

### **Errata Sheet – Planning Commission review – March 2021**

Below are a list of revisions proposed for the Planning Commission to consider as part of your review and ultimate recommendation to the Board of Supervisors. The bulk of these were recommended by the Township Engineer and chair of the Historical Commission. All of these suggested edits build upon the draft received by the Planning Commission. Separately is the listing of recommendations that includes general time frames for implementation as requested by the Planning Commission at the February meeting.

All of the revisions requested and/or supported by the Planning Commission will be incorporated into the plan draft that will be formally considered by the Board of Supervisors.

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- On the Parks & Recreation map, UPIs 43-10E-112 & 43-10E-19 identified and labeled as “Crabby Creek Park.” UPIs 43-4-87, 43-9-5, & 43-9-36 as open space for the Warner Spur.
- P. 22 – Added “adaptive reuse of historic properties” to the listing as part of 1.4.A.
- P. 30 – The following sentence added to the end of the first paragraph: “A full listing of Township parks facilities can be found in Appendix A.”
- P. 30 – Added “interpretative signage” to listing under Actions for 2.2.
- P. 32 – Added “Historical Commission” to listing under Actions for 2.3.
- P. 32 – The following sentence added to 2.3.B: “Careful consideration of the type of path and/or trail surface and construction should only minimally impact surrounding natural areas and landscapes.”
- P. 38 – Replaced the last sentence of the second paragraph of 3.1 with the following: “An updated Plan would: define the Township’s most important preservation priorities; establish objectives, approach, people and resource requirements for preservation; establish a detailed timetable to achieve defined objectives; and provide the Township with clear direction as how to best protect historic resources.”
- P. 38 – Replaced the “Actions” paragraph with the following: “The Township should work with a historic preservation planner to establish a public process to provide input and task force inclusive of members from: the Historical Commission; other partner organizations such as the Tredyffrin Easttown Historical Society and Tredyffrin Historic Preservation Trust; and other Township boards and commissions. As this is intended to be only an update, the task force can focus on the most pressing areas needing critical attention best preserve historic resources.”
- P. 39 – The entire Actions paragraph has been revised and expanded as follows:

“An accurate accounting and detailed descriptions of existing historic resources is essential in determining which resources should be designated for preservation and how to best preserve them. The listing is also essential to inform potential amendments to historic resource protection ordinance provisions.

The most recent Tredyffrin Township Historic Resources Survey was completed in 2003, and it identifies 364 parcels and 656 structures that may have historic significance. These properties were identified using the National Register class system invoked at the time that has since been abandoned, and current Certified Local Government (CLG) guidelines require the Township adopt a local preservation criteria system that Tredyffrin has yet to define.

The Township’s CLG status further requires the survey be updated every ten years. The 2003 Survey focused on 18<sup>th</sup> and early 19<sup>th</sup> century resources in the northern areas of the Township, and a fuller review of historic resources throughout the Township more broadly, and specifically surrounding the southern Route 30 corridor is needed. Resources identified in the 2003 Survey should be reevaluated, and Township resources eligible since 2003 be included as part of the update.”

- P. 40 – Added a second paragraph to the introduction of 3.3 that reads as follows: “Adopted in 2011, the Historic Resources Overlay District requires property owners to consent for their property to be protected by the overlay. Since its adoption, no property has been added to the Historic Resources Map for protection, and none of the properties identified in the 2003 Survey are currently protected by overlay provisions. This includes properties identified on the National Register of Historic Places and those found eligible for the National Registry by the SHPO. The State Historic Preservation Office (SHPO) determined this approach does not provide suitable protection for historic resources and can result in revocation of CLG status.”
- P. 41 – Revise 3.4 to read as follows: “Adopt planning methods and ordinance provisions to preserve historic community character and scale.”
- P. 41 – Revise the first paragraph under 3.4 as follows: “The Township continues to experience both development and redevelopment pressures, which are most acute in areas within or adjacent to long-established residential neighborhoods and along commercial corridors through the Township’s historic villages. Evolving land development projects, environmental and connectivity proposals, and economic development initiatives can be enriched by evaluating and applying appropriate historic preservation standards and supplemental resources. Carefully crafted plans and ordinance provisions can serve to protect historic community character without creating undue regulatory hardship on existing residents and property owners.”
- P. 43 – Revise the first sentence of the Actions paragraph for 3.6 as follows: “At the direction of the Board of Supervisors, the Historical Commission can seek and lead the acquisition of federal, state, non-profit, institutional, and private sources of project funding.”

