



April 2021 Draft

Tredyffrin

Township

CHESTER COUNTY, PA

COMPREHENSIVE PLAN
2021





Tredyffrin Township

Chester County, Pennsylvania

Comprehensive Plan Update, 2021

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Our Vision



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.

Introduction

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 focuses on the most pressing challenges and opportunities, allowing the Township to make the most efficient use of resources. Elements of individual topical chapters are interrelated and the inventory, analysis, and recommendations have been developed to reflect applicable interrelationships.

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

The Pennsylvania Municipalities Planning Code, Act No. 247 of 1968, as reenacted and amended, empowers municipalities to...

Plan for their physical development

Develop a blueprint for housing, transportation, community facilities and utilities, and for land use

Establish community development goals and objectives that guide future growth and development

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 these additional community engagement activities:



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.

Key Issues and Trends

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, excellent schools, historical legacy, and convenient location** at the western crossroads of Greater Philadelphia. The key issues and trends facing Tredyffrin Township include:

Improving upon past growth

Tredyffrin experienced a 267 percent increase in population between 1940 and 1980. During this period, many areas developed without infrastructure and amenities, viewed today, as critical elements for improving quality of life, such as sidewalks, trails, and stormwater management facilities. How these types of amenities are integrated into the already-built environment will continue to challenge the Township.

Adjusting to shifting preferences

Retail, office, and housing markets throughout the U.S. shifted significantly since the Great Recession and will continue to change due to the COVID-19 pandemic. More people are expecting experiential retail, a diverse work environment, and housing options in walkable locations.

Accommodating population changes

There was modest growth after 1980 with only a 26 percent increase in population over the 30 years through 2010, when residents totaled 29,332. Tredyffrin continues to see limited growth due to the relatively built-out nature of the Township, but more recent developments have included larger, multi-family facilities that will continue to bring new residents into the Township. The population is forecasted to reach 33,059 by 2045.



Building on Tredyffrin's Strengths

This comprehensive plan is based on an understanding of relevant conditions that are expected to influence, and be influenced by, the plan. The following provides an overview of the major strengths on which to build Tredyffrin's future physical development.

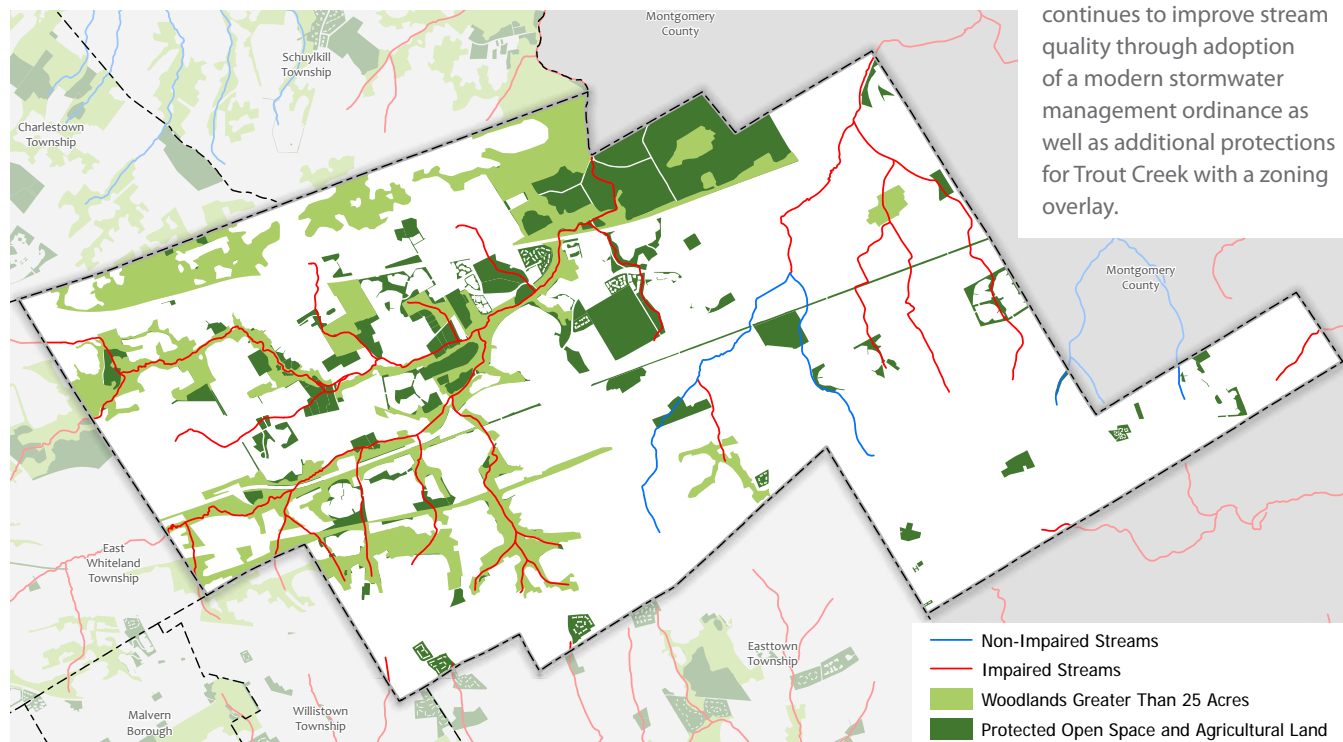
Appendix

Additional existing conditions information is found in the Appendix.

Natural Resources and the Environment

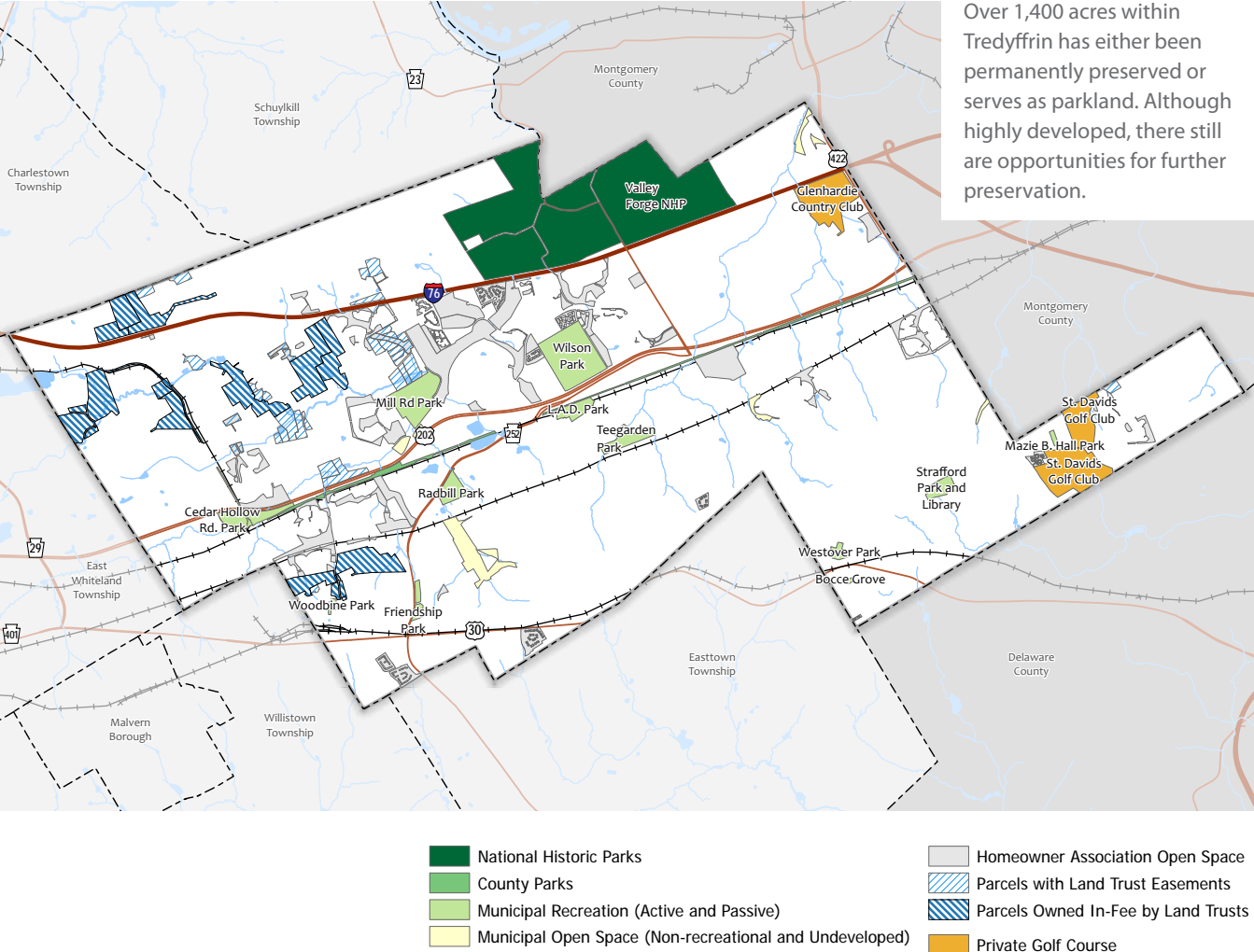
Tredyffrin is rich in natural resources and environmentally sensitive areas that help define the Township's character and are essential in maintaining a healthy, safe, and vibrant community. Conservation and appropriate management of the Township's natural resources are essential for maintaining forested 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.

Although significantly developed, Tredyffrin retains significant woodland areas. Further, the Township continues to improve stream quality through adoption of a modern stormwater management ordinance as well as additional protections for Trout Creek with a zoning overlay.



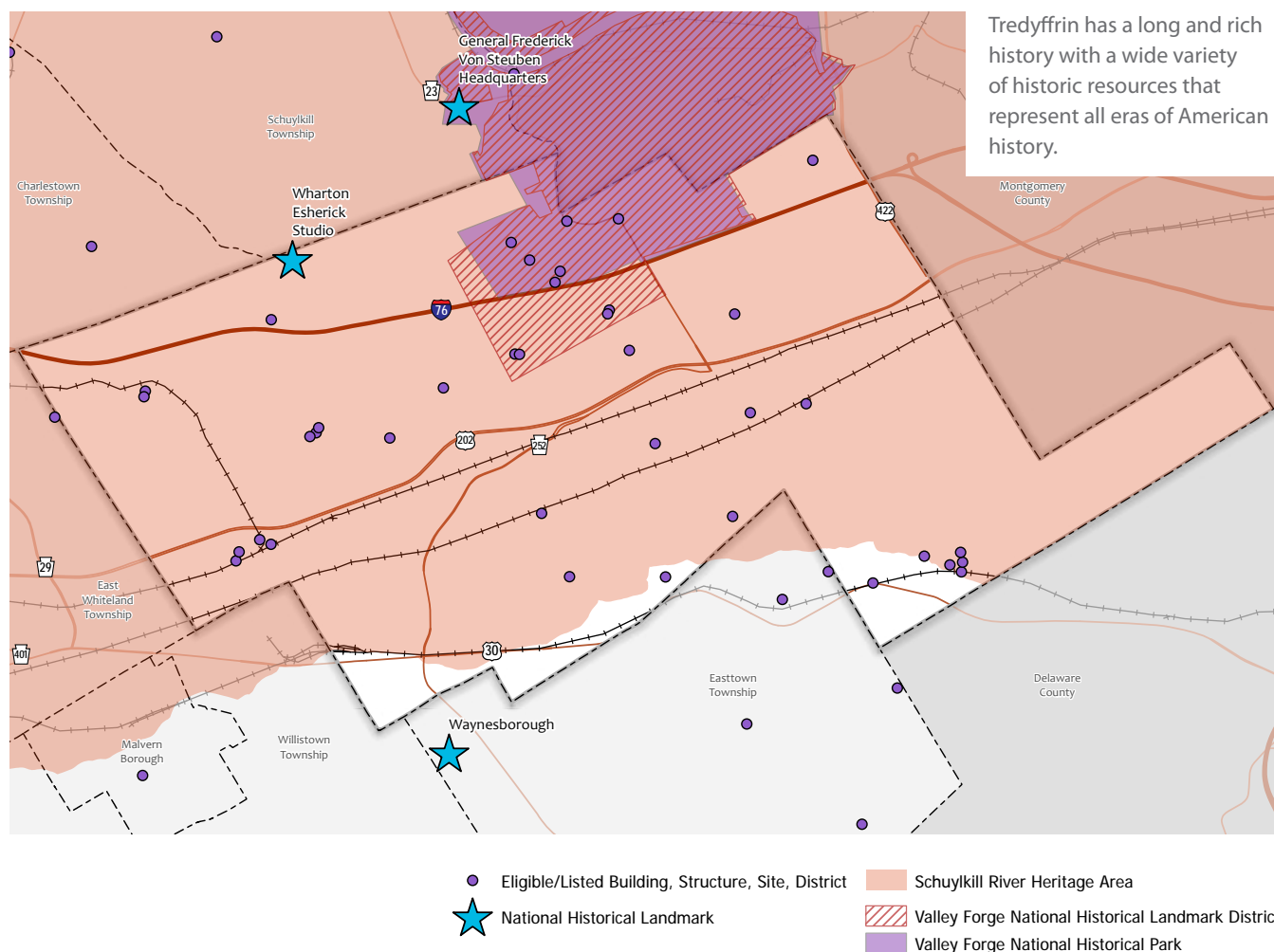
Parks and Recreation

Tredyffrin has many parks and recreation options that provide spaces for recreational opportunities as well as to 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.



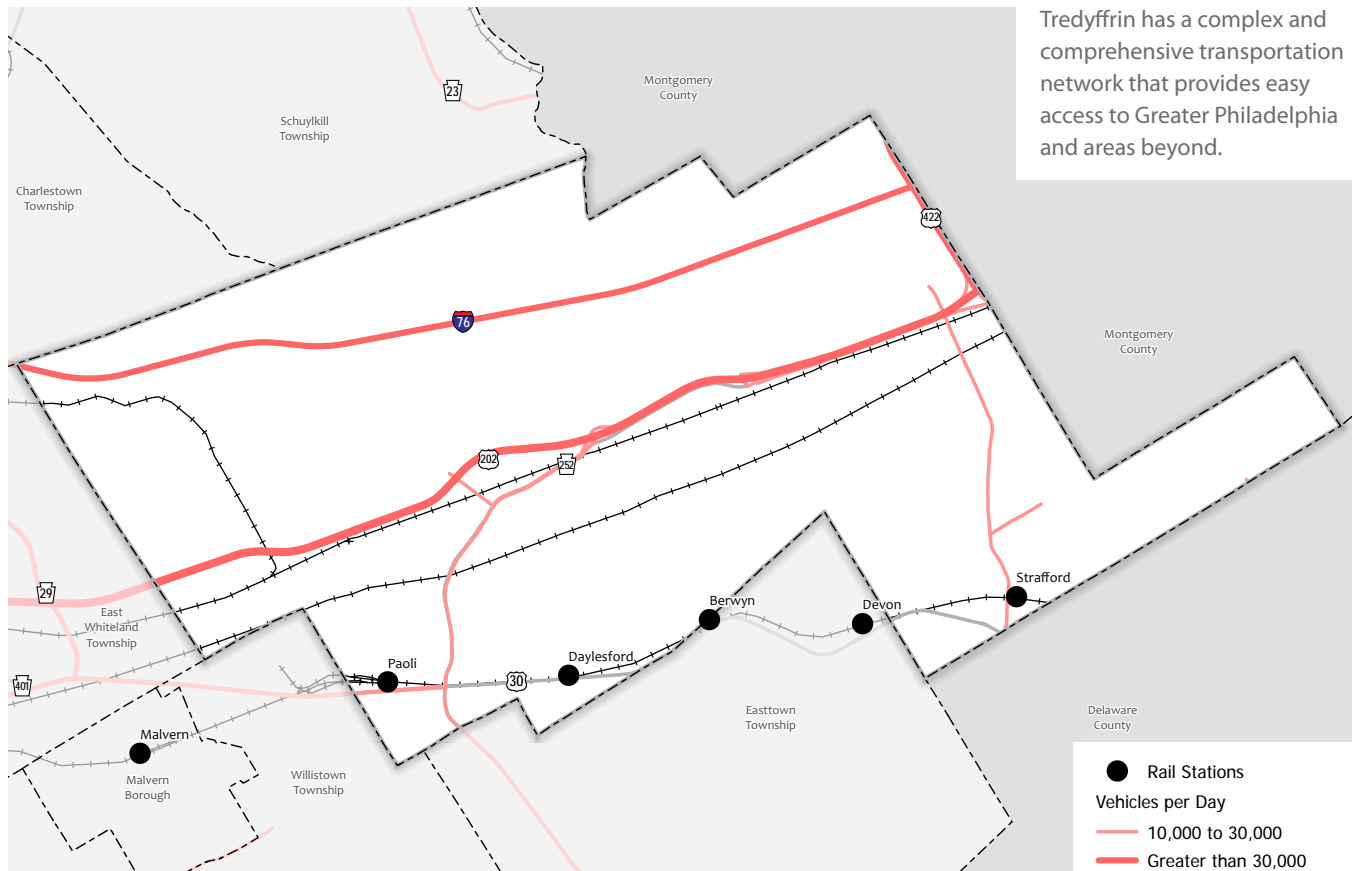
Historic Preservation

Tredyffrin is among the most historically significant places within the region. As a Preserve America Community and a Pennsylvania Certified Local Government (CLG), the Township is 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. The ability to protect these resources is essential in maintaining the Township's character and sense of place.



