (such as outdoor dining facilities or retail areas), or redevelop these spaces into a greener public space.

- D. Ensure green spaces within commercial areas are providing ecological or public gathering space, and that more significant green space is connected to existing parks, residential areas, and key community facilities as possible.
- E. Consider participation in the PennDOT sponsored Adopt & Beautify and Keystone Pollinator Habitat programs to visibly enhance areas within their rights-of-way with native plantings that can further biodiversity goals through providing additional habitat for native pollinators.
- F. Consider establishment of a Public Arts Commission to provide recommendations for the establishment of a formal public arts program.

#### **7.4 References and Resources:**

Further information on complete streets, business development incentives, and funding opportunities for business growth can be found through the following:

- Chester County Economic Development Council – <https://ccedcpa.com/>
- CCPC Commercial Landscapes Series – <https://chescoplanning.org/MuniCorner/ComLand/overview.cfm>
- CCPC Multimodal Handbook – <https://www.chescoplanning.org/municorner/MultiModal/ch1-intro.cfm>
- ESRI's Retail MarketPlace Profile for Tredyffrin Township, Retail Market Potential for Tredyffrin Township, and Marketing Profile for Tredyffrin Township
- NACTO Urban Street Design Guide – <https://nacto.org/publication/urban-street-design-guide/>
- PA Department of Community and Economic Development, Business Assistance Programs – <https://dced.pa.gov/business-assistance/>
- PA Department of Community and Economic Development, Programs and Funding – <https://dced.pa.gov/program/>

# CHAPTER 8: FUTURE LAND USE

## 8.1 Introduction:

The future land use plan provides the overall framework for guiding land use, housing, economic development, and related policy decisions for the time horizon of the plan. Housing is closely tied to land use, and the two should be considered together. The Pennsylvania Municipalities Planning Code (MPC) sets forth each municipality's responsibilities regarding housing, and specifically references housing of different types and densities. Economic development also impacts future land use and influences a community's character, and should be guided by a comprehensive land use plan.

As Tredyffrin is a relatively built-out municipality with only 365 acres, or just three percent of the Township, identified as undeveloped, the majority of new development is anticipated to occur as redevelopment of existing developed sites and/or as infill projects with appropriate stormwater management controls.

## 8.2 Goal & Objectives

*Responsibly guide future land use by balancing contemporary needs while respecting the integrity of established land use patterns. Future development should complement these patterns and: provide diverse housing options, support the business community, improve environmental sustainability, enhance pedestrian mobility and recreational opportunities for residents, and be consistent with plans by partner agencies such as the school district.*

- Support options for diverse housing types to meet the needs of young professionals, families, empty nesters, and senior citizens.
- Maintain the pattern of residential uses, while allowing flexibility for homeowners to maintain or upgrade their properties.
- Ensure that commercial development does not detract from the quality of life in adjacent residential neighborhoods.
- Ensure that commercial properties in the Chesterbrook, Swedesford, Strafford, and Paoli Village, communities remain vibrant commercial

and employment centers through promoting flexible and creative redevelopment opportunities necessary to promote the sustained viability of commercial and retail uses.

- Encourage a diverse mix of uses and appropriately scaled development in The Paoli Village and Strafford Mixed-Use communities to ensure their ongoing vitality as mixed-use, village centers.
- Ensure all new development and redevelopment incorporates best practices to improve stormwater management, environmental sustainability, and address climate change.

### 8.3 Future Land Use

#### Residential

##### Residential – Low Density (LDR)

5,574 acres

*Current Zoning: R-1/2, R-1*

Residential – Low Density represents the largest land use category and is present throughout the Township. Acreage is available in this designation for limited infill and some small scale residential development.

##### Residential – Medium Density (MDR)

720 acres

*Current Zoning: R-2, R-3, R-4*

Residential – Medium Density represents the second largest residential land use category and is present primarily throughout the southern half of the Township. Acreage is available in this designation for limited infill and some small scale residential development.

Moving forward, the LDR and MDR areas of the Township should continue the land use pattern of the established neighborhoods. As these areas are relatively built out, and more densely populated, any proposed infill development and/or redevelopment should generally be consistent with existing neighborhood scale, preserve existing natural features to the highest degree practicable, and not detract from what makes these areas livable today. Stormwater runoff should be a critical consideration with any future development to protect water quality and mitigate flooding. Additional investment in amenities such as parks, open space, sidewalks, and trails can enhance the area, and provide locations for community interaction and connections to surrounding neighborhoods, commercial areas, and public transit options.

