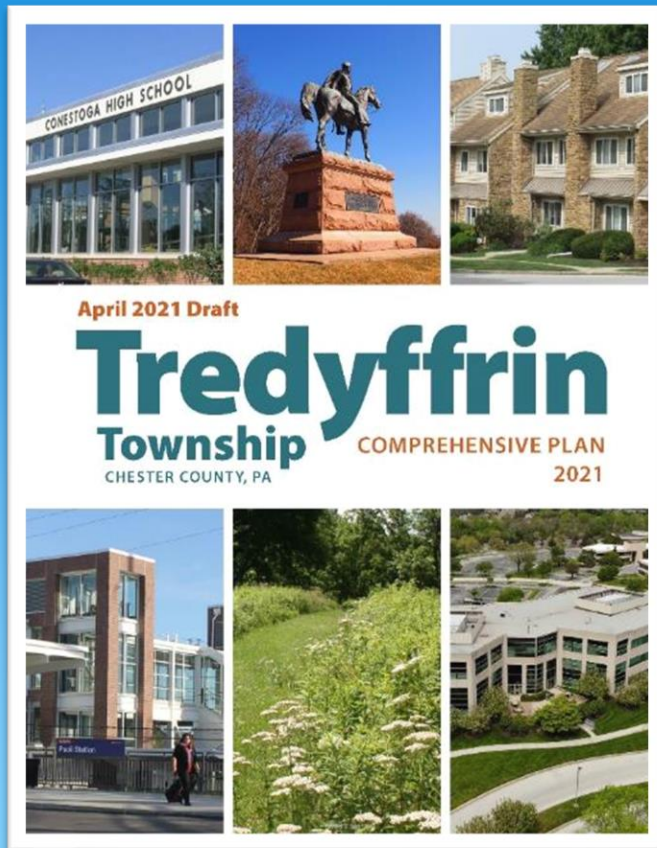


Tredyffrin Township Comprehensive Plan

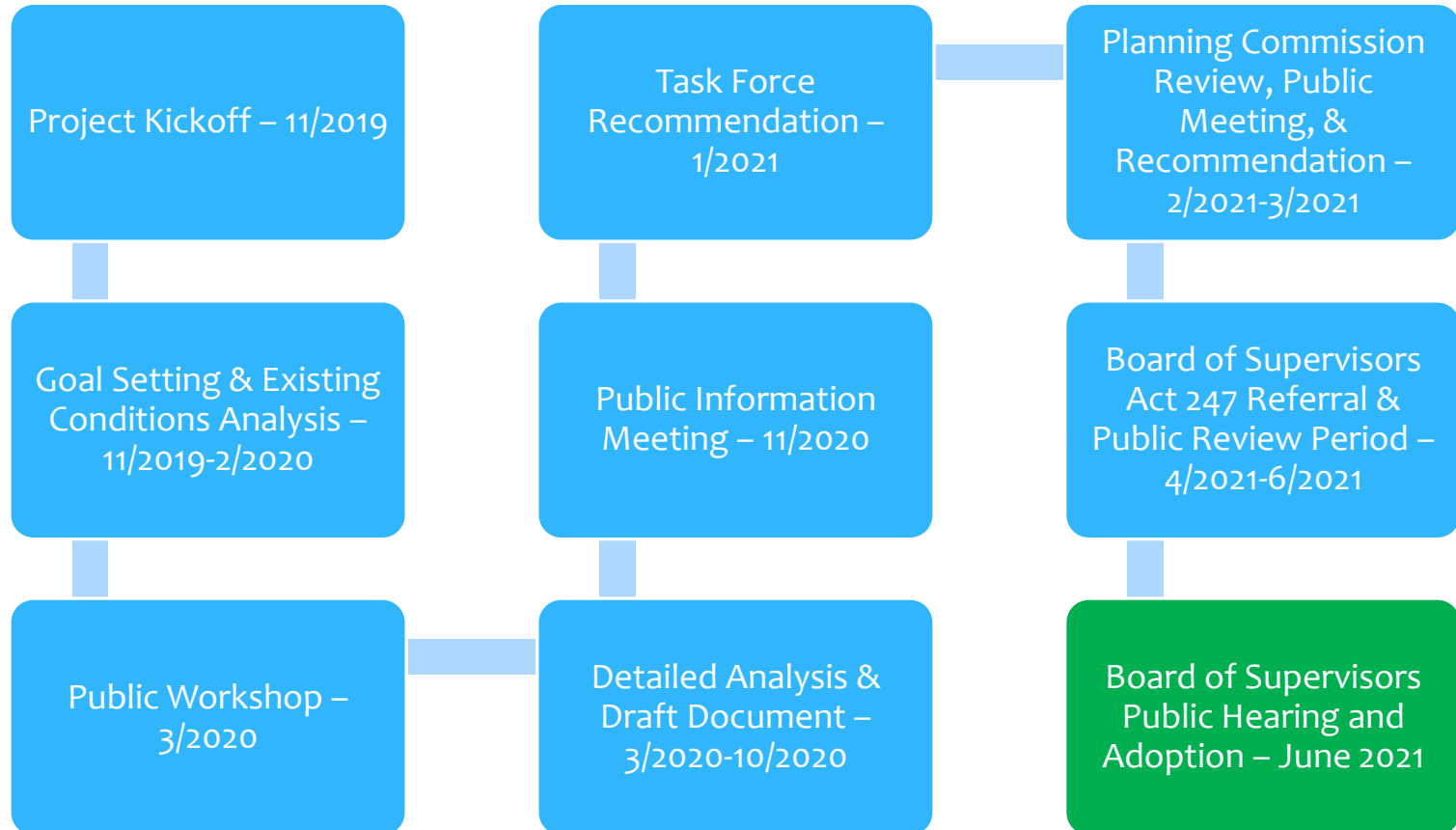


Board of Supervisors Public Hearing

June 21, 2021



Process



What is a Comprehensive Plan?

- Future land use vision
- Non-regulatory
- Informs zoning and other regulations
- Recommendations and implementation



Task Force

- Process was driven by a nine member Task Force.
- Task Force met eleven times to both drive and provide guidance and feedback on all draft materials.
- Forwarded draft plan to the Planning Commission to start their review upon a favorable recommendation made in January 2021.



Public Participation

- Public survey open from December 2019 through March 8, 2020. Collected over 530 total responses.
- Twelve stakeholder interviews.
- Public visioning workshop in March 2020.
- Virtual public meeting in November 2021.
- Planning Commission public meeting in March 2021




Topical Areas

- The seven topical areas discussed include:
 - Natural resources and environment
 - Parks and recreation
 - Historic preservation
 - Connectivity
 - Community services and facilities
 - Commercial and economic development
 - Future land use
- Goals, recommendations, and implementation strategies were developed for each.



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.

Goal

Environmental Resources

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



Recommendations

Environmental Resources

- Coordination for improved stewardship of preserved and conserved lands.
- Review and amend natural resource ordinance protection standards.
- Encourage greater community education and involvement.
- Promote sustainable practices and green infrastructure.



Goal

Parks & Recreation

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



Recommendations

Parks & Recreation

- Develop strategic connections to create a network of trails.
- Continue to maintain existing Township parks and amenities while exploring feasible additions.
- Continue to maintain passive parks as natural areas while considering enhancements to provide greater access.
- Develop, expand, and continue to offer parks programming.



Goal

Historic Preservation

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



Recommendations

Historic Preservation

- Reevaluate and update the Historic Preservation Plan.
- Update the Historic Resources Survey.
- Amend existing ordinance provisions.
- Adopt ordinance provisions to preserve historic community character and scale.
- Leverage the Township's CLG status for grant funding.
- Obtain financial and technical resources from other entities to advance preservation objectives.
- Develop community volunteers.
- Promote heritage tourism.