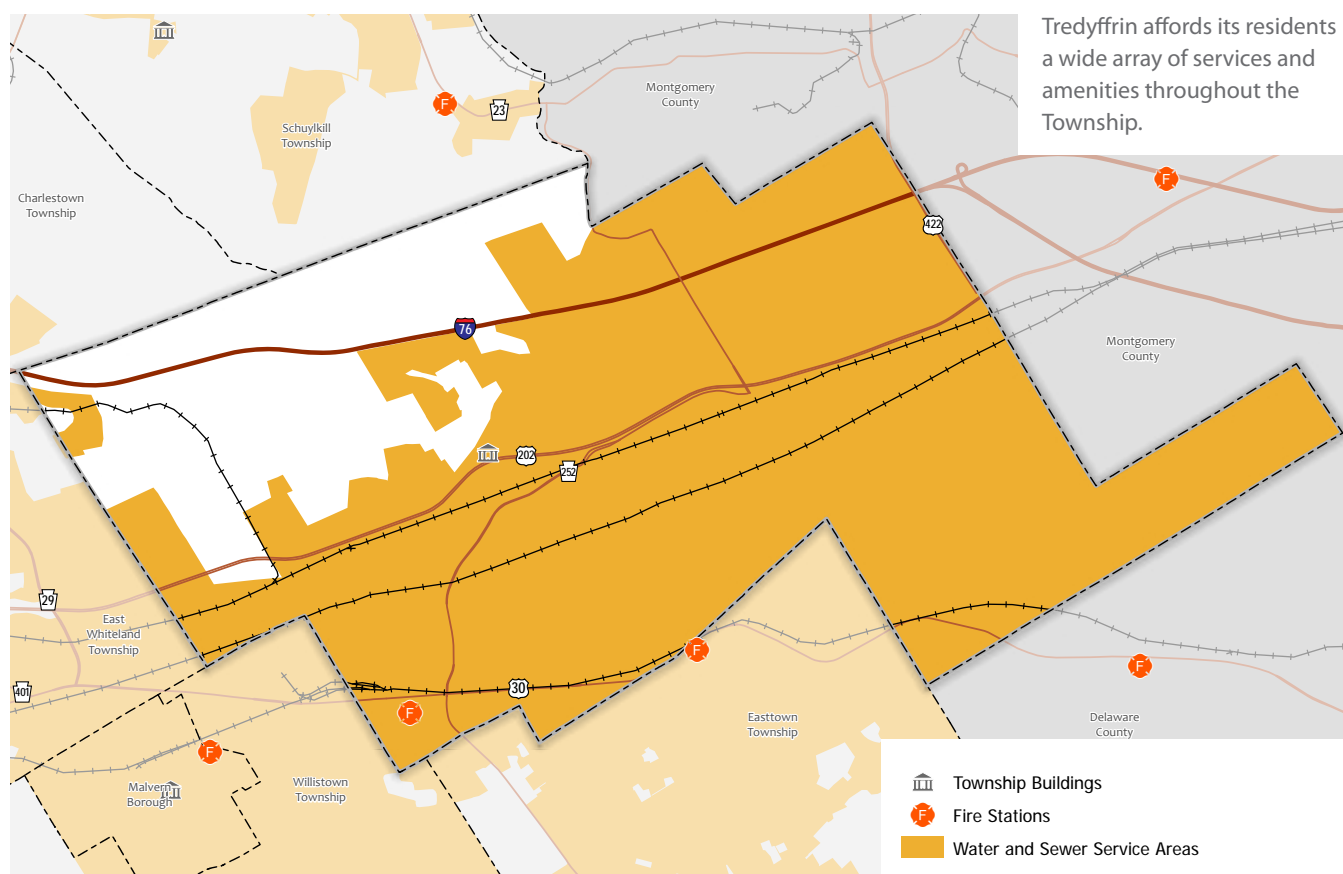
Connectivity

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. These routes and services connect residents to work and goods and services. Connectivity for all transportation types is critical for the ability of residents and visitors to travel safely and efficiently within and beyond the Township. 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.



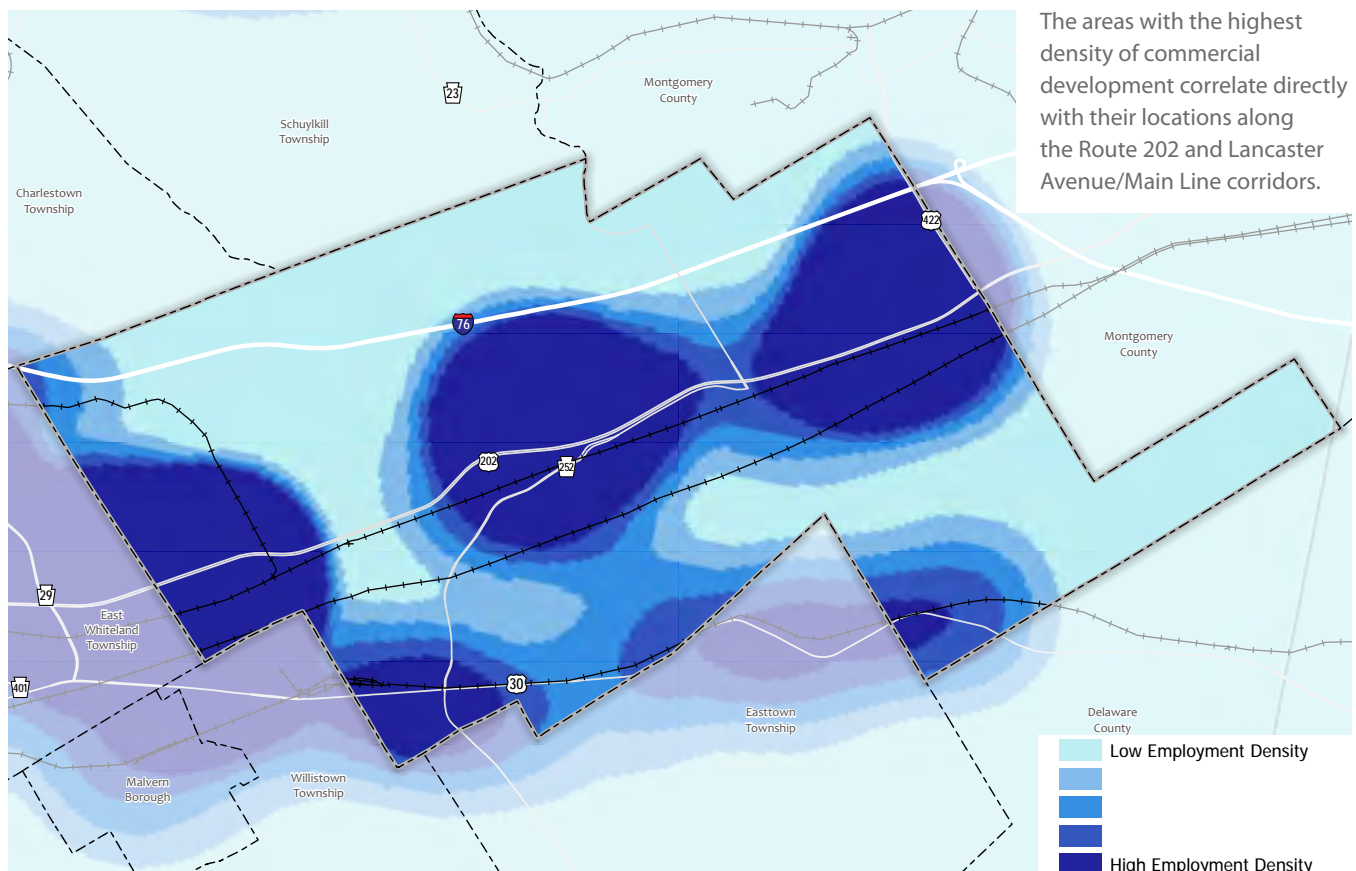
Community Services and Facilities

Community Services and Facilities Elected officials, volunteers, and staff, together with the services they provide to residents and businesses, are collectively considered community services and facilities. Along with a strong tax base and fiscally prudent Township budgets, these services and facilities 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.



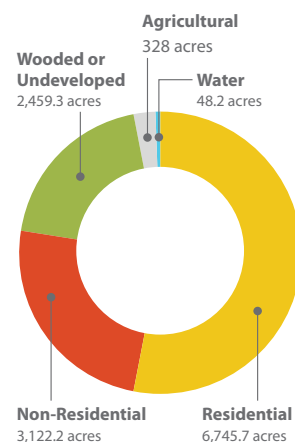
Commercial and Economic Development

Tredyffrin is a major regional commercial and business center. Nearby significant commercial and business centers include Great Valley, King of Prussia, Conshohocken, Radnor, and Philadelphia. 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.

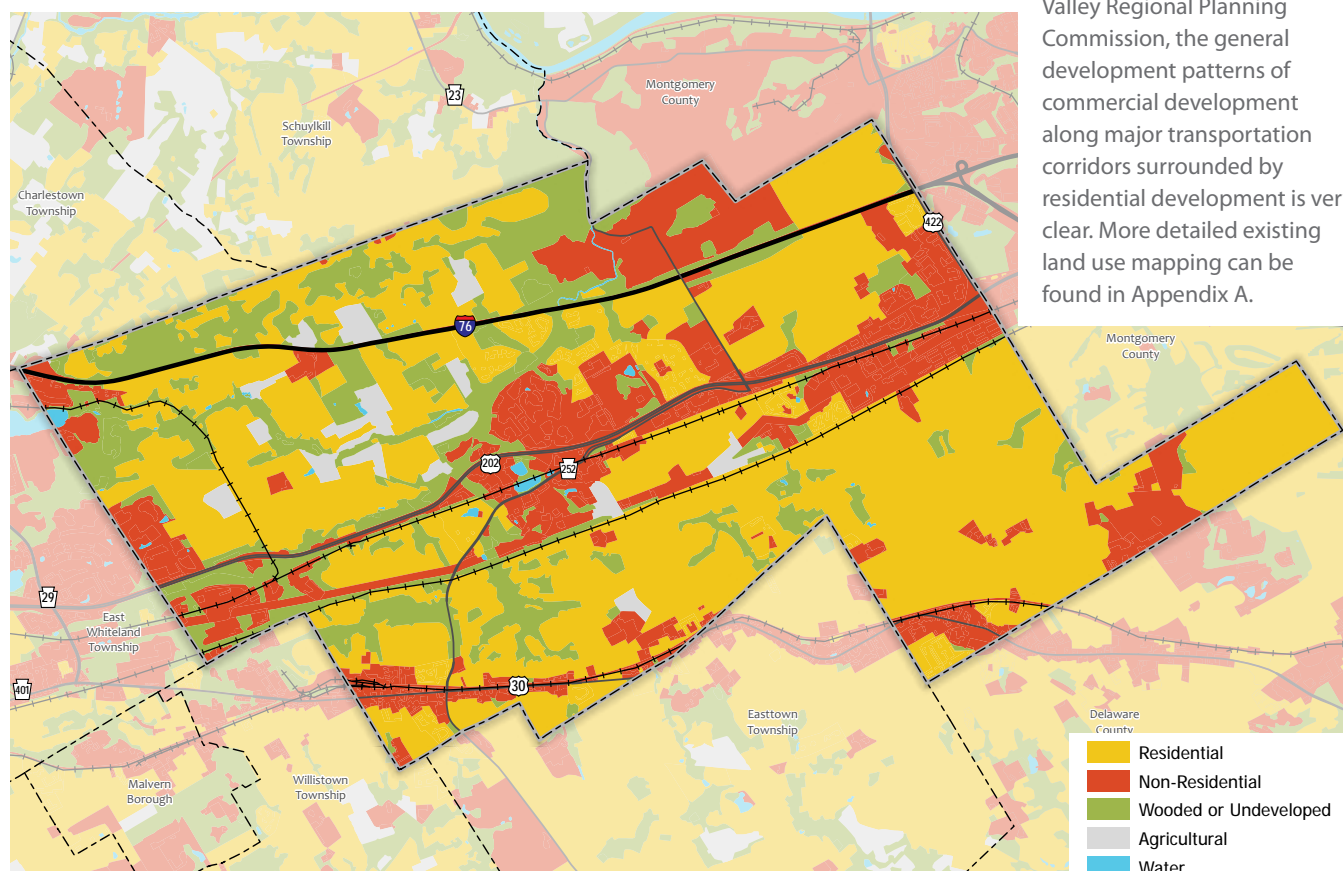


Land Use

Tredyffrin is a relatively built-out municipality with only 365 acres, or just three percent of the Township, identified as undeveloped. Most of new development is anticipated to occur as redevelopment of existing improved sites and/or as infill projects. How to best address contemporary needs and trends while respecting established communities and neighborhoods will be an ongoing concern as this type of growth continues. 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.



When viewed from the regional level, the Delaware Valley Regional Planning Commission, the general development patterns of commercial development along major transportation corridors surrounded by residential development is very clear. More detailed existing land use mapping can be found in Appendix A.



1



Natural Resources and the Environment

GOAL

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



Objectives

- a.** Promote additional preservation of open space and increased stewardship of existing protected open space.
- b.** Protect and maintain the ecological functions of open space and natural resources.
- c.** Enhance the natural and environmental resource value provided by Township-owned parks and open space.
- d.** Protect ground and surface water quality and quantity through stewardship and conservation efforts.
- e.** Ensure regulatory controls continue to preserve and protect natural resources and their critical functions and support energy resilience.
- f.** Promote environmental best practices, increase sustainability, and energy conservation within the Township in response to climate change and stormwater management issues.
- g.** Provide and support environmental public education, partnerships with conservation organizations, and other non-regulatory environmental efforts.

Recommendations

Recommendation 1.1

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

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.

ACTIONS

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.

Preserved open spaces such as Valley Forge National Historical Park provide passive recreation opportunities while protecting critical natural resources



- 1.1.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.
- 1.1.B Continue coordinating 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.
- 1.1.C 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.
- 1.1.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.

Tree planting projects, such as this one at Teegarden Park, provide areas for restored habitat, increased biodiversity, and opportunities for natural stormwater recharge. Image courtesy of Doug Anestad.



Recommendation
1.2

Review and amend natural resource protection standards to advance protection, stewardship, restoration, and interpretation of natural resources.

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.

ACTIONS

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 woodlands and wetlands was determined to be limited, and riparian buffers were not explicitly protected in the zoning or subdivision ordinances.



Natural resources such as riparian buffers can be protected through the Township's regulatory ordinances.

Resource protection evaluation

Natural Resource	Ordinance Section	Protection Level
Steep Slopes	ZO 208-188	Rigorously Protected ¹
Woodlands	SLDO 181-54.B	Somewhat Protected ²
Wetlands	SLDO 181-54.E	Somewhat Protected
Riparian Buffers ³	ZO 208-14.1.B.2.c.2 ⁴	Somewhat Protected
Floodplain	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 for specific ordinance recommendations.

¹ Rigorously Protected resources have effective resource protection standards in place.

² 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.

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

⁴ 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.

Owned by the Open Land Conservancy, the Cedar Hollow Preserve is a preserved meadow and woodland in the northwestern area of the Township.



Recommendation 1.3

Encourage community education and involvement

that protects natural resources, raises environmental advocacy for energy conservation, and promotes sustainability.