## **Residential – High Density (HDR)**

**64 acres**

**Current Zoning:** *R-4, PA*

Residential – High Density represents the smallest residential land use category and encompasses areas containing multi-family, residential facilities.

Moving forward, these areas should remain as vibrant multi-family communities to provide a variety of housing options for residents. Older multi-family facilities should be targeted for appropriate stormwater management upgrades as they can present significant runoff issues for neighboring properties. New HDR developments should have reasonable access to public transit, vibrant community amenities, and provide for appropriate transition areas from conflicting adjacent land uses.

## **Chesterbrook Residential (CR)**

**260 acres**

**Current Zoning:** *R-1, R-1/2, R-4, PA*

Chesterbrook Residential represents the residential portion of the Chesterbrook unified development. The community features wide-ranging housing options including single-family detached homes, townhouses, multi-family buildings, and significant areas of deeded open space throughout the community. Approximately 20 percent of the Township's residents live in Chesterbrook.

While there are no infill opportunities within Chesterbrook, there will be redevelopment opportunities which should generally be consistent with those recommendations identified in the LDR and MDR designations. Additionally, as these communities feature significant areas of deeded open space, efforts should be made to increase access into these areas for the enjoyment and use of the greater Chesterbrook community. Further consideration could also be given to determine if these open space areas can support environmental and/or stormwater goals through initiatives such as permitting and promoting renewable energy, tree planting, and wetland restoration. Efforts to reduce impacts of stormwater runoff should be the most critical consideration for potential redevelopment projects in the community.

While Chesterbrook Residential areas are subject to Homeowner's Association bylaws through private deed restrictions (which are not subject to Township regulation), potential revisions to these bylaws should be reviewed by associations for general updating and modernization purposes. Potential revisions may include updated policy language as well as the integration of language to promote solutions to relevant issues such as those surrounding climate change and stormwater management. Examples of this

may include amending HOA bylaws to allow solar panels, electric vehicle charging stations, or other community identified priorities for individual property owners.

Although listed separately, both the Chesterbrook Commercial and Chesterbrook Residential areas complement one another as part of the greater Chesterbrook community. They are treated separately as a result of the different issues facing each land use. Strategies should further be developed and implemented to provide for greater multi-modal connections from the Chesterbrook community to regional rail services in the southern portions of the Township and to the Chester Valley Trail. Specific recommendations for Chesterbrook Commercial are within the Chesterbrook Commercial designation and Chapter 7.

## Commercial

### General Commercial (C)

79 acres

**Current Zoning:** C-1, C-2

The General Commercial designation generally encompasses the commercial areas of the Township not addressed by other, more specific designations.

The General Commercial designation features established office parks and scattered commercial operations throughout the Township. For larger commercial operations, consideration should be given to reevaluating allowable uses to ensure they remain viable and reflect the needs of the community. Any redevelopment of these areas should include modern stormwater facilities, green spaces, and enhanced pedestrian circulation both internal and external to the site. For smaller commercial operations adjacent to residential areas, consideration needs to be given to working with business owners to develop strategies to reduce conflicts between different land uses.

### Chesterbrook Commercial (CC)

433 acres

**Current Zoning:** O, C-2, R-1

Chesterbrook Commercial represents the commercial portion of the Chesterbrook community and surrounding areas, centered at the Chesterbrook Boulevard and Duportail Road intersection. This designation further includes the office and commercial uses along the Swedesford Road office corridor and the Westlake Corporate Center. The central Chesterbrook area is very well developed with integrated areas of deeded open space and has served as a commercial center of the Township. Chesterbrook is a Unified Development District with consistent zoning and private deed

restrictions throughout the commercial and residential portions of the development.

The Chesterbrook Commercial area should be analyzed to allow flexibility of uses and the creativity necessary to adapt to a changing commercial climate. The proximity of the Chesterbrook Commercial area to high density residential units of the Chesterbrook Residential land use designation may allow for redevelopment options which engage the residents of Chesterbrook. Redevelopment of Chesterbrook Commercial areas should offer pedestrian and multimodal connections to Chester Valley Trail, address stormwater management issues, and should promote renewable usage energy necessary to combat climate change.

