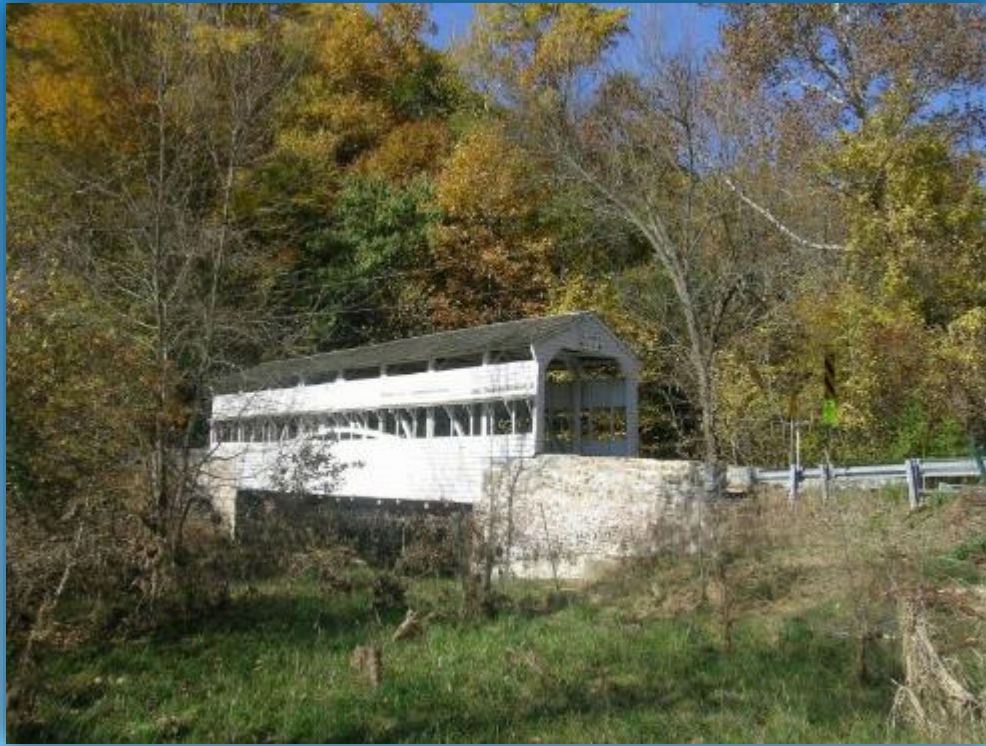


Tredyffrin Comprehensive Plan Update



Planning
Commission
Public Meeting
March 18, 2021

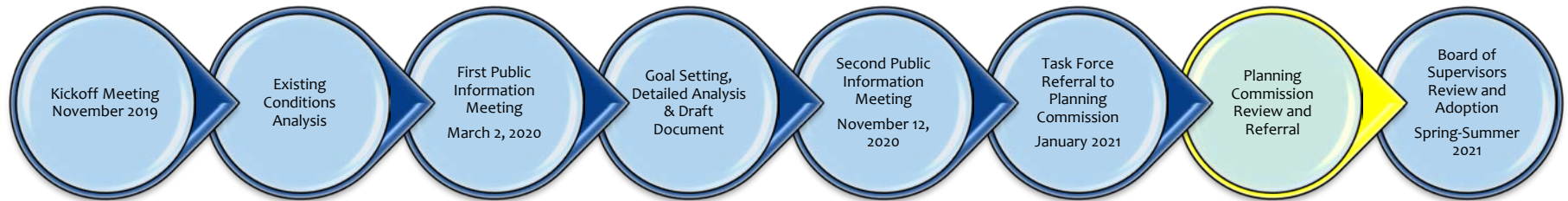


What is a Comprehensive Plan?


- Development of a municipal comprehensive plan is authorized in Pennsylvania under Article III of the Municipalities Planning Code.
- The comprehensive plan sets the overall future land use vision for the community.
- This vision is then in turn utilized to serve as part of the basis for regulatory controls such as municipal zoning and subdivision ordinances.



Process



Vision Statement

A scenic view of a rural landscape. In the foreground, a dirt road curves through a grassy field. Two people are walking on the road. In the middle ground, there are several farm buildings, including a large white barn with a yellow door and a smaller white building. The background is a dense forest of green trees under a clear sky.

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.

Issues & Priorities



- The priority areas for evaluation as part of the plan include:
 - Environmental resources
 - Parks and recreation
 - Historic preservation
 - Connectivity
 - Community Facilities
 - Economic development
 - Future land use
- Goals, recommendations, and implementation strategies have been developed for each category.



Goal

Environmental Resources

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



Objectives

Environmental Resources

- Promote preservation and stewardship
- Protect water quality and quantity
- Promote environmental best practices
- Provide public outreach
- Ensure proper regulations present



Recommendations

Environmental Resources

- Coordination for improved stewardship of preserved and conserved lands.
- Review and amend natural resource ordinance protection standards.
- Encourage community education and involvement that protects natural resources, raises environmental advocacy for energy conservation, and promotes sustainability.
- Promote sustainable practices and green infrastructure for residents and businesses in the Township.