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.

ACTIONS

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.

1.3.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.

1.3.B Hold community events and education sessions that focus on steps which the community can take to better promote sustainability and environmental stewardship.

1.3.C Promote energy conservation at the individual and household level through residential education and outreach. Such education could focus on providing information on programs like PECO's Smart House Call.

Rain gardens, such as this one at Wilson Farm Park, are green infrastructure facilities which feature native plants, reduce stormwater runoff, filter pollutants, and create a habitat which promotes biodiversity. Image courtesy of Margret Taylor.



1.3.D Promote best practices in stormwater management through the following community and neighborhood initiatives:

- Plant native vegetation and create 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.
- Sponsor 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.

1.3.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.

Green roofs, such as this example at The Airdrie at Paoli Station, can be incorporated into both new and redevelopment projects to provide for stormwater management without the need for traditional basins and other infrastructure. Image courtesy of Stephen Burgo.



Recommendation**1.4**

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.

Tredyffrin has embraced sustainability through signing the “Ready for 100” resolution which supports the Township’s ongoing transition to renewable energy. There are 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 nonrenewable resources, while providing mid-term to long-term economic advantages for users and the community.

ACTIONS

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.

1.4.A Promote 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, adaptive reuse of historic properties, and requiring the incorporation of energy conservation and more environmentally sustainable standards for all Township facilities and vehicles, such as encouraging the use of electric and hybrid vehicles.

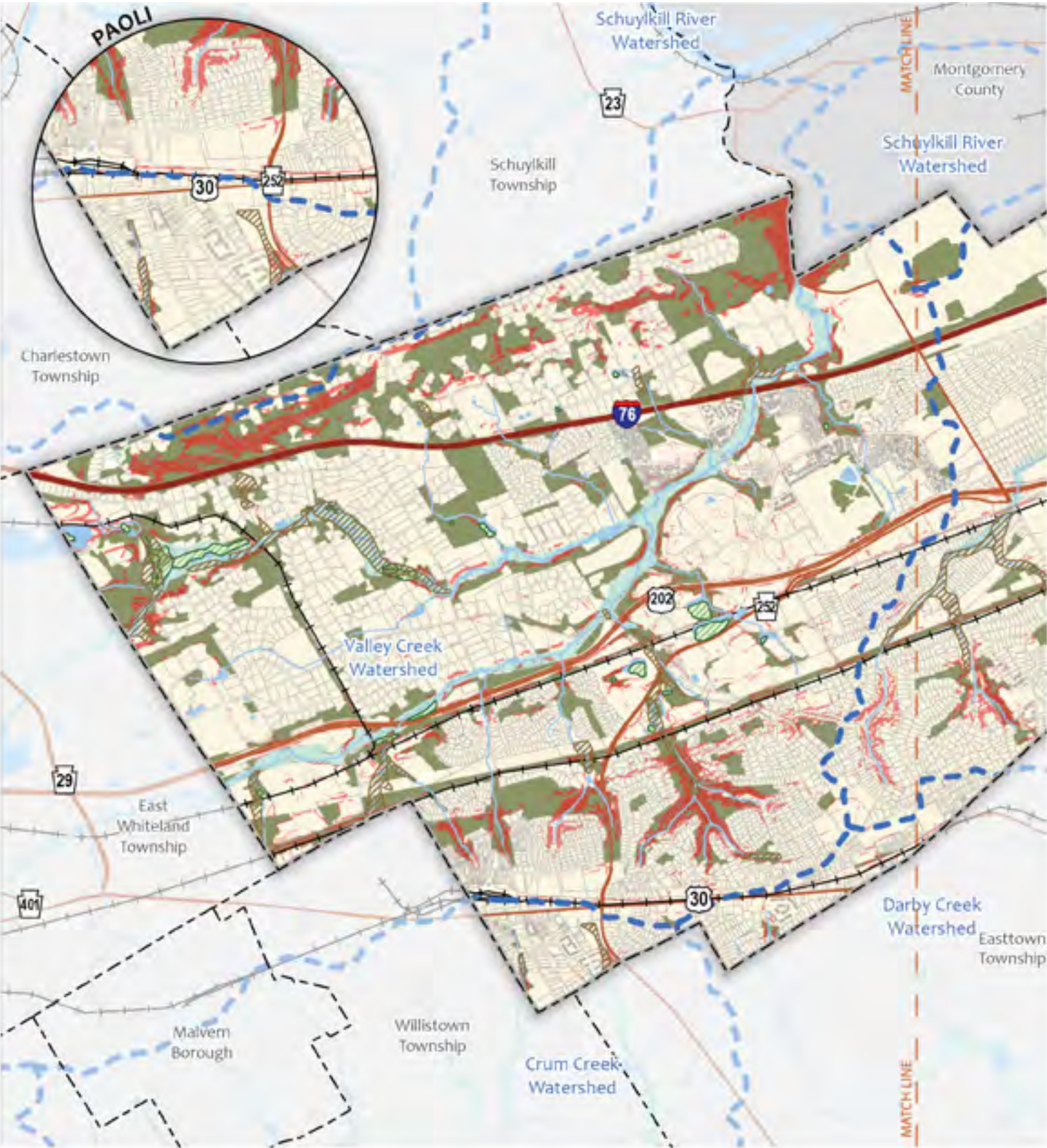
1.4.B Ensure zoning requirements do not preclude the implementation of renewable energy systems throughout the Township. Specific standards should be established for solar, wind, and geothermal energy systems. These types of regulations can be, when applicable, inclusive of setbacks, heights, considerations for glare and noise, etc.

1.4.C Encourage energy conservation as part of land development through the zoning and subdivision and land development ordinances .

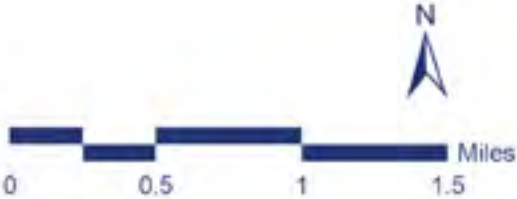
- 1.4.D Reduce auto dependency** by encouraging and investing in increasing opportunities to walk, bike, and use public transit
- 1.4.E Implement ordinance provisions requiring electric vehicle (EV) charging stations in parking facilities.** Specific standards may include the calculation of required charging stations based on the number of parking spaces, EV infrastructure, required EV parking space locations and electrical hookups, and dimensional standards.

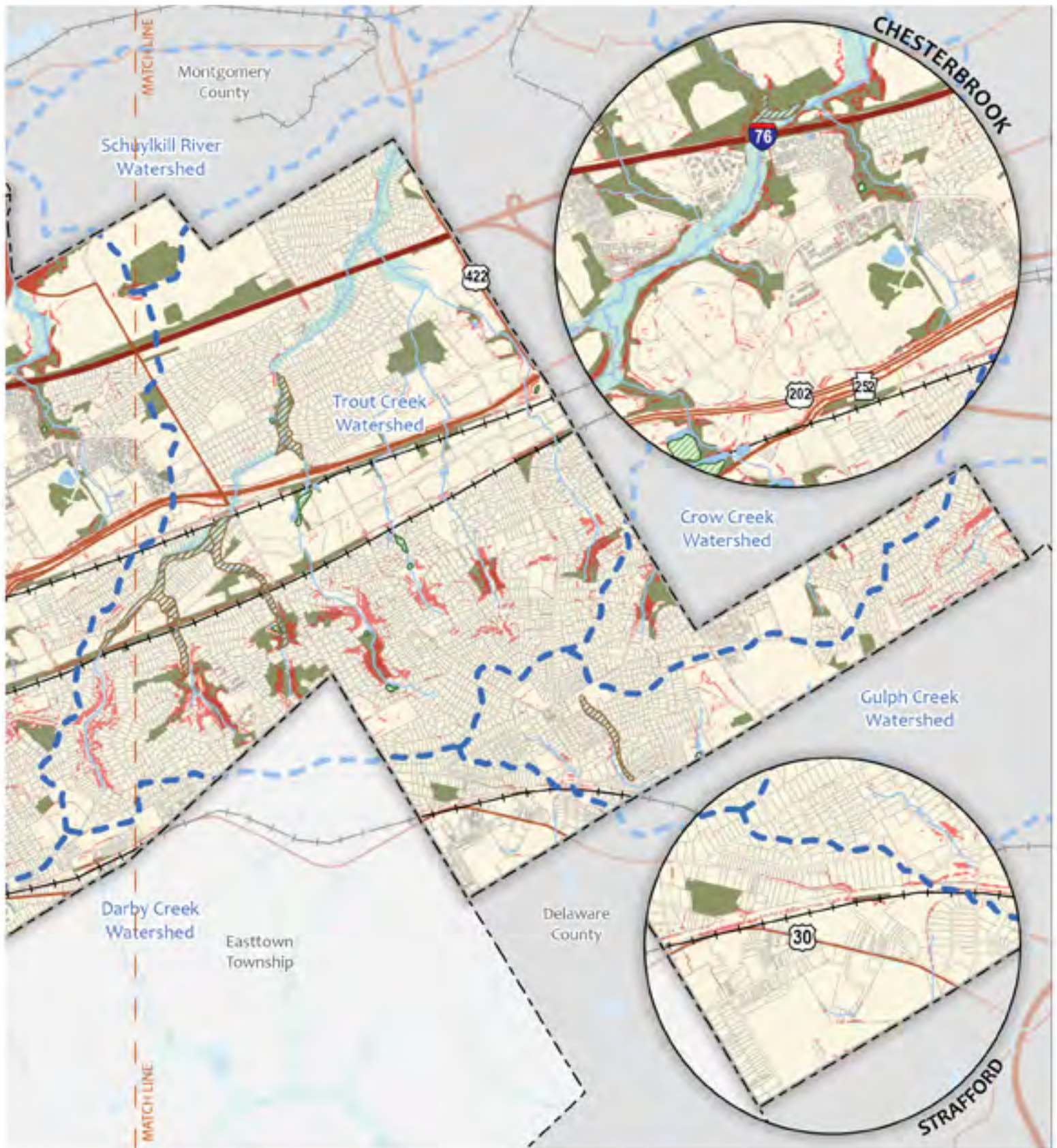


Tredyffrin Township has embraced sustainability and has integrated alternative energy into the community, such as these solar panels at Wilson Farm Park.



Natural Resources





2



Parks and Recreation

GOAL

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



Objectives

- a.** Promote additional preservation of open space and increased stewardship of existing protected open space.
- b.** Make the Township more walkable and bikeable.
- c.** Enhance the recreation options, amenities, and natural resource value provided by Township-owned parks and open space.
- d.** Create strong working relationships with owners of non-public open space and recreation providers within and in proximity to the Township.
- e.** Ensure opportunities continue to be made available to support active and healthy lifestyles for all residents.

Recommendations

Recommendation 2.1

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.

The Township has a number of 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. A number of trails are proposed and are under feasibility review such as the Warner Spur Trail, Devault Line Trail, and Cedar Hollow Trail. There is opportunity to create an increasingly interconnected network between many parcels of preserved open space, which is spread throughout the Township.

ACTIONS

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.

- 2.1.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.
- 2.1.B Seek connections between preserved lands** held by the Township and partner preservation agencies, such as Open Land Conservancy.
- 2.1.C Encourage trail connections between multipurpose trails** and passively preserved open space to further promote accessibility to open space.
- 2.1.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 on the Green Routes Pedestrian Network, map, and prioritization.
- 2.1.E Explore possible funding opportunities** for trail construction from organizations such as DVRPC and PennDOT.



The Warner Spur Trail would provide residents in the northwestern areas of the Township a direct, multi-modal connection to the Chester Valley Trail and other amenities such as the Cool Valley Preserve and Cedar Hollow Park. This rendering developed as part of the 2019 Warner Spur Multi-Use Trail Master Plan illustrates a concept of a scenic overlook incorporated into the final project at Valley Creek.



The Warner Spur Trail would utilize an existing bridge to safely get users across Route 202.

Recommendation 2.2

Continue to maintain existing Township parks and amenities while exploring feasible additions to meet active and passive recreation needs of current and future residents.

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. A full listing of Township parks facilities can be found in Appendix A.

ACTIONS

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. The Parks and Recreation Board, at the direction of the Board of Supervisors, can recommend identifying 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, interpretative signage, 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.

2.2.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.

2.2.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.

Wilson Farm Park affords visitors a wide array of recreational amenities including playgrounds, athletic fields, walking paths, and disc golf.



Teegarden Park includes the only designated dog park in the Township.



The Westover Bird Sanctuary in Devon provides residents opportunities for nature-based and passive recreation.



Recommendation 2.3

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

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, opportunities for residents to engage in nature, and generally have limited amenities.

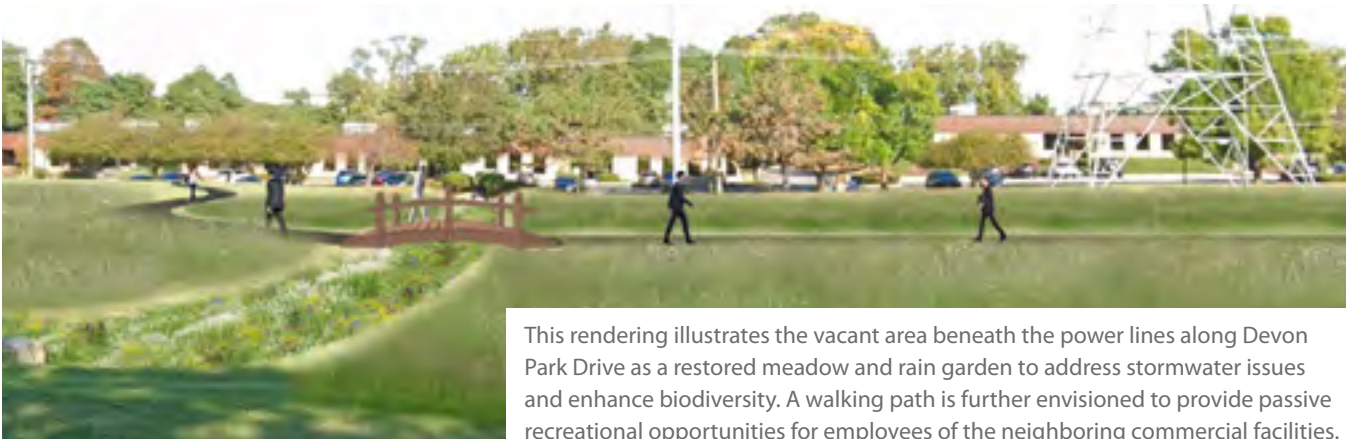
ACTIONS

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

2.3.A Work to implement the strategies for stewardship as discussed in Recommendation 1 of Chapter 2: Natural and Environmental Resources.

2.3.B Meet environmental and accessibility standards for paths and/or trails per environmental and pedestrian mobility goals. Careful consideration of the type of path and/or trail surface and construction should only minimally impact surrounding natural areas and landscapes.

2.3.C Consideration for expansion of passive park and open space areas 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.



This rendering illustrates the vacant area beneath the power lines along Devon Park Drive as a restored meadow and rain garden to address stormwater issues and enhance biodiversity. A walking path is further envisioned to provide passive recreational opportunities for employees of the neighboring commercial facilities.

Recommendation 2.4

Develop, expand, and continue to offer parks programming which allows residents to connect with nature and engage in active, healthy lifestyles.

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.

ACTIONS

Continue to offer recreational programming to Township residents throughout the year. The Parks and Recreation Board, at the direction of the Board of Supervisors, can recommend identifying additional opportunities for programming that best meets the needs and desires of the residents of the Township. Specific recreational programming recommendations include:

2.4.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.