Goal

Connectivity

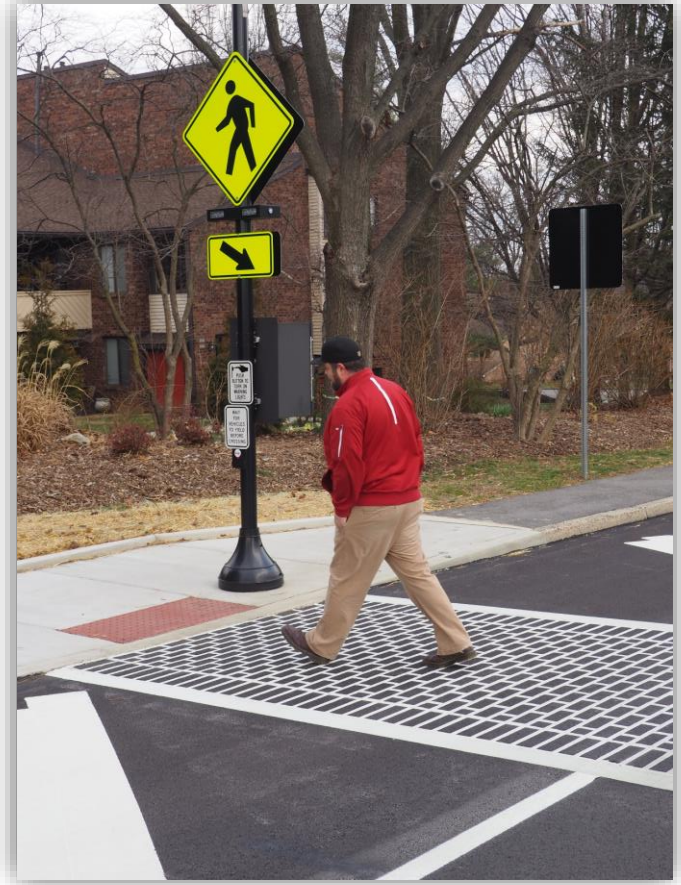
Promote a safe, effective, multimodal, and diversified transportation and circulation system that addresses current and future needs in coordination with land use planning and resource protection objectives.



Recommendations

Connectivity

- Fully implement the Green Routes Pedestrian Network.
- Ensure road standards are up-to-date with contemporary best practices, and support corridor studies for safety and to alleviate traffic congestion.
- Undertake a “Complete Streets Study” for major transportation corridors.
- Continue to preserve scenic views from roads while improving overall safety.
- Review and amend active transportation standards.
- Support efforts to determine where there is a need for additional transit connections.



Goal

Community Services and Facilities

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.



Recommendations

Community Services and Facilities

- Communicate effectively and efficiently with residents and businesses.
- Address stormwater runoff issues to protect public safety and ensure full regulatory compliance.
- Provide effective and efficient governance through appropriate administrative and funding support of volunteer commissions, boards, and committees.
- Continue to support public works and code enforcement.
- Continue to support both public and private institutions and the provision of high quality school facilities, libraries, and programming.
- Support the police department and fire companies.



Goal

Commercial and Economic Development

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.



Recommendations

Commercial and Economic Development

- Work with the Chesterbrook Corporate Center to direct redevelopment strategies to support its long-term vitality.
- Establish an overall vision and strategies to ensure the Gateway/West Swedesford areas remain vibrant commercial areas.
- Promote and enhance Paoli as a mixed-use village.
- Support the Lancaster Avenue corridor through the Devon/Strafford community as a vibrant, mixed-use, commercial corridor.
- Develop green space and enhance public space in commercial areas.



Goal

Future Land Use

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.



Recommendations

Future Land Use

- Ensure that all new development and redevelopment projects implement the most impactful and effective measures to mitigate impacts of stormwater runoff.
- Encourage “green” building and alternative energy practices.
- Continue to support a variety of housing choices in the developable areas.
- Consider modifications to current zoning to support adjustments for the Future Land Use plan.
- Develop a list and map of all Township developments that include areas of public or private open space and/or recreational amenities.



Questions?



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