**Swedesford/Devon Park (S/DP)**

**579 acres**

**Current Zoning:** C-1, C-2, O, LI, PA

The Swedesford/Devon Park designation generally encompasses the commercial areas and multi-family facilities in the vicinity of the Route 202 corridor from Old Cassett Road to Upper Merion Township. Land uses and major developments in the Swedesford/Devon Park designation span from east to west, and include the Gateway Shopping Center, Swedesford Road office corridor, the Glenhardie Corporate Center, and the Devon Park light industrial area. This area is a mixed-use community with wide-ranging commercial, business, and office operations, in addition to several multi-family communities. This area is relatively built-out, but will continue to see significant redevelopment and infill pressures resulting from its proximity to Route 202 and Route 422.

The Swedesford/Devon Park area should provide a transition between the adjacent residential areas while supporting the business community in a manner flexible enough to address changing needs in retail and business operations. All redevelopment proposals should implement the various elements presented in the Gateway Multimodal Study when practicable, with an emphasis on developing safe pedestrian and multimodal connections. Incorporation of green space and expansions of modern infrastructure such as stormwater facilities, the pedestrian network should be incorporated into all proposed projects. Proposed projects should provide for renewable energy such as electric vehicle charging stations or solar panels to the greatest extent possible. Specific recommendations for the Swedesford/Devon Park area are within Chapter 7 while specific recommendations for renewable energy and natural resources are within Chapter 2.

## Great Valley (GV)

451 acres

**Current Zoning:** O, PIP, C-2, LI

The Great Valley designation encompasses the commercial areas located at the western end of the Township, adjacent to East Whiteland and Willistown Townships. This designation is inclusive of the Great Valley Corporate Center, Atwater, the Vanguard campus, and other adjacent commercial and industrial properties.

The Great Valley area should be analyzed to allow flexibility of uses and the creativity necessary to adapt to a changing commercial climate. Specific to the Corporate Center and Atwater areas, direct coordination with East Whiteland should be considered to ensure consistency across the jurisdictional boundary for both developments. Any new development or redevelopment should offer pedestrian and multimodal connections to Chester Valley Trail, address stormwater management issues, and promote renewable energy.

## Mixed Use

### General Mixed-Use (GMU)

29 acres

**Current Zoning:** C-1, R-1

The General Mixed-use designation encompasses the commercial areas along Route 30 in the Daylesford community and a large property near the Conestoga High School campus.

Along the Route 30 corridor, the General Mixed-Use designation encourages a variety of uses to essentially serve as an extension of the historic Berwyn business district westward to the Daylesford train station. Any redevelopment of these areas should include installation of sidewalks and pedestrian amenities to improve pedestrian safety and mobility along the Route 30 corridor. The General Mixed-Use designation should further encourage construction at a scale similar to that of the historic Berwyn Village.

### Paoli Village (PV)

130 acres

**Current Zoning:** R-3, R-4, TD, TCD, IO

The Paoli Village designation encompasses the historic Paoli community centered at the train station and approximately radiating out to Central Avenue to the north, Circular Avenue to the south, Willistown to the west, and Route 252 to the east. This area is a mixed-use community with businesses located in the vicinity of Route 30, transitioning to residential areas. This area is relatively built-out,

but will continue to see significant redevelopment and infill pressures resulting from its proximity to Route 30 and the Paoli train station.

Moving forward, the Paoli Village should continue to build upon its historic center while supporting established businesses through continued implementation of previous planning efforts in the village area and promoting safe pedestrian and multimodal facilities. When adjacent to established areas, infill and redevelopment proposals should respect the established scale, massing, and aesthetics of the existing built environment and should include street amenities such as streetscaping and street trees. In more underutilized areas north and west of the train station, larger scale and mixed-use development (such as residential units over retail) may be appropriate with proper design elements. Generally, a mixture of uses is encouraged to extend the established development pattern and take advantage of multi-modal opportunities in the community. Expansions of modern infrastructure and amenities such as a stormwater management facilities, green/community gathering space, parking facilities (including structured parking), the pedestrian network, associated pedestrian facilities, and streetscaping (such as lighting, pedestrian furniture, and street trees), should be incorporated into all projects proposed for the village.