- P. 45 – Add the following sentence to the end of 3.8.C: “Commemorate Tredyffrin’s role during the 1777-1778 American and British campaigns through educational and archaeological programs focused on the Township’s landscapes, villages, agriculture, and industry.”
- P. 51 – Revise 4.2.A as: “Coordinate with PennDOT on regional roadway and bridge projects.”
- P. 51 – Add a new action numbered 4.2.G that reads as follows: “Ensure ADA compliant infrastructure, such as ramps and detectable warning surfaces, are incorporated into all PennDOT and Township roadway, bridge, and pedestrian improvement projects, as well as, all applicable land development projects.”
- P. 55 – Revise the first sentence of 4.4 as follows: “The scenic aesthetic of much of the Township is attributed to the open spaces, tree cover, and heritage vistas seen while traveling along scenic roadways.”
- P. 55 – Under the Actions section for 4.4 added references to historic roads and viewsheds.
- Pp. 58-59 – Map amended to identify sidewalk segments that have been completed since 2009
- P. 65 – The following was added as the second paragraph under the Actions section of 5.2: “Stormwater infrastructure and Best Management Practices (BMP’s), include, but are not limited to: pipes, inlets, swales, basins, beds, rain gardens, and drainage easements. The Township owns, operates and maintains stormwater infrastructure at the municipal building, library, parks facilities, and as part of municipal roadways. Privately owned stormwater infrastructure, as well as that of PennDOT and Pennsylvania Turnpike Commission (PTC), is the responsibility of those owners, businesses, and/or homeowners associations to operate and maintain.”
- P. 65 – removed the following from the second paragraph of the Actions section of 5.2: “and to engage in a Township-wide stormwater study”
- P. 66 – Added an additional bullet point under 5.2.B that reads as follows: “Updates to Chapters 174 and/or 181 to encourage establishment of low-impact, green stormwater elements such as green roofs and rain gardens as part of land development projects.”
- P. 78 – Added “appreciative of its heritage” to the first paragraph of 6.3.
- P. 79 – Added a new Action that reads as follows: “The Township should evaluate the feasibility of engaging new economic development, heritage preservation, and community revitalization programs such as Main Street America and those offered as

Certified Local Government (CLG) programs to continue to build on the historic legacy of the village.”

- P. 110 – Revise 3.4 to read as follows: “Adopt planning methods and ordinance provisions to preserve historic community character and scale.”
- P. 110 – Added additional resource links for the following:
  - National Register of Historic Places - <https://www.nps.gov/subjects/nationalregister/index.htm>
  - Pennsylvania Historical Marker Program - <https://www.phmc.pa.gov/Preservation/Historical-Markers/Pages/default.aspx>
- P. 113 – Added additional resource links for the following:
  - Main Street America - <https://www.mainstreet.org/home>
  - PA Certified Local Government (CLG) - <https://www.phmc.pa.gov/Preservation/CLG-Program/Pages/default.aspx>
- Pp. A-28-29 – Revised the text for historic resources slightly and added a table of federal and state recognized resources in the Township.