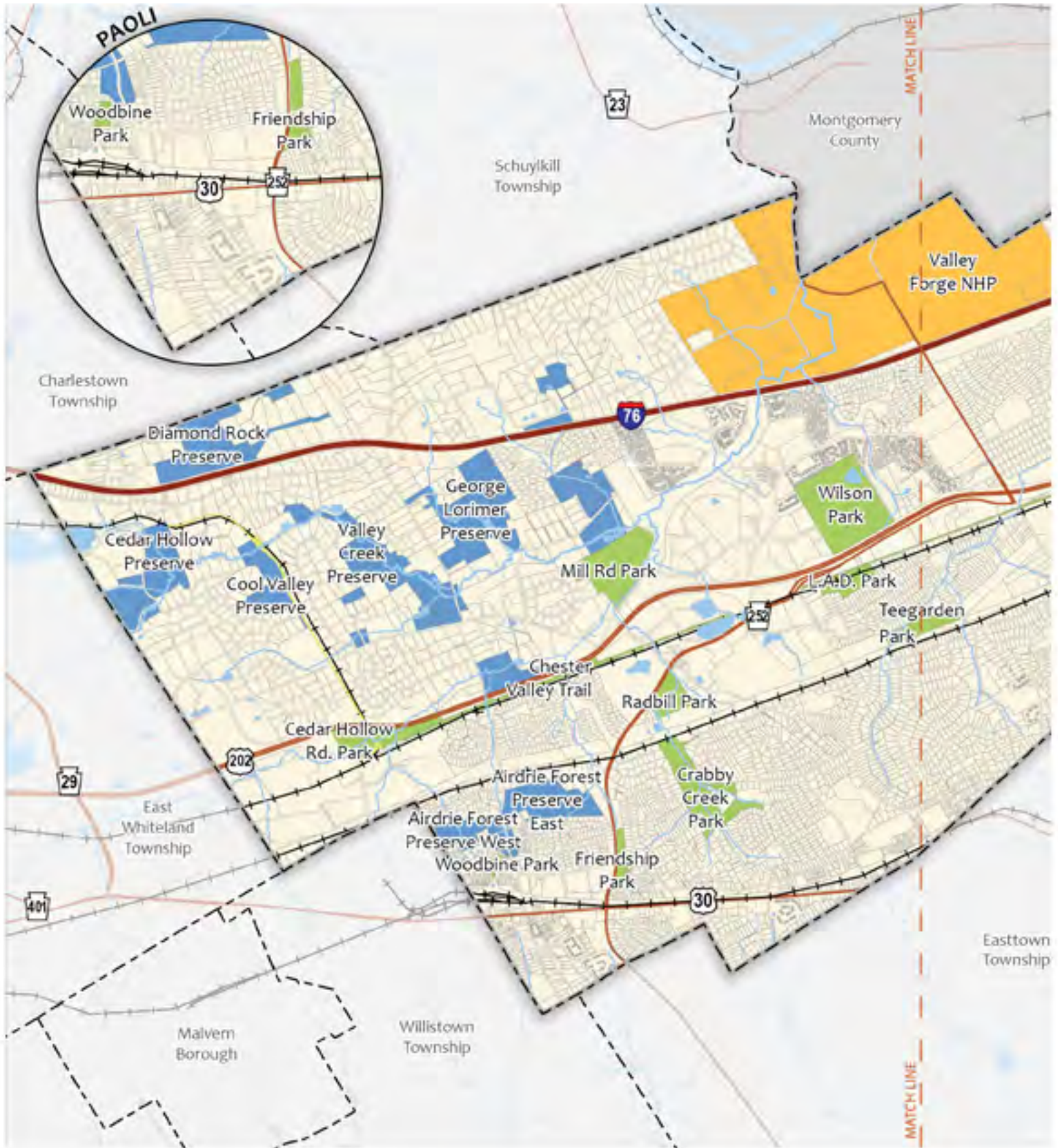
2.4.B Develop a plan to expand programming which would consider partnerships with surrounding communities, contracting out some events, and increasing revenue generating services.

“Would love to see more organized events for all athletic abilities at time when those who work can participate. Evening hikes? Evening yoga? Evening anything!”

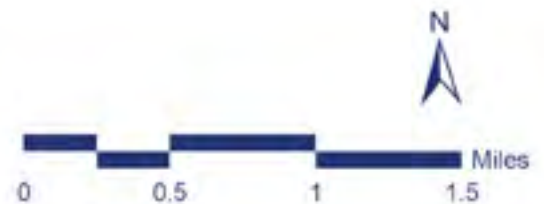
~ Survey response

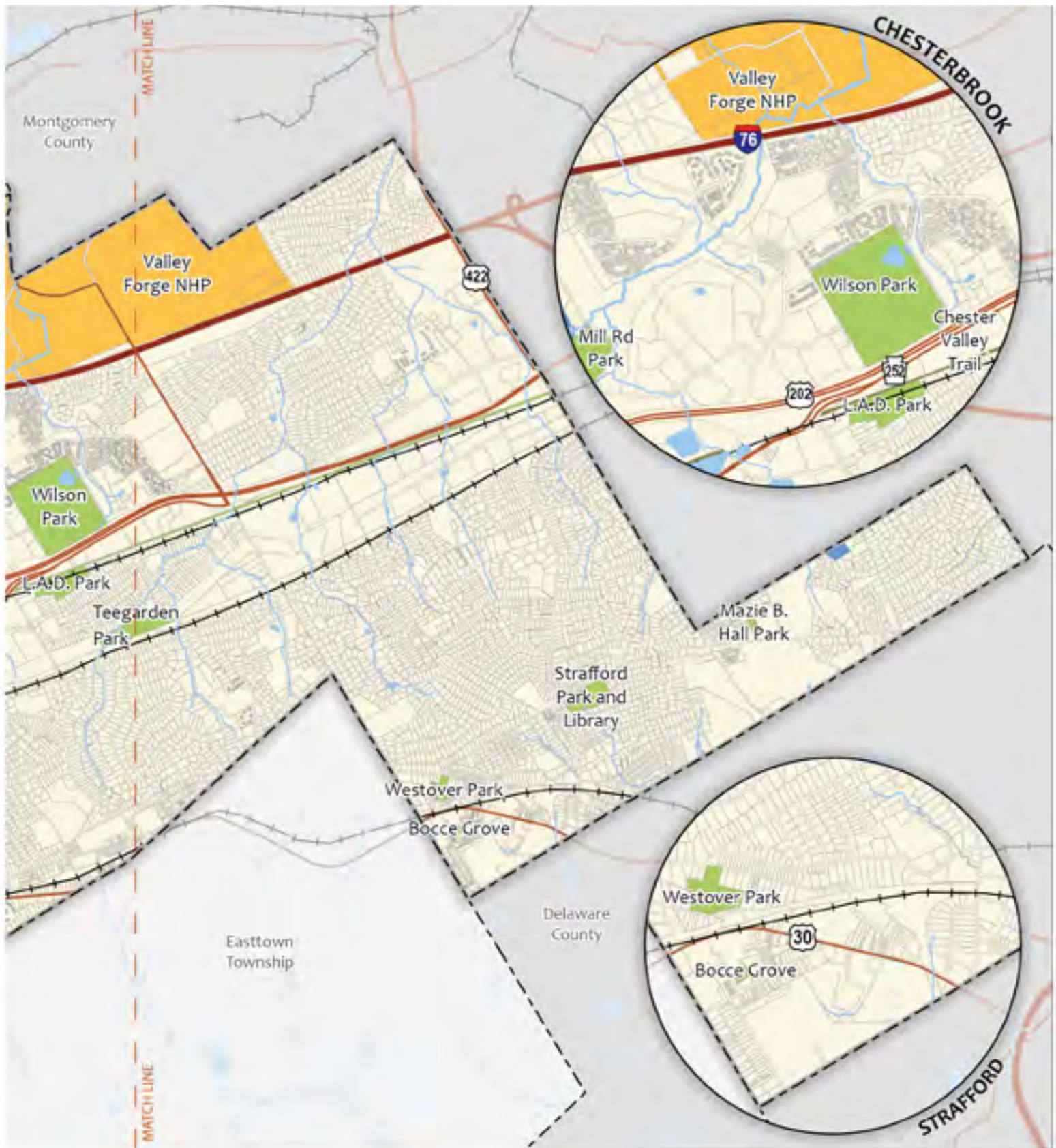


Events such as Party in the Park afford residents with opportunities to engage with their neighbors and greater community as well as to enjoy park facilities. Image courtesy of Tredyffrin Township.



Parks and Recreation





- | | |
|--|---|
| County Parks | Warner Spur Open Space |
| Municipal Recreation (Active and Passive) | Existing Trails |
| Land Trust Lands | Proposed Trails |
| Federal Historic Parks | |

3



Historic Preservation

GOAL

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



Objectives

- a.** Continue to raise awareness and encourage stewardship of historic resources and landscapes.
- b.** Ensure that Township policies (as they relate to historic resources) are kept current.
- c.** Develop reasonable regulatory provisions to ensure adequate preservation of historic resources.
- d.** 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.

Recommendations

Recommendation 3.1

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

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: 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.

ACTIONS

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.



The Olde Covered Wagon Inn was successfully restored and preserved through community involvement as part of the land development process.

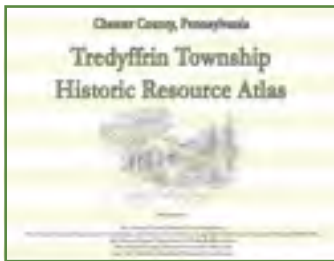
“Historic buildings need Township protection from unnecessary demolition. Preserving history in the area is very important to our culture.”

~ Survey response

Recommendation 3.2

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

WHY: 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 2011 Historic Resources Atlas can serve as a foundation for the development of specific criteria and classifications of historic resources in the Township.

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 18th and early 19th 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.

ACTIONS

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.

- 3.1.A Develop 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.
- 3.1.B Develop 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.
- 3.1.C Develop a clear notification process** for owners of identified properties as well as a robust public education element to promote the importance of these types of preservation efforts.

Recommendation 3.3

Amend existing ordinance provisions to best preserve historic resources and to clarify the process.

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.

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.

ACTIONS

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.

3.3.A Consider mandatory protection and enforcement measures for resources designated by the Township as protected historic resources. Measures to maintain Tredyffrin's designation as a CLG criteria will be referenced.

3.3.B Consider the enhancement and addition of incentives to encourage and foster owners to protect Township historic resources. Such incentives can include, but are not limited to:

1. Flexible lot and bulk standards to address potential nonconformity issues as they relate to historic resources.
2. Reduced permit fees and a more streamlined permitting process when practicable for properties included on the historic resources listing and map.
3. Additional uses for historic resources that may not otherwise be permitted in their base zoning districts.
4. Tax incentives for placing recorded façade and/or conservation easements on identified resources.
5. Incentives which encourage and reward the preservation and/or restoration of historic resources in new development and redevelopment.
6. Amendments to Chapter 181, Subdivision and Land Development procedures to establish the Historical Commission's ability to review and provide comments on any subdivision and/or land development application that involves an entity identified on the Historic Resources Map.

Recommendation 3.4

Adopt planning methods and ordinance provisions to preserve historic community character and scale.

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.

ACTIONS

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

3.4.A Identify and add historic neighborhoods and/or communities to the Historic Resource Overlay District.

3.4.B Consider additional standards such as refined lot and bulk designations, enhanced landscaping and buffering requirements, and additional allowable uses that address specific community characteristics.



Other municipalities in the County have seen successes in both the preservation and ensuring the continuing vitality of historic resources through adopted policy. In East Bradford a bed-and-breakfast is only permitted in a Class I historic resource as a mechanism to in part allow the owner to generate additional revenue to reinvest in the continuing maintenance of the resource.

**Recommendation
3.5**

Leverage the Township’s Certified Local Government (CLG) status for grant funding to develop and implement historic resource preservation information and data, standards, and municipal policies and processes.

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.

ACTIONS

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.



The established CLG designation of the Township affords opportunities for grant funding and enhanced technical assistance in forwarding historic preservation goals.

The Diamond Rock Schoolhouse is an octagonal one-room school that continues to be a significant cultural amenity and enhances the historic character of the community.



Recommendation 3.6

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

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.

ACTIONS

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. 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.



Historic plaques such as this example for the Paoli Inn provide residents and visitors greater context of the rich history of the Township.

Recommendation 3.7

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

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.

ACTIONS

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.



One of the programs initiated by the Historical Commission is the Historic Resource Plaque Program in an effort to raise awareness and stewardship of resources throughout the Township.



Recommendation 3.8

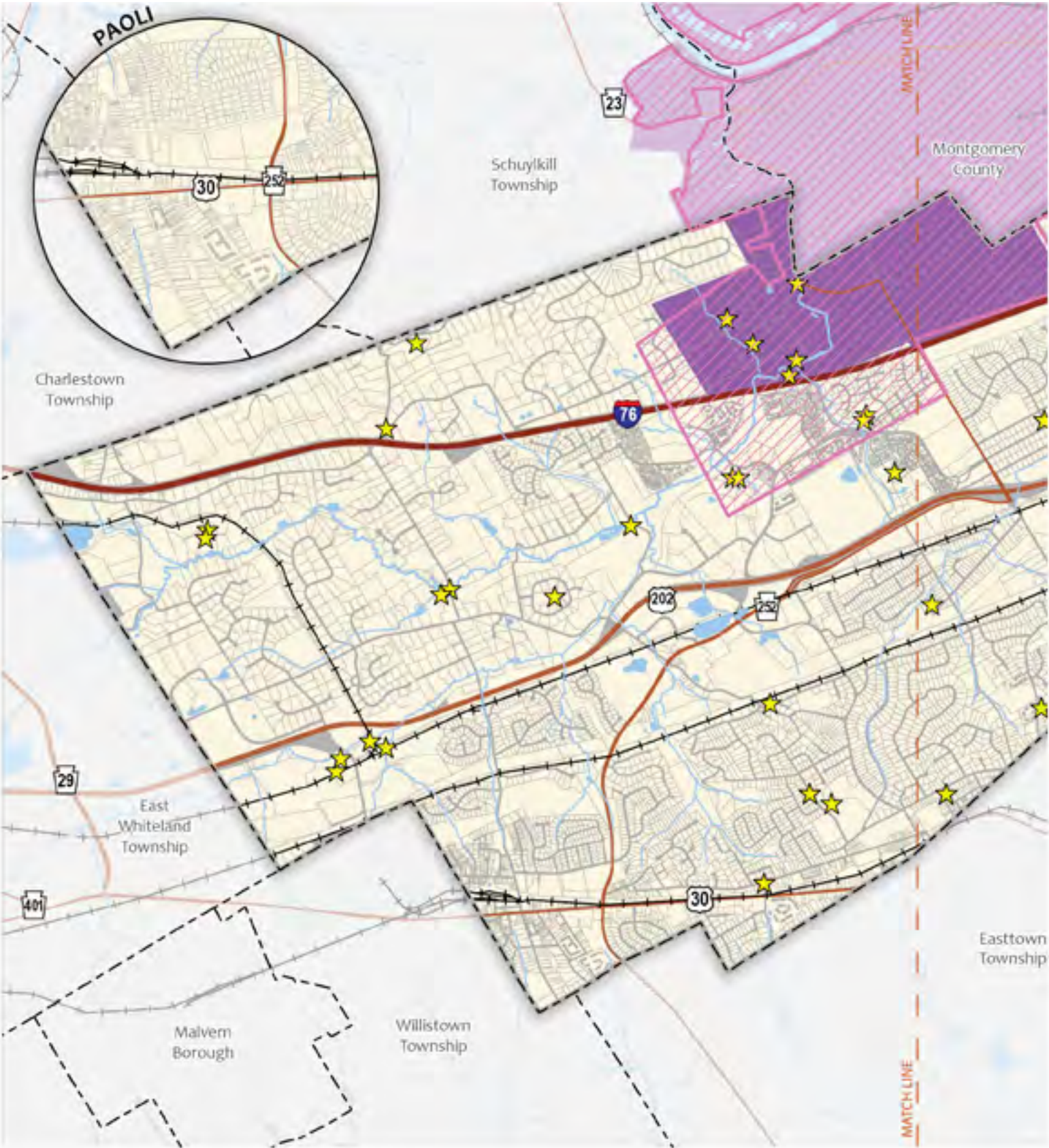
Promote Tredyffrin heritage tourism and cultural heritage with Township residents and regional visitors for their enrichment, entertainment, and education.

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.