Goal

Parks & Recreation

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



Objectives

Parks & Recreation

- Promote preservation and stewardship
- Increase walkability and bikeability
- Enhance recreation options
- Develop partnerships with private operators
- Ensure proper regulations present



Recommendations

Parks & Recreation

- Develop strategic connections to create a network of trails that link preserved open space, parks, and other community facilities.
- Continue to maintain existing Township parks and amenities while exploring feasible additions to meet active and passive recreation needs.



Recommendations

Parks & Recreation

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



Objectives

Historic Preservation

- Raise awareness and promote preservation and stewardship
- Ensure policies current
- Ensure proper regulations present
- Promote historical heritage



Recommendations

Historic Preservation

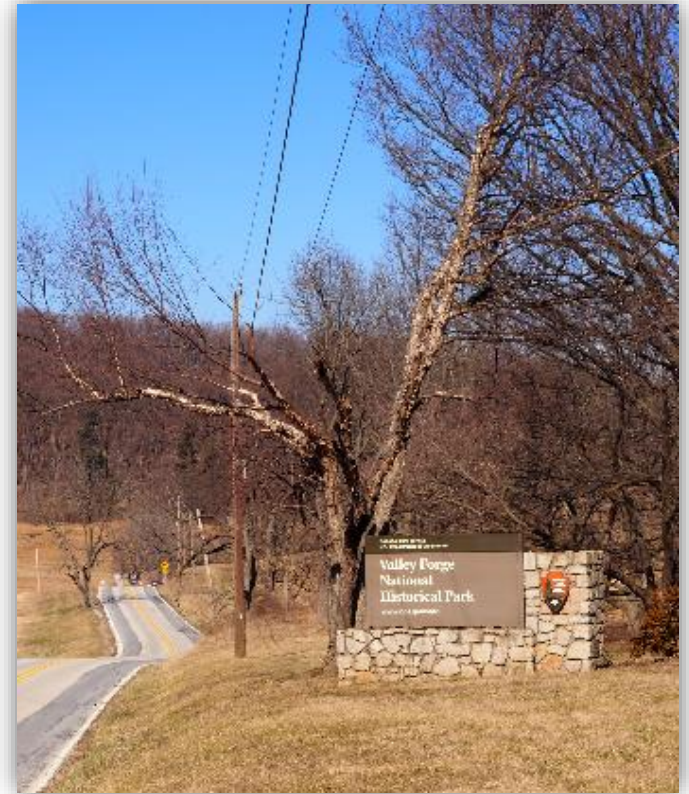
- Reevaluate and update the Historic Preservation Plan to provide contemporary preservation strategies for historic resources.
- Update the Historic Resources Survey.
- Amend existing ordinance provisions to best preserve historic resources and to clarify the process.
- Adopt ordinance provisions to preserve historic community character and scale.



Recommendations

Historic Preservation

- Leverage the Township's CLG status for grant funding to facilitate preservation efforts.
- Obtain financial and technical resources from other governmental, non-profit, and private sources to advance preservation objectives.
- Develop community volunteers to lead, organize, and manage historic preservation programs.
- Promote heritage tourism and cultural heritage.



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.



Objectives

Connectivity

- Improve safety and circulation
- Support extensions of pedestrian infrastructure
- Improve traffic flow and reduce congestion
- Encourage “street” orientated development
- Support public transportation



Recommendations

Connectivity

- Fully implement the Green Routes Pedestrian Network, and other pedestrian connections.
- 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.
- Undertake a “Complete Streets Study” for major transportation corridors to determine what safety and pedestrian enhancements are appropriate.



Recommendations

Connectivity

- Continue to preserve scenic views from roads while improving overall safety for pedestrian and bicycle users.
- Review and amend active transportation standards to advance pedestrian and bicycle mobility and safety throughout the Township.
- Support efforts to determine where there is a need for additional transit connections and services.



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.



Objectives

Community Services and Facilities

- Transparency and clear communication
- Address stormwater
- Encourage resident participation
- Support education
- Support law enforcement, first responders, and code enforcement



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.



Recommendations

Community Services and Facilities

- Continue to support public works and code enforcement to facilitate timely and responsive services.
- 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 to protect the health and safety of Township residents.



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.



Objectives

Commercial and Economic Development

- Ensure continued vitality of commercial centers
- Encourage commercial development at proper locations
- Mitigate negative impacts of development
- Advance Paoli Village vision
- Enhance pedestrian network
- Incorporate sustainability



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 Shopping Center, the West Swedesford Road commercial corridor, and Devon Park remain vibrant commercial areas.



Recommendations

Commercial and Economic Development

- Promote Paoli as a mixed-use village and enhance its gateways, streetscaping, safety, and parking opportunities.
- 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.



Objectives

Future Land Use

- Support housing options
- Maintain patterns of residential uses
- Reduce residential and commercial impacts
- Ensure vibrant commercial centers
- Encourage mixed-uses in Paoli and Strafford
- Improve stormwater issues and incorporate sustainable practices



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 to improve the sustainability of development within the Township.



Recommendations

Future Land Use

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



Thank you for attending tonight

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