| #  | RECOMMENDATIONS   | TIMEFRAME                           | WHO                     |
|--|---|-------------------------------------|-------------------------|
| <b>NATURAL AND ENVIRONMENTAL RESOURCES</b> |   |                                     |                         |
| 1-1  | <b>Coordinate with community partners</b> for improved stewardship of preserved and conserved land in the Township.   | ONGOING                             | • EAC                   |
| 1-2  | <b>Review and amend natural resource protection standards</b> to advance protection, stewardship, restoration, and interpretation of natural resources  | WITHIN 1-2 YEARS                    | • EAC<br>• PC           |
| 1-3  | <b>Encourage community education and involvement</b> that protects natural resources, raises environmental advocacy for energy conservation, and promotes sustainability.   | ONGOING                             | • EAC                   |
| 1-4  | <b>Promote sustainable practices and green infrastructure</b> for residents and businesses in the Township, while decreasing the Township's environmental footprint and energy usage for its facilities and operations. | ONGOING                             | • BOS<br>• EAC<br>• PC  |
| <b>PARKS AND RECREATION</b>                |   |                                     |                         |
| 2-1  | <b>Develop strategic connections</b> of existing trails and pedestrian facilities to create a network of trails that link between preserved open space, parks, and other community facilities.                          | ONGOING                             | • P&R<br>• PC           |
| 2-2  | <b>Continue to maintain existing Township parks and amenities</b> while exploring feasible additions to meet active and passive recreation needs of current and future residents.                                       | ONGOING                             | • BOS<br>• P&R          |
| 2-3  | <b>Continue to maintain passive parks as natural areas</b> while considering enhancements to provide greater access to these facilities for residents.  | ONGOING                             | • BOS<br>• EAC<br>• P&R |
| 2-4  | <b>Develop, expand, and continue to offer parks programming</b> which allows residents to connect with nature and engage in active, healthy lifestyles.   | WITHIN 1-2 YEARS<br>THEN<br>ONGOING | • P&R                   |
| <b>HISTORIC PRESERVATION</b>               |   |                                     |                         |
| 3-1  | <b>Reevaluate and update the Historic Preservation Plan</b> for Board of Supervisors approval to provide contemporary preservation strategies for existing historic resources.  | WITHIN 1-2 YEARS                    | • BOS<br>• HC           |

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| 3-2                 | <b>Update the Township's Historic Resources Survey</b> , and consider its formal adoption by the Township   | WITHIN 1-2 YEARS           | <ul style="list-style-type: none"> <li>• HC</li> </ul>                |
| 3-3                 | <b>Amend existing ordinance provisions</b> to best preserve historic resources and to clarify the process.  | WITHIN 3 YEARS             | <ul style="list-style-type: none"> <li>• PC</li> <li>• HC</li> </ul>  |
| 3-4                 | <b>Adopt ordinance provisions</b> to preserve historic community character and scale.   | WITHIN 3 YEARS             | <ul style="list-style-type: none"> <li>• PC</li> <li>• HC</li> </ul>  |
| 3-5                 | <b>Leverage the Township's Certified Local Government (CLG) status for grant funding</b> to develop and implement historic resource preservation information and data, standards, and municipal policies and processes. | ONGOING                    | <ul style="list-style-type: none"> <li>• HC</li> </ul>                |
| 3-6                 | <b>Obtain financial and technical resources</b> from federal, state, and nonprofit sources to advance the historic preservation objectives.   | WITHIN 5 YEARS             | <ul style="list-style-type: none"> <li>• HC</li> </ul>                |
| 3-7                 | <b>Develop community volunteers</b> to lead, organize, and manage the Township's historic preservation programs.  | ONGOING                    | <ul style="list-style-type: none"> <li>• BOS</li> <li>• HC</li> </ul> |
| 3-8                 | <b>Promote Tredyffrin heritage tourism and cultural heritage</b> with Township residents and regional visitors for their enrichment, entertainment, and education.  | WITHIN 3 YEARS             | <ul style="list-style-type: none"> <li>• HC</li> </ul>                |
| <b>CONNECTIVITY</b> |   |                            |   |
| 4-1                 | <b>Fully implement the Green Routes Pedestrian Network</b> , in addition to other pedestrian connections between parks, existing neighborhoods, and other community assets.   | ONGOING                    | <ul style="list-style-type: none"> <li>• PC</li> </ul>                |
| 4-2                 | <b>Ensure road standards are up-to-date</b> with contemporary best practices, and support corridor studies to identify and implement improvements for safety and to alleviate traffic congestion.                       | ONGOING                    | <ul style="list-style-type: none"> <li>• PC</li> <li>• TC</li> </ul>  |
| 4-3                 | <b>Undertake a "Complete Streets Study" for major transportation corridors</b> to determine what safety and pedestrian enhancements are appropriate.  | WITHIN 5-6 YEARS           | <ul style="list-style-type: none"> <li>• PC</li> <li>• TC</li> </ul>  |
| 4-4                 | <b>Preserve scenic views</b> from roads while improving overall safety for pedestrian and bicycle users.  | WITHIN 4-5 YEARS           | <ul style="list-style-type: none"> <li>• PC</li> </ul>                |
| 4-5                 | <b>Update active transportation standards</b> to advance pedestrian and bicycle mobility and safety throughout the Township.  | WITHIN 1 YEAR THEN ONGOING | <ul style="list-style-type: none"> <li>• PC</li> </ul>                |