The Paoli Rail Site is a 28 acre parcel in Paoli (located in Tredyffrin and Willistown Townships) and is owned by Amtrak. The Paoli Rail Site was historically used for the storage, repair, and maintenance of electric rail cars throughout the 1980s. This site is identified as a United States Environmental Protection Agency (EPA) Superfund site, and as such, potential redevelopment is regulated under EPA institutional controls. Institutional controls specify that this site is not suited for agricultural or residential (including park facility) development. If at any time Amtrak seeks to divest of its former rail yard, potential redevelopment of the site should abide with all federal and state controls. Commercial uses developed in accordance with EPA institutional controls and deed restrictions may be permitted. Any redevelopment of this site should be in accordance with the overall pedestrian scaled goals of Paoli Village and should act as a vibrant commercial compliment to the surrounding community. As the site is located in both Tredyffrin and Willistown Townships, coordination of any potential redevelopment should involve both municipalities. Specific recommendations for Paoli are within Chapter 7.

### **Strafford Mixed-Use (SMU)**

**144 acres**

***Current Zoning:*** C-1, C-2, R-4

The Strafford Mixed-Use designation generally encompasses the commercial areas and multi-family facilities along Route 30 in the vicinity of the Strafford train station, areas along Berkley Road, and Devon Square. It generally includes the area bound by the Amtrak/SEPTA right-of-way to the north, Radnor to the south, Easttown and Poplar Avenue to the west, and Old Eagle School Road to the east. This area is a mixed-use community with businesses located in the vicinity of Route 30, transitioning to residential areas with a number of uniquely constrained properties (as discussed in Chapter 7). This area is relatively built-out, but will continue to see significant redevelopment and infill pressures resulting from its proximity to Route 30 and the Strafford train station.

The Strafford Mixed-Use area should continue supporting the business community while encouraging appropriate residential redevelopment in the community to foster a fully mixed-use community. Generally, a mixture of uses is encouraged and expansions of modern infrastructure and amenities such as green/community gathering space, modern stormwater management, and the pedestrian network should be incorporated into all projects proposed for the community. Specific recommendations for Strafford are within Chapter 7.

## Other

### **Institutional (I)**

**449 acres**

*Current Zoning: Various*

The Institutional designation generally encompasses municipal, institutional, religious, and other governmental properties throughout the Township. The Institutional designation does not include Township owned parks or the Valley Forge NHP. Specific recommendations for institutional uses are within Chapter 6.

### **Recreational (R)**

**427 acres**

*Current Zoning: Various*

The Recreational designation generally encompasses municipal parks and recreational facilities throughout the Township and the Chester Valley Trail. The Recreational designation does not include Valley Forge NHP. Specific recommendations for parks and recreation are within Chapter 3.

### **Open Space (OS)**

**985 acres**

*Current Zoning: Various*

The Open Space designation encompasses all of the open space areas identified as part of the CCPC's Protected Open Space Tracking (POST). The Open Space designation does not include areas identified as part of the Recreational or Valley Forge NHP designations.

### **Valley Forge (VF)**

**710 acres**

**Current Zoning:** *Various*

The Valley Forge designation encompasses all of the areas included as part of the Valley Forge NHP. The Valley Forge designation does not include areas identified as part of the Recreational or Open Space designations.

Both the Open Space and Valley Forge designations encompass areas permanently preserved as open space through mechanisms such as easements and deed restrictions, or in the case of Valley Forge operated as a national historical park by the National Park Service. Consideration could be given to encouraging greater public access to these areas for passive recreational uses such as trails. Further consideration should be given to encouraging expansion of these areas when opportunities are afforded from neighboring properties.

### **Golf Course (GC)**

**161 acres**

**Current Zoning:** *R-1*

The Golf Course designation encompasses the St. David's Golf Club and the Glenhardie Country Club.

The present zoning for both of the golf courses permits construction of single-family dwellings if either club were to redevelop. Consideration could be given to undertaking a general zoning analysis to determine if other uses are appropriate for both locations in the event future redevelopment is proposed and the golf course use ceases.

### **Railroad (R)**

**193 acres**

**Current Zoning:** *Various*

The Railroad designation encompasses rail rights-of-way and properties owned by Amtrak/SEPTA.

Coordination should continue with rail operators to develop mobility solutions and improve overall safety for public roads that cross railroad rights-of-way. See the Paoli Village designation for information regarding the Amtrak railyard.

## **8.4 Recommendations**

1. Ensure that all new development and redevelopment projects implement the most impactful and effective measures to mitigate impacts of stormwater runoff.