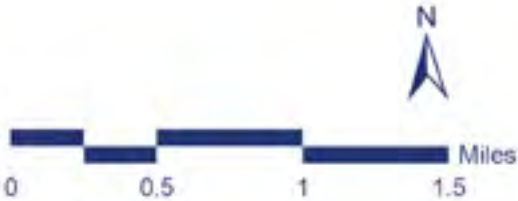
ACTIONS

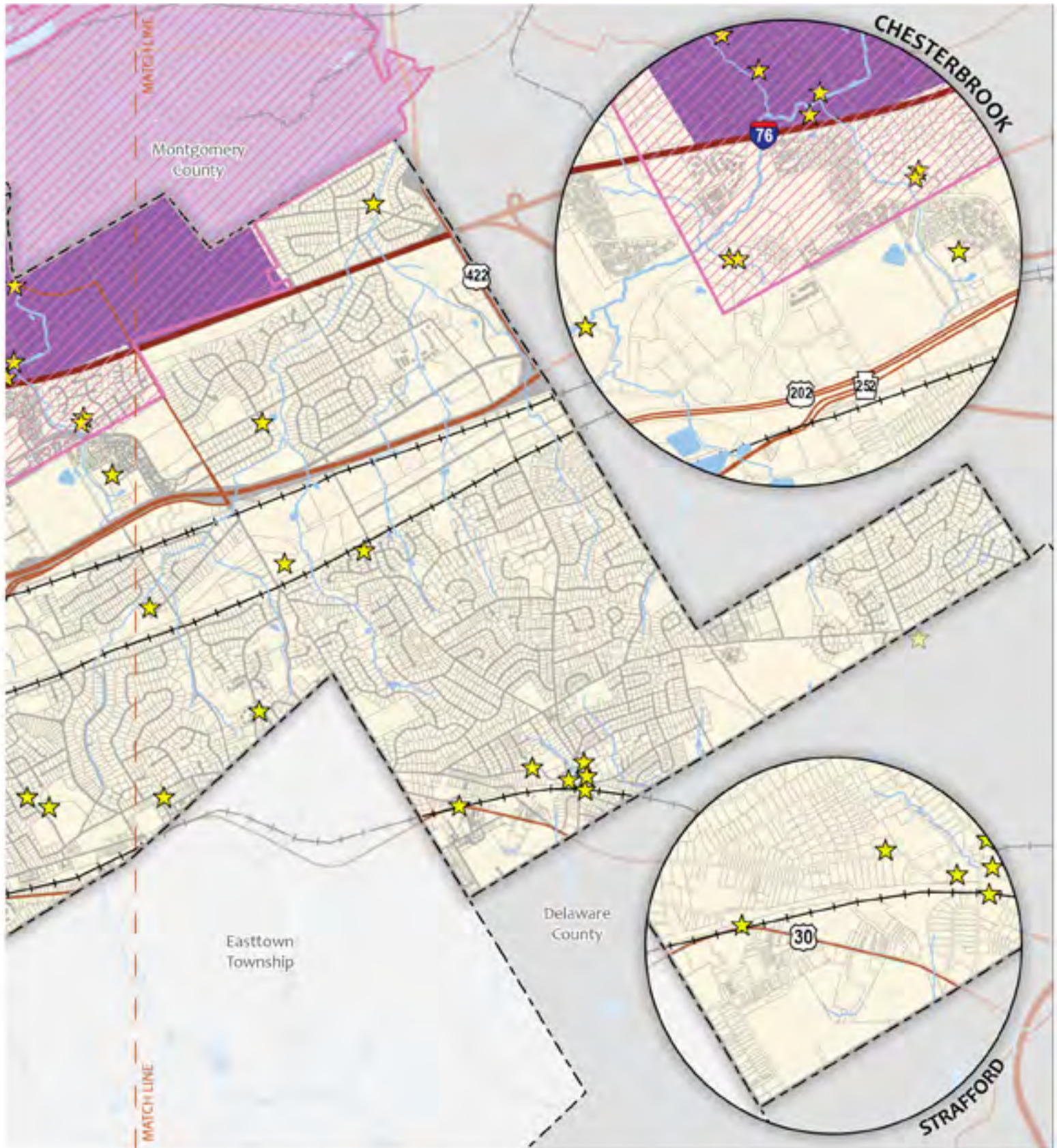
The Township should participate in programs and events which feature the history of Tredyffrin and its role in the region's historic context. Participation in these events can involve a number of historic entities in the Township such as the Historical Commission, Tredyffrin Easttown Historical Society, 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.

- 3.8.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.
- 3.8.B Install 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.
- 3.8.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. 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.
- 3.8.D Support 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.



Historic Resources





- ★ Historic Building, Structure, Site
- Valley Forge National Historic Park
- Valley Forge National Historic Landmark

Source: Pennsylvania Historical & Museum Commission, 2016

4



Connectivity

GOAL

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

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

Recommendations

Recommendation 4.1

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

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.

ACTIONS

In addition to the strategies outlined in Recommendation 1 for pedestrian facilities and trails of Chapter 2: 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.

“Pathways and trails are good, but we need many many more sidewalks, safe road crossings, and connections between paths/trails/sidewalks!”

~ Survey response



The Township has seen successes in implementing portions of the Green Routes Network since 2009. This enhanced pedestrian crossing was completed along Chesterbrook Boulevard at Parkview Circle as part of a land development project.”

Recommendation 4.2

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.

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, more cohesive future land uses, and positive economic development for the Township.

ACTIONS

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:

- 4.2.A Coordinate with PennDOT on regional roadway and bridge projects.**
- 4.2.B Identify and implement road and intersection improvements** by working with the Delaware Valley Regional Planning Commission (DVRPC) and Chester County Planning Commission on the Transportation Improvements Inventory (TII) every two years and Transportation Improvement Program (TIP) every four to five years. (See Appendix A, Circulation section for a list of 2020 projects).
- 4.2.C Amend the subdivision ordinance,** with the Township's traffic engineer, to apply best practices for transportation and traffic studies for all new development and redevelopment.
- 4.2.D Lead an effort to seek grant funding for corridor studies.**
- 4.2.E Optimize use of existing infrastructure** for pedestrians, cyclists, vehicles, ride-sharing, and public transportation after reviewing the current road usage under Transportation Demand Management principles.
- 4.2.F Identify and implement traffic calming measures** to address increased traffic flows on local streets being used for regional travel purposes. Traffic calming measures should only be installed after the Township traffic engineer determines if the appropriate warrants have been met to justify their installation after a proper study.
- 4.2.G 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.



The Darby Road extension was included on the 2019-2022 TIP, and it will result in a replacement for the Valley Road Bridge over at the Paoli Station.

Recommendation 4.3

Undertake a “Complete Streets Study” for major transportation corridors to determine what safety and pedestrian enhancements are appropriate.

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.

ACTIONS

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.

- 4.3.A Identify 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.
- 4.3.B Plan for 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.
- 4.3.C Coordinate 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.
- 4.3.D Develop strategies to improve pedestrian and cyclist** safety at significant thoroughfare crossings throughout the Township.

- 4.3.E Analyze existing vehicular access points** and identify access management improvements 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.
- 4.3.F Develop streetscaping plans** that address street trees, street lights, benches, planters, gateways, bicycle racks, bus shelters, and other amenities.
- 4.3.G Improve access to the Paoli, Daylesford, and Strafford train stations in coordination with SEPTA, PennDOT, and DVRPC.** 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.



In this example from Lancaster, complete street elements were successfully implemented as part of a PennDOT project along Walnut Street in 2019. The project included installation of bioswales for stormwater management, street trees, enhanced pedestrian crossings, and moving of on-street parking from the curb to allow for placement of a protected bike lane.



Elements of a complete street have been implemented along Old Lancaster Road. In this example sidewalks were improved, on-street parking defined, and stormwater management elements added that further serve as traffic calming devices.

Recommendation 4.4

Preserve scenic views from roads while improving overall safety for pedestrian and bicycle users.

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. 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.

ACTIONS

The Township could establish criteria to identify and designate scenic and historic roads. Once established, appropriate amendments to the subdivision and/or zoning ordinances to require protection of defining physical features (such as treelines, hedgerows, and viewsheds) 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.

Roadways such as Yellow Springs Road provide users a visually pleasing aesthetic that is a defining characteristic of the Township.



**Recommendation
4.5**

Update active transportation standards to advance pedestrian and bicycle mobility and safety throughout the Township.

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.

ACTIONS

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 for specific ordinance recommendations.

Along Lancaster Avenue, sidewalks are required to have a paver verge, sidewalk, and green area. The desired width for each of these elements is six feet, but can be reduced to five feet based on existing conditions.



Recommendation 4.6

Determine where there is a need for additional transit connections and facilities.

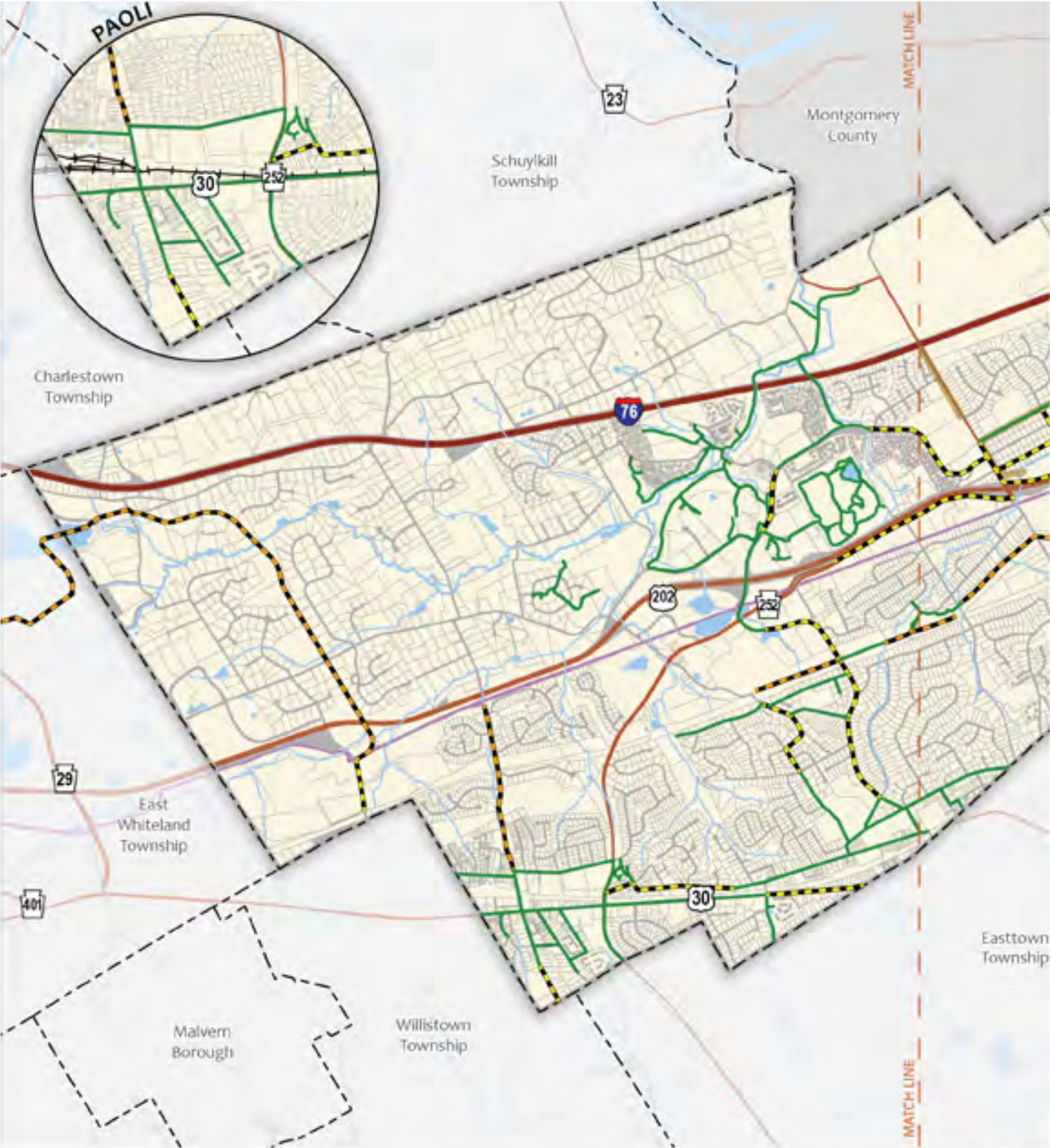
Additional transit connections promote alternatives to existing vehicular transit options, and may optimize existing transportation modes and facilities.

ACTIONS

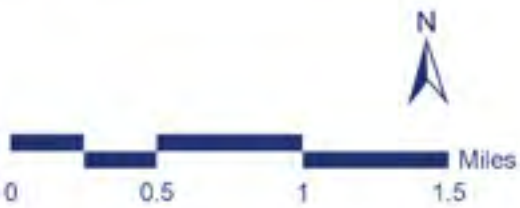
- 4.6.A Continue to coordinate with SEPTA** regarding long-term planning for enhancements to their stations and bus infrastructure..
- 4.6.B Monitor usage of rail and bus service** in the Township and advocate for additional and enhanced services with SEPTA.
- 4.6.C Through the land development process**,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

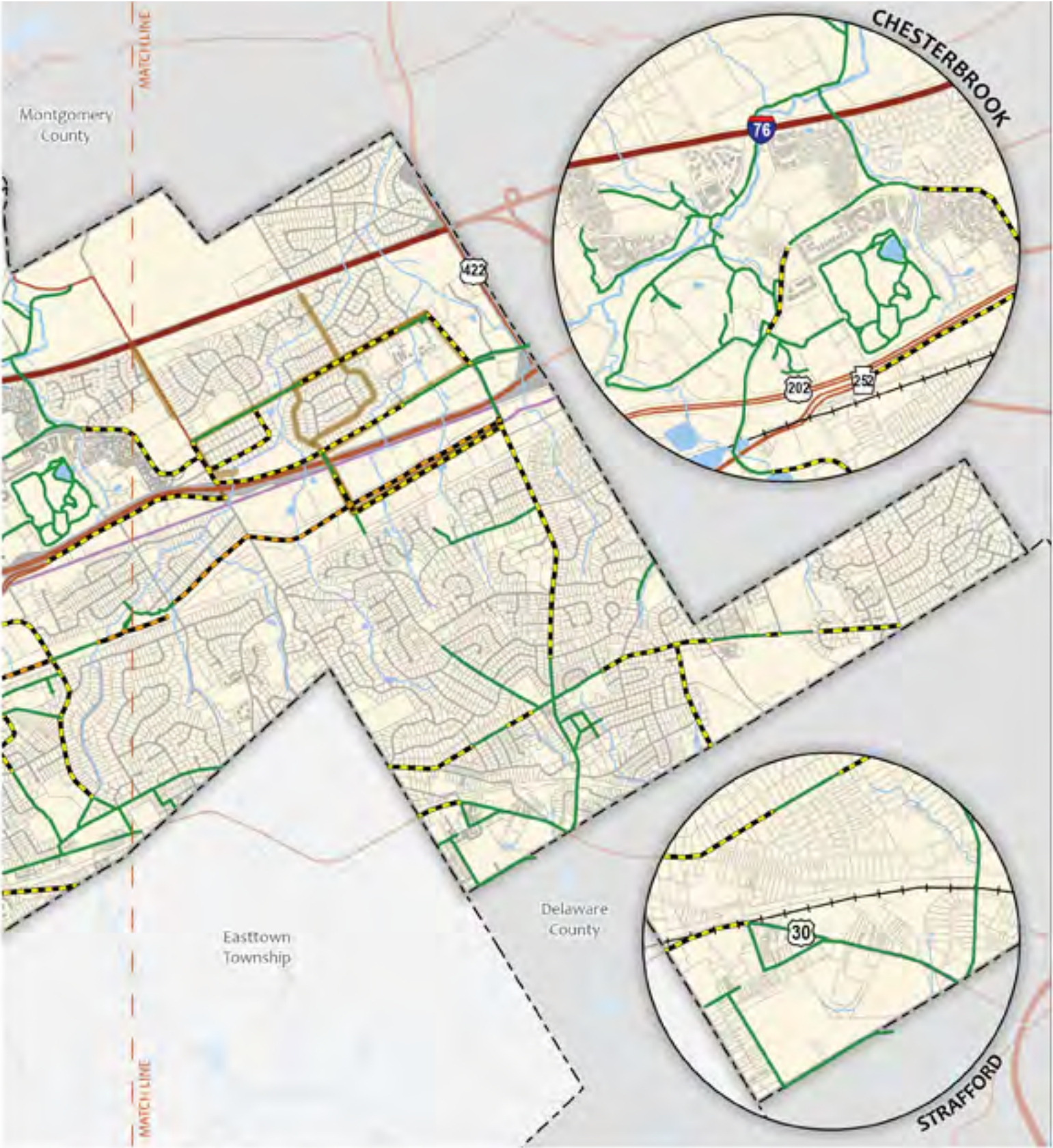


The reconstructed Paoli Station provides for significant safety and ADA upgrades for all users.