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| 4-6  | <b>Determine where there is a need for additional transit connections and facilities.</b>   | ONGOING          | • PC                   |
| <b>COMMUNITY SERVICES AND FACILITIES</b>   |   |                  |                        |
| 5-1  | <b>Communicate effectively and efficiently with residents and businesses</b> regarding Township business, safety concerns, and other topics that impact community members.                  | ONGOING          | • BOS                  |
| 5-2  | <b>Address stormwater runoff issues</b> to protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.                                 | ONGOING          | • BOS<br>• PC<br>• EAC |
| 5-3  | <b>Support volunteer commissions, boards, and committees</b> through appropriate governance.  | ONGOING          | • BOS                  |
| 5-4  | <b>Support public works and code enforcement</b> to facilitate timely and responsive services for Township residents and businesses.  | ONGOING          | • BOS                  |
| 5-5  | <b>Support public and private academic institutions</b> and the provision of high quality education facilities, libraries, and programming.   | ONGOING          | • BOS                  |
| 5-6  | <b>Support the police department and fire companies</b> to protect the health and safety of Township residents.   | ONGOING          | • BOS                  |
| <b>COMMERCIAL AND ECONOMIC DEVELOPMENT</b> |   |                  |                        |
| 6-1  | <b>Work with the Chesterbrook Corporate Center</b> to direct redevelopment strategies to support its long-term vitality.  | WITHIN 1-2 YEARS | • PC                   |
| 6-2  | <b>Establish an overall commercial area vision and set of strategies</b> to ensure the Gateway Shopping Center, the West Swedesford Road commercial corridor, and Devon Park remain vibrant | WITHIN 3-4 YEARS | • PC                   |
| 6-3  | <b>Promote Paoli as a mixed-use village</b> and enhance its gateways, streetscaping, safety, and parking opportunities.   | ONGOING          | • PC                   |
| 6-4  | <b>Support the Lancaster Avenue corridor</b> through the Devon/Strafford community as a vibrant, mixed-use, commercial center.  | WITHIN 5-6 YEARS | • PC                   |

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| 6-5                    | <b>Develop green spaces and enhance public spaces in commercial areas.</b>  | ONGOING          | <ul style="list-style-type: none"> <li>• PC</li> <li>• P&amp;R</li> </ul> |
| <b>FUTURE LAND USE</b> |   |                  |   |
| 7-1                    | <b>Mitigate stormwater runoff in new development and redevelopment projects.</b>  | ONGOING          | <ul style="list-style-type: none"> <li>• BOS</li> <li>• PC</li> </ul>     |
| 7-2                    | <b>Encourage “green” building and alternative energy practices,</b> 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. | WITHIN 1-2 YEARS | <ul style="list-style-type: none"> <li>• PC</li> <li>• EAC</li> </ul>     |
| 7-3                    | <b>Support a variety of housing choices</b> in the developable areas of the Township.   | ONGOING          | <ul style="list-style-type: none"> <li>• PC</li> </ul>                    |
| 7-4                    | <b>Consider modifications to current zoning</b> to support adjustments for the Future Land Use plan.  | ONGOING          | <ul style="list-style-type: none"> <li>• PC</li> </ul>                    |
| 7-5                    | <b>Develop a list and map</b> of all Township developments that were developed prior to adoption of the current zoning ordinance, inclusive of public or private open space and/or recreational amenities.  | WITHIN 5-6 YEARS | <ul style="list-style-type: none"> <li>• PC</li> </ul>                    |