WHY: A majority of Tredyffrin's built environment was constructed prior to the advent of modern stormwater management facilities and techniques. Further, with the Township experiencing more frequent major storm events resulting in part from climate change, flooding continues to grow as a significant issue. Opportunities to address stormwater management through the land development process is one method that can be utilized to lessen the impacts of these more frequent flood events.

HOW: The Township should continue to monitor the stormwater management ordinance under Chapter 174 of the Township code to ensure it does not preclude modern BMPs as the technology and techniques continues to evolve. Further consideration could also be given to amending the ordinance to allow for greater flexibility in design of stormwater BMPs to best address localized issues with the approval of the Township Engineer. In conjunction with this on-going effort, the Township should further monitor both their zoning and subdivision and land development ordinances to ensure consistency with Chapter 174. Recommendations specific to Township operated stormwater facilities can be found in Chapter 6.

2. Encourage "green" building and alternative energy practices, such as Leadership in Energy and Environmental Design (LEED), Energy Star, alternative energy sources, or other green building standards, to improve the sustainability of development within the Township.

WHY: Sustainable buildings are more affordable to the owner over the long term. For some homeowners and renters, costs can become restrictive with the additional cost of heat and other utilities. Incorporating green methods and materials, such as water conserving fixtures, energy star appliances, high efficiency lighting, renewable energy sources (including photovoltaic and geothermal) and green roofs reduces energy costs, making utility costs more manageable.

HOW: Consider incentivizing green building elements and techniques to encourage new development and redevelopment to meet specified green building standards. Further consideration can be given to amending the zoning ordinance to provide reasonable standards for a variety of renewable energy systems including, but not limited to: solar, wind, and geothermal.

3. Continue to support a variety of housing choices in the developable areas of the Township.

WHY: There are existing multi-family housing opportunities in the Township, and currently almost 54 percent of homes in the Township are single-family detached. In addition, over the next ten years, the residents in the Township aged 55+ will likely increase, as those currently aged 40-59 make up 30 percent of the Township. A diversity of housing choices to benefit the aging population and to attract new residents that may want different types of housing choices will be beneficial and effective in utilizing the existing infrastructure and limiting the impacts on natural resources.

HOW: Ensure that zoning regulations allow and encourage a variety of residential units to meet the needs of aging residents and to appeal to younger generations with diverse housing preferences. Consideration should be given to providing for more “missing middle” housing choices such as duplexes, fourplexes, cottage courts, and multiplexes.

4. Consider modifications to current zoning to support adjustments for the Future Land Use plan.

WHY: Changing market preferences are affecting commercial industries, as consumers desire more experience-based entertainment rather than traditional retail. Thus, expanding by-right uses in the commercial districts will allow future development to adapt. In addition, aging populations and younger generations are favoring alternative housing choices to the typical single-family detached house. Allowing for more residential uses in more zoning districts offers the opportunity for increased housing options and could retain and attract residents, and businesses that serve or employ them, for Tredyffrin.

HOW: Update regulations for the commercial zoning districts to integrate by-right uses that provide a more diverse mixture to

promote more of a “work, live, play” environment. Further consideration can be given to updating regulations in office and limited industrial zoning districts to integrate more housing options. Additionally, regulations could be amended to ensure new development adjacent to established residential areas provide adequate buffers and strategies to mitigate conflicts and impacts resulting from the development.

## **8.5 References and Resources**

Further information on housing choices, housing needs, and green building can be found through the following:

- Chester County Planning Commission, Commercial Landscapes Series - <https://www.chescoplanning.org/municorner/ComLand/overview.cfm>
- Chester County Planning Commission, Housing Programs and Projects - <http://www.chescoplanning.org/housing/housing.cfm>
- Chester County Planning Commission, Planning Toolbox: Green Development Codes, Green Roofs, etc. - <https://chescoplanning.org/MuniCorner/AllTools.cfm>
- U.S. Green Building Council, Leadership in Energy and Environmental Design program - <https://new.usgbc.org/>
- U.S. Department of Energy, Better Communities Alliance program - <https://betterbuildingsolutioncenter.energy.gov/bca>

# CHAPTER 9: RECOMMENDATIONS AND PRIORITIES

## 9.1 Introduction:

This chapter presents the plan recommendations with pertinent information for their implementation. The recommendations are listed in the same order as presented in the preceding chapters. Also included are the corresponding chapter recommendation designation, its level of priority, and the entities responsible for implementation. Specific methods of implementation can be found in their respective topical chapters.