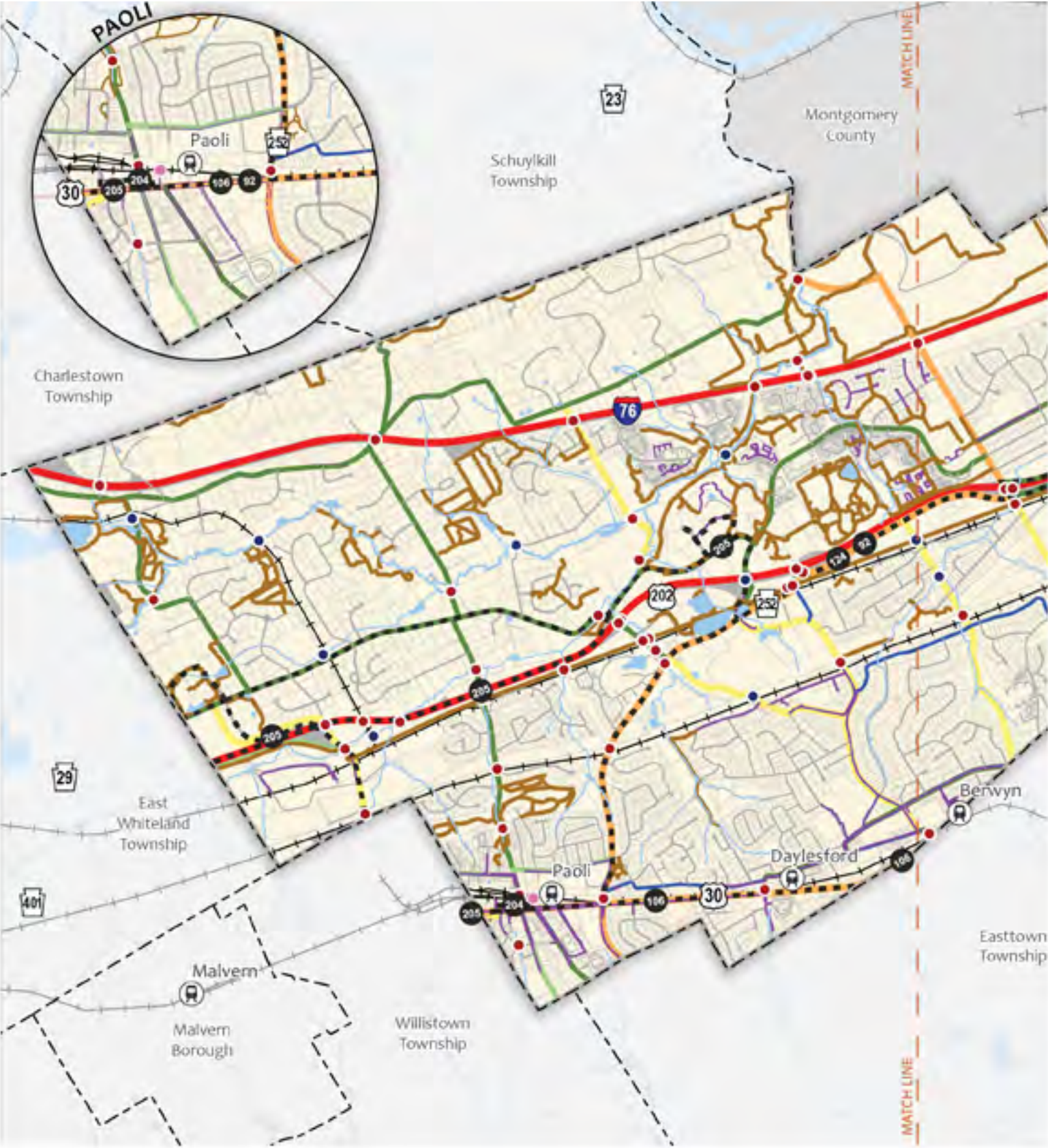
Green Routes Pedestrian Network



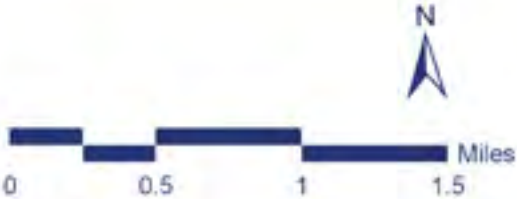


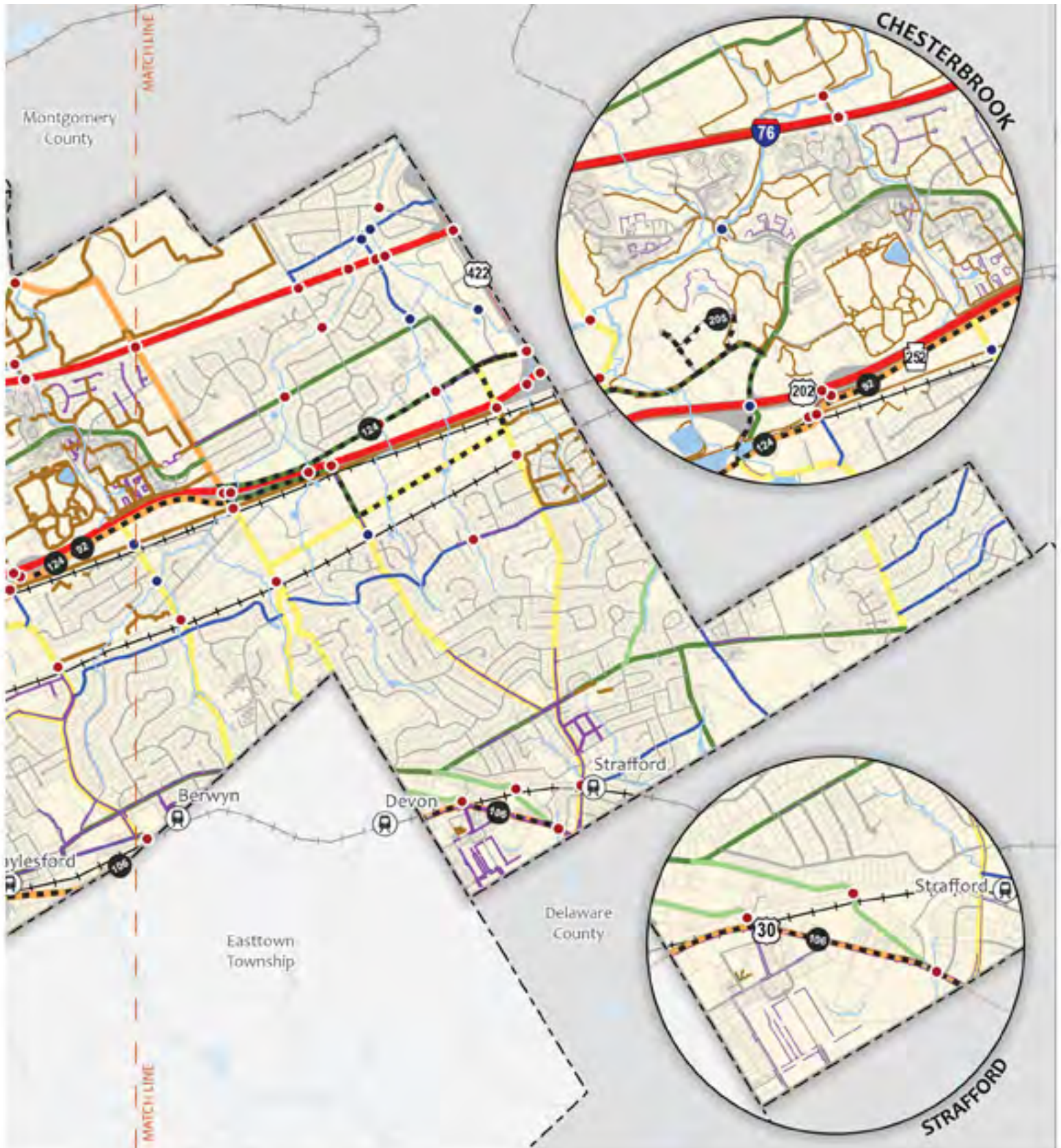
Green Routes Pedestrian Network

- Existing Paths
- Potential Off-Road Trails
- Potential Walkways
- Proposed Gateway Multi-Modal Improvements
- Existing Chester Valley Trail



Transportation





Highway Functional Classification

— Expressway	— Minor Collector	— Sidewalks	● Darby Road Paoli Bridge
— Major Arterial	— Local Distributor	- - - Bus Routes	● Bridges Not Owned By Township
— Minor Arterial	— Local	R Rail Stations	● Owned by Tredyffrin
— Major Collector	— Trails		

5



Community Services and Facilities

GOAL

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

- a.** Maintain open communication with Township residents and businesses through the Township website, newsletters, and other media, and consistently investigate new means of effective communication.
- b.** Ensure proper management of stormwater runoff through effective practices, regulations that are current with evolving technology, and appropriate training to Township staff.
- c.** Encourage effective Township committees and commissions along with resident participation in these entities.
- d.** Continue to support both public and private institutions and their provision of adequate school facilities to serve the Township.
- e.** Support the police department, fire companies, public works, and code enforcement to protect the health and safety of Township residents.

Recommendations

Recommendation 5.1

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

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.

ACTIONS

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.

5.1.A Conduct periodic assessments 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.

5.1.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.

Tredyffrin Township's website provides important information to residents of the Township.



Recommendation 5.2

Address stormwater runoff issues to protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.

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 the Natural Resources and the Environment chapter.

ACTIONS

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.

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.

The Township is planning to use funds from its 2019 bond offering to undertake several important stormwater management infrastructure projects. 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).

5.2.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.

5.2.B Amend ordinances 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:

- Updates to Chapter 174 to require operation and maintenance (O&M) documentation in the approved permit plans, and that O&M agreements are recorded with the Chester County Recorder of Deeds office.
- Updates to Chapter 174 to require deed notes on properties that include stormwater management infrastructure, to include information on the O&M responsibilities for these facilities as well as specifically the parties responsible for their long-term maintenance (i.e. individual owner, HOA, PennDOT, Township, etc.).
- Periodic review of Chapter 174 to ensure the most up-to-date best management practices (BMPs) are permitted.
- Updates to Chapters 174 and/or 181 to encourage establishment of low-impact, green stormwater elements such as green roofs and raingardens as part of land development projects
- Periodic review of the four ordinances to ensure consistency and eliminate conflicts.

5.2.C 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.

5.2.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.

5.2.E Adopt a regional approach toward issues in stormwater management through maintaining communications with surrounding municipalities regarding stormwater initiatives.



There are opportunities throughout the Township to utilize existing rights of way to integrate additional stormwater management facilities. These photo simulations illustrate underutilized areas within the existing Chesterbrook Boulevard right-of-way that can potentially be converted into rain gardens to facilitate stormwater infiltration.

Recommendation 5.3

Support volunteer commissions, boards, and committees through appropriate governance.

Tredyffrin has numerous volunteer 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.

ACTIONS

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.

- 5.3.A Hold 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.
- 5.3.B Hold 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.
- 5.3.C Require 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 PMPEI courses through its Master Planner Program.

Tredyffrin's professional staff and resident volunteers are essential to maintaining the Township's high quality of life.



Recommendation 5.4

Support public works and code enforcement to facilitate timely and responsive services for Township residents and businesses.

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.

ACTIONS

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.

- 5.4.A Ensure the Public Works Department has adequate resources** by continuing the coordination among the Board of Supervisors, Township Manager, and Public Works Director .
- 5.4.B Ensure concerns received by code enforcement are both investigated and addressed** in a timely manner by Township staff. If further follow-up is requested from involved parties, ensure all communication is timely and transparent.
- 5.4.C Evaluate existing ordinances and procedures** on a continual basis by the Planning Commission and Township staff to ensure code enforcement has the tools in place to enforce the code when necessary.

Tredyffrin's Public Works Department should continue to provide a number of critical services to the Township including local road maintenance, repair, and snow response.



Recommendation 5.5

Support public and private academic institutions and the provision of high quality education facilities, libraries, and programming.

The high quality of life experienced by Township residents is directly related to the high quality academic institutions that serve the community.

ACTIONS

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.

5.5.A Coordinate on a routine basis with the Superintendent of Schools to maintain a strong partnership with the Tredyffrin/Easttown School District as it relates to facilities planning, code enforcement, police protection, and safe pedestrian facilities.

5.5.B Support partnerships with the School District and private schools in determining the potential feasibility of Township residents utilizing school-owned recreational facilities during non-school hours.

Tredyffrin should continue to foster positive relationships with the numerous high quality educational facilities located in the Township



Recommendation 5.6

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

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.

ACTIONS

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.

5.6.A Continue to analyze the impacts of various land uses and developments on the generation of emergency calls for police, fire, and EMS assistance.

5.6.B Continue direct coordination between the Board of Supervisors and 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.

5.6.C Continue direct coordination between the Board of Supervisors and 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.

5.6.D 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



Commercial and Economic Development

GOAL

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

- a.** 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.
- b.** Encourage the redevelopment and expansion of businesses and employment opportunities in existing commercial areas of the Township.
- c.** Ensure new development and/or redevelopment of commercial areas mitigates negative impacts and does not encroach into adjacent, established residential neighborhoods.
- d.** 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.
- e.** Refine the pedestrian network to facilitate safe travel and connections between neighborhoods and key destinations.
- f.** 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.
- g.** Encourage greater coordination with neighboring municipalities on developments in the vicinity of the Township boundary.

“The future of the vast amount of office space in Tredyffrin and improvement of the commercial areas needs to be of paramount importance.

~ Survey response

Recommendations

Recommendation 6.1

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

Developed in the 1980s as part of the larger Chesterbrook Unified Development Area, 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.

ACTIONS

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.

6.1.A Coordinate 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.

6.1.B Analyze the zoning ordinance once a vision is established 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.

- 6.1.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.
- 6.1.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.



Ensuring the zoning within the Corporate Center allows for a variety of commercial uses is essential for its long-term viability. The Grove replaced an underutilized shopping center at the Great Valley Corporate Center in East Whiteland and has been successful in attracting more people to the Center since its opening in 2019.

Recommendation
6.2

Establish an overall commercial area vision and set of strategies to ensure the Gateway Shopping Center, the West Swedesford Road commercial corridor, and Devon Park remain vibrant

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.

ACTIONS

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.

- 6.2.A Continue implementing the “Achievable Goals” in the 2019 Gateway Multimodal Traffic Study** to improve multimodal transportation connections within the northeastern section of the Township
- 6.2.B Analyze 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.
- 6.2.C Add connections to the Chester Valley Trail** from the commercial properties along West Swedesford Road in cooperation with Chester County. Consider including amenities such as bike racks and repair stations as part of any new connection.



Recommendation
6.3

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

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, appreciative of its heritage, and also promotes safe, pedestrian activity between existing businesses.

ACTIONS

At the direction of the Board of Supervisors, coordination could occur between the Paoli Business and Professional Association with Township staff and both the Planning and Historical Commissions to develop strategies to implement the full vision for the Paoli village.

- 6.3.A Continue to implement recommendations set forth in previous planning** for the Paoli village including those identified in *Paoli on the Move* and the *Paoli Community Master Plan*. The Township has completed numerous plans and studies for this area with significant public input and consensus-building, and has been successful in implementing some of their various recommendations.
- 6.3.B Investigate the appropriateness of instituting a 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.
- 6.3.C Undertake a Complete Streets Study** in the Paoli village as recommended in the Connectivity chapter. Coordinate and engage directly with property owners and the Paoli Business and Professional Association on this effort, which could lead to targeted safety improvements for pedestrians and motorists visiting Paoli.

- 6.3.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.
- 6.3.E Identify and develop a park or other public green space** in the village area. The Township should work with the community and local property owners to develop a community gathering place that helps define the center of the Paoli village and complements the Paoli Station area.
- 6.3.F Continue to build on the historic legacy of the village.** The Township should evaluate the feasibility of engaging new economic development, public art, heritage preservation, and community revitalization programs such as Main Street America and those offered as Certified Local Government (CLG) programs.



Although a very built out area, opportunities for the establishment of a public green space in the village should be considered when appropriate and feasible. This concept illustrates how even a seemingly smaller physical space can be transformed into an attractive, public green space.

Recommendation**6.4**

Support the Lancaster Avenue corridor through the Devon/Strafford community as a vibrant, mixed-use, commercial center.

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.

ACTIONS

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.

6.4.A Coordinate 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.

6.4.B Host a public workshop or charrette 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.

6.4.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.



The pedestrian network along Lancaster Avenue the Devon/Strafford community has several gaps that should be completed as part of any redevelopment proposal. To accomplish this, parking and vehicular access should be moved to the rear of the properties when practicable.

Recommendation 6.5

Develop green spaces and enhance public spaces in commercial areas.

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.

ACTIONS

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.

- 6.5.A 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.

This small pocket park at the intersection of Lancaster Avenue and Darby Road is an example of an appropriately-scaled public space implemented within the existing built environment.



- 6.5.B Allow for green spaces to be utilized for pop-up events and community events,** as appropriate.
- 6.5.C Allow businesses to use underutilized parking areas and impervious surfaces for outdoor spaces** (such as outdoor dining or retail facilities), or redevelop these spaces into a greener public space.
- 6.5.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.
- 6.5.E Participate 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.
- 6.5.F Consider establishment of a Public Arts Commission** to provide recommendations for the establishment of a formal public arts program. Public art can serve to tell the story of the Township as well as further a distinctive sense of place, and be inclusive of a variety of mediums ranging from sculptures and murals to drama and dance. This commission can further provide recommendations and guidance for the incorporation of public art as part of existing Township facilities and through the land development process.

7



Future Land Use

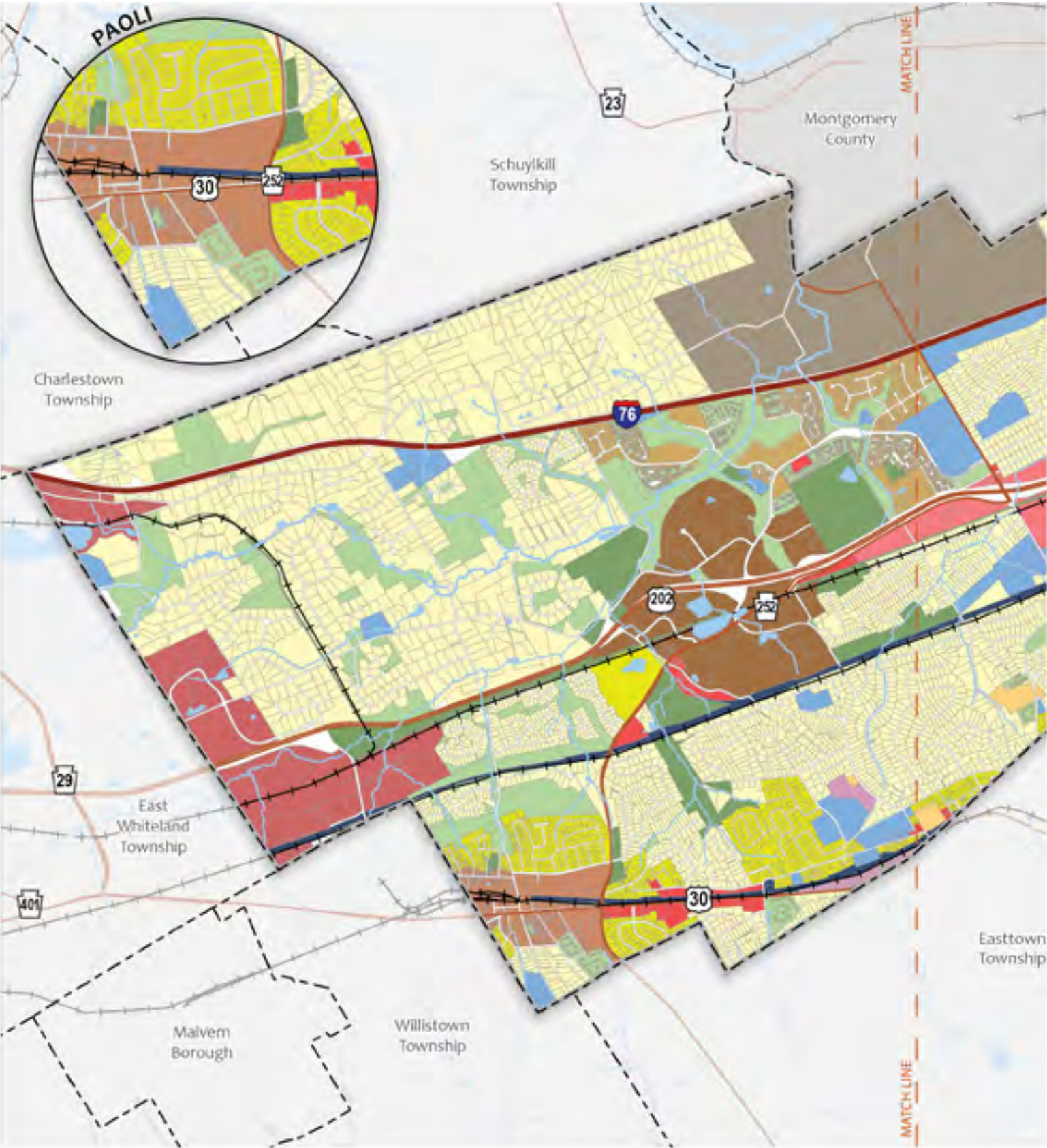
GOAL

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.

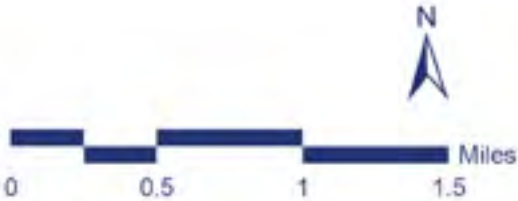


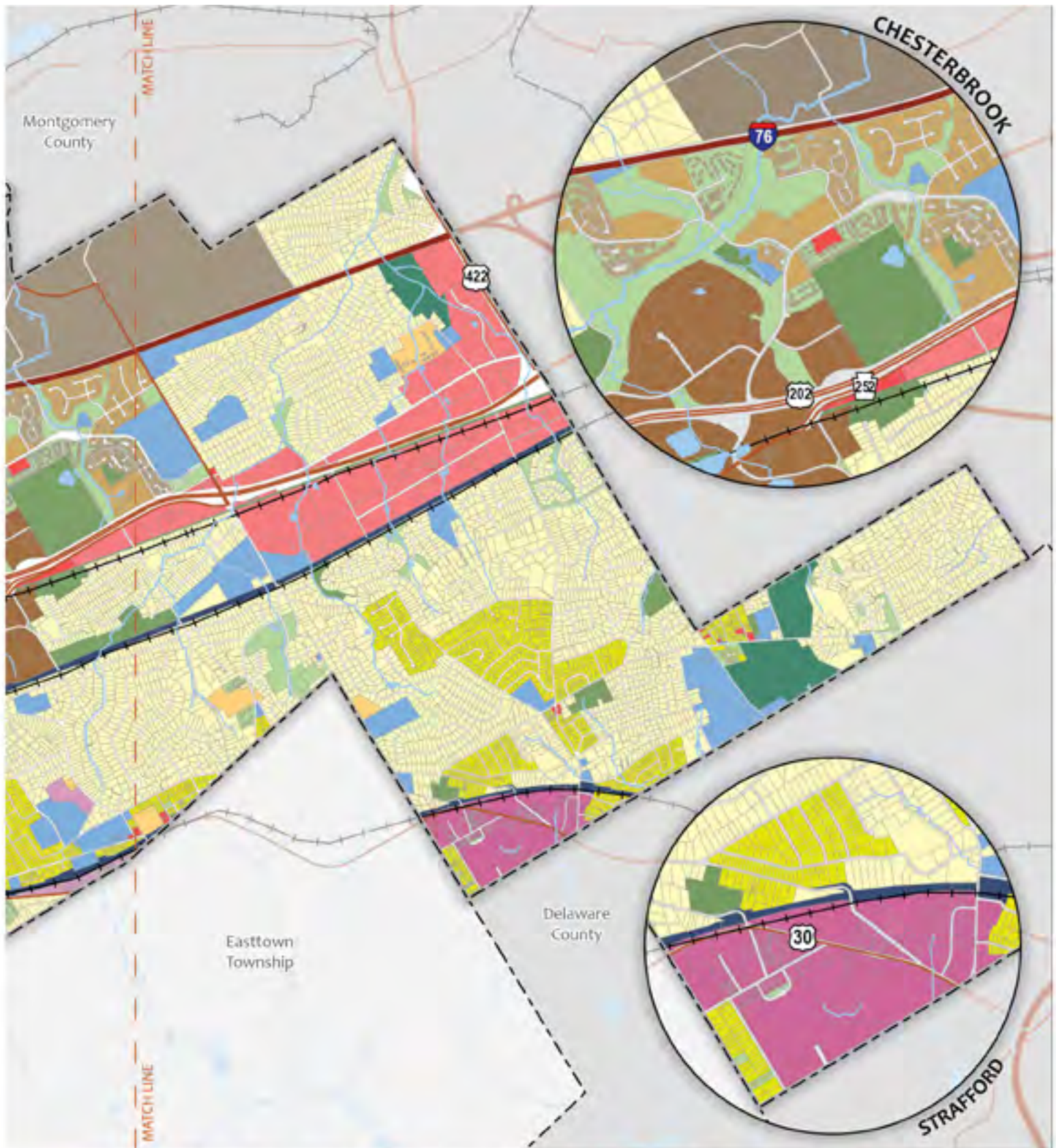
Objectives

- a.** Support options for diverse housing types to meet the needs of young professionals, families, empty nesters, and senior citizens.
- b.** Maintain the pattern of residential uses, while allowing flexibility for homeowners to maintain or upgrade their properties.
- c.** Ensure that commercial development does not detract from the quality of life in adjacent residential neighborhoods.
- d.** 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.
- e.** 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.
- f.** Ensure all new development and redevelopment incorporates best practices to improve stormwater management, environmental sustainability, and address climate change.



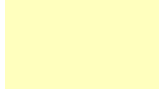
Future Land Use





- | | | | |
|------------------------------|---------------------|-----------------------|-------------|
| Residential - Low Density | General Commercial | Swedesford/Devon Park | Golf Course |
| Residential - Medium Density | General Mixed Use | Institutional | Railroad |
| Residential - High Density | Great Valley | Valley Forge NHP | |
| Chesterbrook Residential | Paoli Village | Open Space | |
| Chesterbrook Commercial | Strafford Mixed Use | Recreational | |

Residential



Residential – Low Density (LDR)

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

5,574 acres

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.



Single-family detached dwellings encompass the LDR designation and constitute Tredyffrin's largest future land use category. This example is located in Page Place in the northwestern section of the Township.



Residential – Medium Density (MDR)

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

720 acres

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.



The MDR designation generally features single-family detached dwellings on smaller lots than those designated LDR. This example is located in Paoli along Central Avenue.

Residential – High Density (HDR)

Current Zoning: R-4, PA

64 acres

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.



The HDR designation features multi-family apartment and condominium buildings. This example is The Airdrie at Paoli Station apartment building. Image courtesy of Stephen Burgo.

Chesterbrook Residential (CR)

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

260 acres

Chesterbrook Residential represents the residential portion of the greater Chesterbrook Unified Development Area (UDA). 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.

There are no infill opportunities within Chesterbrook, but these communities feature significant areas of deeded open space, and efforts should be made to increase access to these areas for the enjoyment and use of the greater Chesterbrook community.



Chesterbrook Residential features a wide variety of housing types that include single-family dwellings, townhouses, and multi-family buildings. This example is The Paddock townhome development of the 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)

Current Zoning: C-1, C-2

79 acres

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.



Smaller areas of commercial development such as the Old Eagle/Upper Gulph intersection constitute the General Commercial designation.



Chesterbrook Commercial (CC)

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

433 acres

Chesterbrook Commercial represents the commercial portion of the Chesterbrook Unified Development Area (UDA), centered at the intersection of Chesterbrook Boulevard and Duportail Road. 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 UDA with consistent zoning and private deed



The Chesterbrook Commercial designation has the largest concentration of office space within the Township.

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)

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

579 acres

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



The Gateway Shopping Center is a major retail destination in the Swedesford/Devon Park designation.

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)

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

451 acres

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.



Great Valley is historically a commercial center that is transforming into a more mixed-use community.

Mixed Use



General Mixed-Use (GMU)

Current Zoning: C-1, R-1

29 acres

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.



The General Mixed-Use area has seen significant redevelopment due to its location along Route 30, between two SEPTA stations.



Paoli Village (PV)

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

130 acres

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



The intersection of Route 30 and Valley Road is the center of the Paoli Village designation.

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 6.



Strafford Mixed-Use (SMU)

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

144 acres

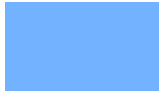
The Strafford Mixed-Use designation generally encompasses the commercial areas and multi-family facilities along Route 30 in the vicinity of the Strafford train station, areas along Berkley Road, and Devon Square. It generally includes the area bound by the Amtrak/SEPTA right-of-way to the north, Radnor 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 6). 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 6.



Centered along Route 30, the Strafford Mixed-Use designation features a variety of commercial uses and higher density residential development.

Other



Institutional (I)

Current Zoning: Various

471 acres

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 5.



The Baptist Church in the Great Valley is one of numerous Institutional designations found throughout the Township.



Recreational (R)

Current Zoning: Various

439 acres

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 2.



The CVT is a major recreational amenity serving the Township.



Open Space (OS)

Current Zoning: Various

985 acres

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.



The Cedar Hollow Preserve is one of many permanently preserved areas of open space in the Township.



Valley Forge (VF)

Current Zoning: Various

710 acres

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.



The Valley Forge NHP constitutes the largest, contiguous area of preserved open space in the Township.



Golf Course (GC)

Current Zoning: R-1

161 acres

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.



The Glenhardie Country Club is one of two courses in the Township.



Railroad (R)

Current Zoning: Various

159 acres

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.



The Daylesford Station is one of the many Railroad related properties found in the Township.

Recommendations

Recommendation 7.1

Mitigate stormwater runoff in new development and redevelopment projects.

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.

ACTIONS

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 5.

The stormwater improvements made along Old Lancaster Road is an example of modern stormwater techniques being retrofitted into an existing community without modern stormwater facilities.



Recommendation 7.2

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.

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.

ACTIONS

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.

Additional considerations can be given to amending the subdivision and land development and/or stormwater ordinances to encourage implementation of innovative BMPs such as green roofs and pervious pavers to address stormwater through more green infrastructure and infiltration

Solar panels atop existing homes, like in this Berwyn example, is a method for residents to implement green energy throughout the Township



**Recommendation
7.3**

Support a variety of housing choices in the developable areas of the Township.

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.

ACTIONS

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 such as duplexes, fourplexes, cottage courts, and multiplexes.

Tredyffrin continues to see different types of residential development, such as Wayne Glen in the Glenhardie area of the Township, providing housing options for buyers and renters.



Recommendation 7.4

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

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.

ACTIONS

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.

Recommendation 7.5

Develop a list and map 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.

Many developments throughout the Township incorporate areas of open space and/or recreational amenities. These areas were typically required as part of unique land developments or settlement agreements and do not necessarily align with present zoning standards. The underlying properties developed with these amenities were generally required to be deed restricted to prevent future development of these areas, but evidence of these restrictions cannot always be easily identified. Further, these developments generally contain significant numbers of nonconforming properties as they relate to area and bulk standards since they were developed under specific and unique designs. These nonconformity issues may create difficulty for land owners looking to improve their properties.

ACTIONS

The Protected Open Space Map (POST) maintained by the Chester County Planning Commission can be used as a starting point in the development of this map. The POST map illustrates known areas of open space either deeded to the Township or to homeowners associations as permanently preserved open space. This information can then be used to identify original land development approvals and/or settlement agreements through the Chester County Recorder of Deeds. These documents should clearly define both open space and recreational amenities as well as lot and bulk standards utilized for each development. This information could then be used to inform possible zoning amendments to minimize nonconformity issues in these developments as well as to identify restrictions of open and recreational spaces.

Neighborhoods such as those constructed within Chesterbrook have significant areas of deeded recreational and open spaces, but also do not necessarily conform to all zoning provisions given when and the agreements by which they were developed.



8



Implementation

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 and the entities responsible for implementation. Specific methods of implementation can be found in their respective topical chapters.