### A. Priority

The priority assigned to the recommendations should be interpreted as follows:

- **High**

The recommendation is a high priority item for the Township, and implementation is either on-going or should be commenced within the next one to two years. Typically these types of recommendations can be accomplished relatively quickly, or are the first step in a long-term program. Given the priority of these recommendations, resources and support should be redirected as necessary to support action.

- **Medium**

The recommendation is a medium priority for the Township, and implementation should be commenced within the next three to five years. Various resources will be needed to advance these recommendations, and those resources are not projected to be immediately available.

- **Low**

The recommendation is a lower priority for the Township, and implementation should be commenced within the next five to ten years, or as funding or other support becomes available.

At times, if an opportunity arises from an outside entity, these recommendations can be advanced more quickly.

## **B. Who**

The Board of Supervisors sets priorities and assign groups to undertake the tasks outlined in this chapter. These groups then provide their findings to the Board to best inform actions that the Board may take in the best interest of the Township. It is understood that all identified recommendations require Board support, participation, and approval in some form. As such, in the chart below, the Board is only specifically identified when the recommendation is under the exclusive purview of the Board of Supervisors.

In addition to the groups identified, if appropriate, a task force can be formed to address specific recommendations. For all of the listed actions, Township staff will have some degree of involvement.

The group or groups with primary responsibility for implementing a particular recommendation are listed under this heading. Generally, the groups with the most responsibilities assigned are the Planning Commission, Board of Supervisors, or staff.

Groups are identified as follows:

- **BOS:** Board of Supervisors
- **PC:** Planning Commission
- **P&R:** Parks and Recreation Board
- **EAC:** Environmental Advisory Council
- **HC:** Historical Commission
- **TC:** Traffic Committee

## 9.2 Implementation Table:

#	RECOMMENDATIONS	PRIORITY	WHO
<b>NATURAL AND ENVIRONMENTAL RESOURCES</b>			
2-1	Coordinate with community partners for improved stewardship of preserved and conserved land in the Township.		<ul style="list-style-type: none"> <li>• EAC</li> </ul>
2-2	Review and amend natural resource protection standards to advance protection, stewardship, restoration, and interpretation of natural resources.		<ul style="list-style-type: none"> <li>• EAC</li> <li>• PC</li> </ul>
2-3	Encourage community education and involvement that protects natural resources, raises environmental advocacy for energy conservation, and promotes sustainability.		<ul style="list-style-type: none"> <li>• EAC</li> </ul>
2-4	Promote sustainable practices and green infrastructure for residents and businesses in the Township, while decreasing the Township's environmental footprint and energy usage for its facilities and operations.		<ul style="list-style-type: none"> <li>• BOS</li> <li>• EAC</li> <li>• PC</li> </ul>
<b>PARKS AND RECREATION</b>			
3-1	Develop strategic connections of existing trails and pedestrian facilities to create a network of trails that link between preserved open space, parks, and other community facilities.		<ul style="list-style-type: none"> <li>• P&amp;R</li> </ul>
3-2	Continue to maintain existing Township parks and amenities while exploring feasible additions to meet active and passive recreation needs of current and future residents.		<ul style="list-style-type: none"> <li>• BOS</li> <li>• P&amp;R</li> </ul>
3-3	Continue to maintain passive parks as natural areas while considering enhancements to provide greater access to these facilities for residents.		<ul style="list-style-type: none"> <li>• BOS</li> <li>• EAC</li> <li>• P&amp;R</li> </ul>

3-4	Develop, expand, and continue to offer parks programming which allows residents to connect with nature and engage in active, healthy lifestyles.		<ul style="list-style-type: none"> <li>• P&amp;R</li> </ul>
<b>HISTORIC PRESERVATION</b>			
4-1	Reevaluate and update the Historic Preservation Plan for Board of Supervisors approval to provide contemporary preservation strategies for existing historic resources.		<ul style="list-style-type: none"> <li>• BOS</li> <li>• HC</li> </ul>
4-2	Update the Township's Historic Resources Survey, and consider its formal adoption by the Township.		<ul style="list-style-type: none"> <li>• HC</li> </ul>
4-3	Amend existing ordinance provisions to best preserve historic resources and to clarify the process.		<ul style="list-style-type: none"> <li>• PC</li> <li>• HC</li> </ul>
4-4	Adopt ordinance provisions to preserve historic community character and scale.		<ul style="list-style-type: none"> <li>• PC</li> <li>• HC</li> </ul>
4-5	Leverage the Township's CLG status for grant funding to develop and implement historic resource preservation information and data, standards, and municipal policies and processes.		<ul style="list-style-type: none"> <li>• HC</li> </ul>
4-6	Obtain financial and technical resources from federal, state, and non-profit sources to advance the historic preservation objectives.		<ul style="list-style-type: none"> <li>• HC</li> </ul>
4-7	Develop community volunteers to lead, organize, and manage the Township's historic preservation programs.		<ul style="list-style-type: none"> <li>• BOS</li> <li>• HC</li> </ul>
4-8	Promote Tredyffrin heritage tourism and cultural heritage with Township residents and regional visitors for their enrichment, entertainment, and education.		<ul style="list-style-type: none"> <li>• HC</li> </ul>
<b>CONNECTIVITY</b>			
5-1	Fully implement the Green Routes Pedestrian Network, in addition to other pedestrian connections between parks, existing neighborhoods, and other community assets.		<ul style="list-style-type: none"> <li>• PC</li> </ul>

5-2	Ensure road standards are up-to-date with contemporary best practices, and support corridor studies to identify and implement improvements for safety and to alleviate traffic congestion.		<ul style="list-style-type: none"> <li>• PC</li> <li>• TC</li> </ul>
5-3	Undertake a "Complete Streets Study" for major transportation corridors to determine what safety and pedestrian enhancements are appropriate.		<ul style="list-style-type: none"> <li>• PC</li> <li>• TC</li> </ul>
5-4	Continue to preserve scenic views from roads while improving overall safety for pedestrian and bicycle users.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
5-5	Review and amend active transportation standards to advance pedestrian and bicycle mobility and safety throughout the Township.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
5-6	Support efforts to determine where there is a need for additional transit connections and services.		<ul style="list-style-type: none"> <li>• PC</li> </ul>

### COMMUNITY SERVICES AND FACILITIES

6-1	Communicate effectively and efficiently with residents and businesses regarding Township business, safety concerns, and other topics that impact community members.		<ul style="list-style-type: none"> <li>• BOS</li> </ul>
6-2	Address stormwater runoff issues to protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.		<ul style="list-style-type: none"> <li>• BOS</li> <li>• PC</li> <li>• EAC</li> </ul>
6-3	Provide effective and efficient governance through appropriate administrative and funding support of volunteer commissions, boards, and committees.		<ul style="list-style-type: none"> <li>• BOS</li> </ul>
6-4	Continue to support public works and code enforcement to facilitate timely and responsive services for Township residents and businesses.		<ul style="list-style-type: none"> <li>• BOS</li> </ul>
6-5	Continue to support both public and private institutions and the provision of high quality school facilities, libraries, and programming to serve community members.		<ul style="list-style-type: none"> <li>• BOS</li> </ul>

6-6	Support the police department and fire companies to protect the health and safety of Township residents.		<ul style="list-style-type: none"> <li>• BOS</li> </ul>
<b>COMMERCIAL AND ECONOMIC DEVELOPMENT</b>			
7-1	Work with the Chesterbrook Corporate Center to direct redevelopment strategies to support its long-term vitality.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
7-2	Establish an overall vision and strategies to ensure the Gateway Shopping Center, the West Swedesford Road commercial corridor, and Devon Park remain vibrant commercial areas.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
7-3	Promote Paoli as a mixed-use village and enhance its gateways, streetscaping, safety, and parking opportunities.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
7-4	Support the Lancaster Avenue corridor through the Devon/Strafford community as a vibrant, mixed-use, commercial center.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
7-5	Develop green space and enhance public space in commercial areas.		<ul style="list-style-type: none"> <li>• PC</li> <li>• P&amp;R</li> </ul>
<b>FUTURE LAND USE</b>			
8-1	Continue to support a variety of housing choices in the developable areas of the Township.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
8-2	Encourage "green" building and alternative energy practices, such as Leadership in Energy and Environmental Design (LEED), Energy Star, alternative energy sources, or other green building standards, to improve the sustainability of development within the Township.		<ul style="list-style-type: none"> <li>• PC</li> </ul>
8-3	Consider modifications to current zoning to support adjustments for the Future Land Use plan.		<ul style="list-style-type: none"> <li>• PC</li> </ul>