PRIORITY Section 301(a)(4.2) of the MPC requires comprehensive plans include "a discussion of short-and long-range plan implementation strategies." As this plan was developed as an implementable plan with fewer, but more targeted recommendations to address Township needs, all of the recommendations herein are generally considered to be of a high priority.



RESPONSIBLE PARTY

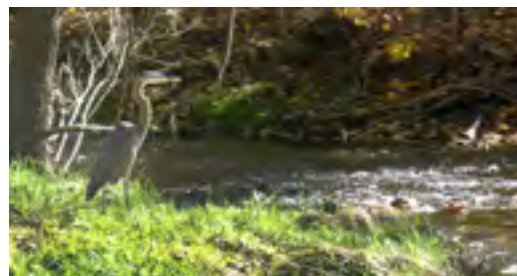
The Board of Supervisors sets priorities and assign groups to undertake the tasks outlined in this chapter. These groups then provide their findings to the Board to best inform actions that the Board may take in the best interest of the Township. It is understood that all identified recommendations require 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:

- Board of Supervisors
- Planning Commission
- Parks and Recreation Board
- Environmental Advisory Council
- Historical Commission
- Traffic Committee

1 Natural Resources and the Environment



Recommendations	Timeframe	Responsible Party
1-1 Coordinate with community partners for improved stewardship of preserved and conserved land in the Township.	Ongoing	Environmental Advisory Council
1-2 Review and amend natural resource protection standards to advance protection, stewardship, restoration, and interpretation of natural resources.	Within 1–2 years	Environmental Advisory Council Planning Commission
1-3 Encourage community education and involvement that protects natural resources, raises environmental advocacy for energy conservation, and promotes sustainability.	Ongoing	Environmental Advisory Council
1-4 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.	Ongoing	Board of Supervisors Environmental Advisory Council Planning Commission

Resources

Chester County Conservation District
www.chesco.org/205/Conservation-District

Natural Lands
www.natlands.org

Brandywine Conservancy
www.brandywine.org/conservancy

Penn State Extension, Chester County
www.extension.psu.edu/chester-county

PA DCNR grant opportunities
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

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>

2 Parks and Recreation



Recommendations	Timeframe	Responsible Party
2-1 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.	Ongoing	Parks and Recreation Board
2-2 Continue to maintain existing Township parks and amenities while exploring feasible additions to meet active and passive recreation needs of current and future residents.	Ongoing	Board of Supervisors Parks and Recreation Board
2-3 Continue to maintain passive parks as natural areas while considering enhancements to provide greater access to these facilities for residents.	Ongoing	Board of Supervisors Environmental Advisory Council Parks and Recreation Board
2-4 Develop, expand, and continue to offer parks programming which allows residents to connect with nature and engage in active, healthy lifestyles.	Within 1–2 years then ongoing	Parks and Recreation Board

Resources

PA DCNR grant opportunities
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>

3 Historic Preservation



Recommendations	Timeframe	Responsible Party
3-1 Reevaluate and update the Historic Preservation Plan for Board of Supervisors approval to provide contemporary preservation strategies for existing historic resources.	Within 1–2 years	Board of Supervisors Historical Commission
3-2 Update the Township's Historic Resources Survey , and consider its formal adoption by the Township.	Within 1–2 years	Historical Commission
3-3 Amend existing ordinance provisions to best preserve historic resources and to clarify the process.	Within 3 years	Planning Commission Historical Commission
3-4 Adopt planning methods and ordinance provisions to preserve historic community character and scale.	Within 3 years	Planning Commission Historical Commission
3-5 Leverage the Township's Certified Local Government (CLG) status for grant funding to develop and implement historic resource preservation information and data, standards, and municipal policies and processes.	Ongoing	Historical Commission
3-6 Obtain financial and technical resources from federal, state, and non-profit sources to advance the historic preservation objectives.	Within 5 years	Historical Commission
3-7 Develop community volunteers to lead, organize, and manage the Township's historic preservation programs.	Ongoing	Board of Supervisors Historical Commission
3-8 Promote Tredyffrin heritage tourism and cultural heritage with Township residents and regional visitors for their enrichment, entertainment, and education.	Within 3 years	Board of Supervisors Historical Commission

Resources

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>

Pennsylvania Historical Marker Program
<https://www.phmc.pa.gov/Preservation/Historical-Markers/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>

National Register of Historic Places
<https://www.nps.gov/subjects/nationalregister/index.htm>

4 Connectivity



Recommendations	Timeframe	Responsible Party
4-1 Fully implement the Green Routes Pedestrian Network, in addition to other pedestrian connections between parks, existing neighborhoods, and other community assets.	Ongoing	Planning Commission
4-2 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.	Ongoing	Planning Commission Traffic Committee
4-3 Undertake a “Complete Streets Study” for major transportation corridors to determine what safety and pedestrian enhancements are appropriate.	Within 5–6 years	Planning Commission Traffic Committee
4-4 Preserve scenic views from roads while improving overall safety for pedestrian and bicycle users.	Within 4–5 years	Planning Commission
4-5 Update active transportation standards to advance pedestrian and bicycle mobility and safety throughout the Township.	Within 1 year then ongoing	Planning Commission
4-6 Determine where there is a need for additional transit connections and facilities.	Ongoing	Planning Commission

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>

5 Community Services and Facilities



Recommendations	Timeframe	Responsible Party
5-1 Communicate effectively and efficiently with residents and businesses regarding Township business, safety concerns, and other topics that impact community members.	Ongoing	Board of Supervisors
5-2 Address stormwater runoff issues to protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.	Ongoing	Board of Supervisors Planning Commission Environmental Advisory Council
5-3 Support volunteer commissions, boards, and committees through appropriate governance.	Ongoing	Board of Supervisors
5-4 Support public works and code enforcement to facilitate timely and responsive services for Township residents and businesses.	Ongoing	Board of Supervisors
5-5 Support public and private academic institutions and the provision of high quality education facilities, libraries, and programming.	Ongoing	Board of Supervisors
5-6 Support the police department and fire companies to protect the health and safety of Township residents.	Ongoing	Board of Supervisors

Resources

Center for Land Use Education, Capital Improvement Plan
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>

6 Commercial and Economic Development



Recommendations	Timeframe	Responsible Party
6-1 Work with the Chesterbrook Corporate Center to direct redevelopment strategies to support its long-term vitality.	Within 1–2 years	Planning Commission
6-2 Establish an overall commercial area vision and set of strategies to ensure the Gateway Shopping Center, the West Swedesford Road commercial corridor, and Devon Park remain vibrant	Within 3–4 years	Planning Commission
6-3 Promote Paoli as a mixed-use village and enhance its gateways, streetscaping, safety, and parking opportunities.	Ongoing	Planning Commission
6-4 Support the Lancaster Avenue corridor through the Devon/Strafford community as a vibrant, mixed-use, commercial center.	Within 5–6 years	Planning Commission
6-5 Develop green spaces and enhance public spaces in commercial areas.	Ongoing	Planning Commission Parks and Recreation Board

Resources

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/>

PA Certified Local Government (CLG)
<https://www.phmc.pa.gov/Preservation/CLG-Program/Pages/default.aspx>

Main Street America
<https://www.mainstreet.org/home>

7 Future Land Use



Recommendations	Timeframe	Responsible Party
7-1 Mitigate stormwater runoff in new development and redevelopment projects.	Ongoing	Board of Supervisors Planning Commission
7-2 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.	Within 1–2 years	Planning Commission
7-3 Support a variety of housing choices in the developable areas of the Township.	Ongoing	Planning Commission
7-4 Consider modifications to current zoning to support adjustments for the Future Land Use plan	Ongoing	Planning Commission
7-5 Develop a list and map 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	Planning Commission

Resources

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://betterbuildingssolutioncenter.energy.gov/bca>

Resolution

Appendix

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- A. Existing Conditions
- B. Demographic Profile
- C. Zoning and Land Use in Adjoining Municipalities
- D. Ordinance Recommendations
- E. Community Participation



APPENDIX

A

Existing Conditions

This appendix describes the factors having significant impacts on planning, growth, and resources in the Township and provides context within the larger region. This inventory of existing conditions helps to inform the development of policies and recommendations for Tredyffrin Township. This assessment of existing conditions represents a snapshot of conditions in the Township in 2020 and may not be as representative of the Township at the end of the plan's time horizon.

Existing Land Use and Zoning



The Paoli Village Shoppes is an example of one of the many commercial developments in the Township.

Existing Land Use

Overall land use in Tredyffrin has remained relatively unchanged since the 2009 Comprehensive Plan. However, recent development and redevelopment has the potential to incrementally change the density and intensity of land uses in the Township. This section provides an inventory and analysis of current land use that serves as a basis for analyzing future development patterns.

Tredyffrin Township contains a diversity of land uses. The Route 202 corridor encompasses regional employers, economic centers, and commercial development. The Route 30 corridor contains substantial commercial development integrating mixed-use development. Residential development exists north (primarily medium-sized lot single family homes) and south (primarily compact residential development) of the Route 202 corridor. Chesterbrook, in the central northern portion of the Township, is a mixed-use, high density development. The Valley Forge National Historical Park is partially located within the northeastern portion of the Township, and there are open space preserves acquired by the Open Land Conservancy within the northern and northwestern portions of the Township.

Existing Land Use Categories

The data and figures in this section are based upon Chester County Assessment data, adjusted for land use by Chester County Planning Commission (CCPC). Including road rights-of-way, the total acreage of the Township encompasses 12,672 acres within 9,731 total parcels.

Residential: Single Family Detached: 5,910 acres (47%)

The single family detached house on an individual lot is the most significant land use in Tredyffrin Township.

APPENDIX A

Existing Conditions

Residential: Single Family Attached: 260 acres (2%)

The single family attached house designation includes both twins and townhouses, and are located throughout the Township with their greatest concentration being in the Chesterbrook community.

Multifamily Residential: 193 acres (2%)

This category includes all properties classified as multi-family or apartment.

Commercial: 1,386 acres (11%)

Commercial uses include office buildings, retail stores, restaurants, car dealers, and warehouses.

Institutional: 1,141 acres (9%)

Private and public schools, churches, County property, hospitals, municipal buildings and other public uses make up the institutional category.

Industrial: 57 acres (0.004%)

There are only seven parcels in the Township with an industrial land use character.

Utilities/Railroad/R.O.W.: 1,573 acres (12%)

This primarily includes road rights-of-way, railroad rights-of-way, and public utility facilities throughout the Township.

Parks: 908 acres (7%)

These areas include all publically owned Township parks and the Valley Forge National Historical Park.

Private Recreation: 185 acres (1%)

These areas include the St. Davids Golf Club, Glenhardie Country Club, and other privately held recreational facilities.

Privately Preserved Open Space: 535 acres (4%)

These areas include privately preserved open spaces and homeowner's association (HOA) lands.

Agriculture: 159 acres (1%)

Agricultural land in the Township includes singularly owned large single-family properties and properties where agricultural activities are in use (generally located north of the Turnpike). Also included are properties within the multi-municipal Willistown-Tredyffrin Agricultural Security Areas.

Undeveloped: 365 acres (3%)

This category includes all vacant parcels that are currently undeveloped (regardless of zoning and developable lands available).

Zoning

Tredyffrin's Zoning Ordinance provides guidance and requirements for the development of land within the Township. The vast majority of the Township is encompassed within the three lowest density zones (R-1/2, R-1, and R-2), while the other zoning districts are in the general vicinity of the Route 202, 30, 252, and I-76 Corridors, and take up smaller total acreage within the Township. In 2020, zoning includes the following districts:

RC – RC – Rural Conservation: The RC Rural-Conservation District is designed to encourage the preservation of a sizable stream valley, wooded areas and areas of steep slopes within the Township. It is created for the protection of the Exceptional Value Waters Valley Creek Watershed, the limestone/carbonate geology of the Great Valley, scenic and historic areas in proximity to Valley Forge National Historical Park, and other open space and historic purposes. Accordingly, the district regulations contain a density standard which, among other things, provides for agricultural and low-density residential uses and facilitates the conservation and proper utilization of groundwater supplies, as well as the control of soil erosion and surface water runoff and flooding. The minimum lot size for this district is 5 acres.

R-1/2 – Residential District: The R-1/2 Residence District is designed to minimize disruption to notable natural features such as the Exceptional Value Valley Creek Watershed, the limestone/carbonate geology of the Great Valley, Valley Forge Mountain and the natural, scenic and historic character of the Township. The minimum lot size for this district is 80,000 square feet.

R1 – Residential District: The R-1 Residence District is designed to provide opportunities for moderate intensities of residential development in areas which are effectively served with roads, sewer, and water facilities that can support such intensities of land use. The minimum lot size for this district is 30,000 square feet.

R2 – Residential District: The R-2 Residence District is designed to provide opportunities for higher intensity development in the Route 30 corridor in light of the carrying capacity of the infrastructure in the form of roads, sewer, and water facilities. The properties zoned R-2 comprise areas that are developed as neighborhoods primarily in close proximity to public transportation and neighborhood shopping facilities, and where road, sewer, water, and storm drainage facilities can support such higher densities. The minimum lot size for this district is 18,000 square feet.

R3 – Residential District: The R-3 Residence District is designed to provide opportunities for higher intensity development in the Route 30 corridor considering the carrying capacity of the infrastructure in the form of roads, sewer, and water facilities. The R-3 District comprises areas which were developed as neighborhoods primarily in close proximity to public transportation. The minimum lot size for this district is 12,000 square feet.

R4 – Residential District: The R-4 Residence District is designed to provide high intensity development opportunities in selected locations of the Township. These districts are intended for areas with sufficient infrastructure of roads, public water, public sewer, sidewalks, and pathways, and are planned to be located primarily near places where one can shop and/or work. As such, the R-4 District permits the highest densities of residential use and allows for the greatest variety of housing

APPENDIX A

Existing Conditions

types. The minimum lot size for this district varies based on housing type, and spans between 4,000 and 12,000 square feet.

PA – Planned Apartment: The PA Planned Apartment District is designed to make special provision for low lot coverage, low-density apartment development in limited areas of transition between major highways or commercial areas and single-family residential development, and where apartment development is considered appropriate by virtue of criteria such as direct access to major highways, proximity to public transportation, availability of public sewer and water facilities, adequacy of or provision for schools, recreation, and other community facilities, environmental amenities, and safety.

C1 – Commercial: The C-1 Commercial District is intended to promote development of storefront space, and to provide a mix of retail, personal service, and office uses primarily along the commercial corridors within the Township. The properties in this district are typically in close proximity to residential neighborhoods and are providing goods and services to residents of the Township. The district standards encourage a traditional commercial character distinguished by a pedestrian-friendly orientation with storefronts opening onto the public sidewalk, serving as a buffer between residential development and major or secondary highways, or between residential development and nonresidential uses. The minimum lot size for this district is 10,000 square feet.

C2 – Commercial: The C-2 Commercial District is intended to provide for the needs of a wide range of larger highway-oriented business establishments located along major corridors within the Township. The district also includes modern, well-planned, integrated shopping center developments. The district encourages the establishment of commercial service districts that serve the residents of the Township as well as surrounding areas. The minimum lot size for this district is 37,500 square feet.

TCD – Town Center: The Town Center District is intended to be consistent with Article VIIA of the Pennsylvania Municipalities Planning Code (Act 247) and is designed to improve the aesthetic quality and walkability of the area and streetscape, support the economic viability of the area, and promote opportunities for mixed-use buildings which permit residential and nonresidential uses above or behind nonresidential uses. The minimum lot size for this district varies based on housing type.

TD – Transit: The Transit District is intended to be consistent with Article VIIA of the Pennsylvania Municipalities Planning Code (Act 247). The primary purpose of the TD Transit District is to guide redevelopment opportunities that are supportive of a multi-modal transportation center, sensitive to the surrounding neighborhoods,

and are consistent with the intent of the Township's Comprehensive Plan, specifically the Paoli Community Master Plan.

LI – Limited Industrial: The LI Limited Industrial District is intended to accommodate select non-nuisance research and industrial uses which require significant lot area and proper buffering when located adjacent to residential neighborhoods. The LI District encourages only those research and industrial uses that would not constitute a hazard or a nuisance to the adjacent development. To provide additional services to both employees and visitors to the campus, a limited amount of commercial uses, such as retail establishments and restaurants, are also allowed. The minimum lot size for this district is 10 acres.

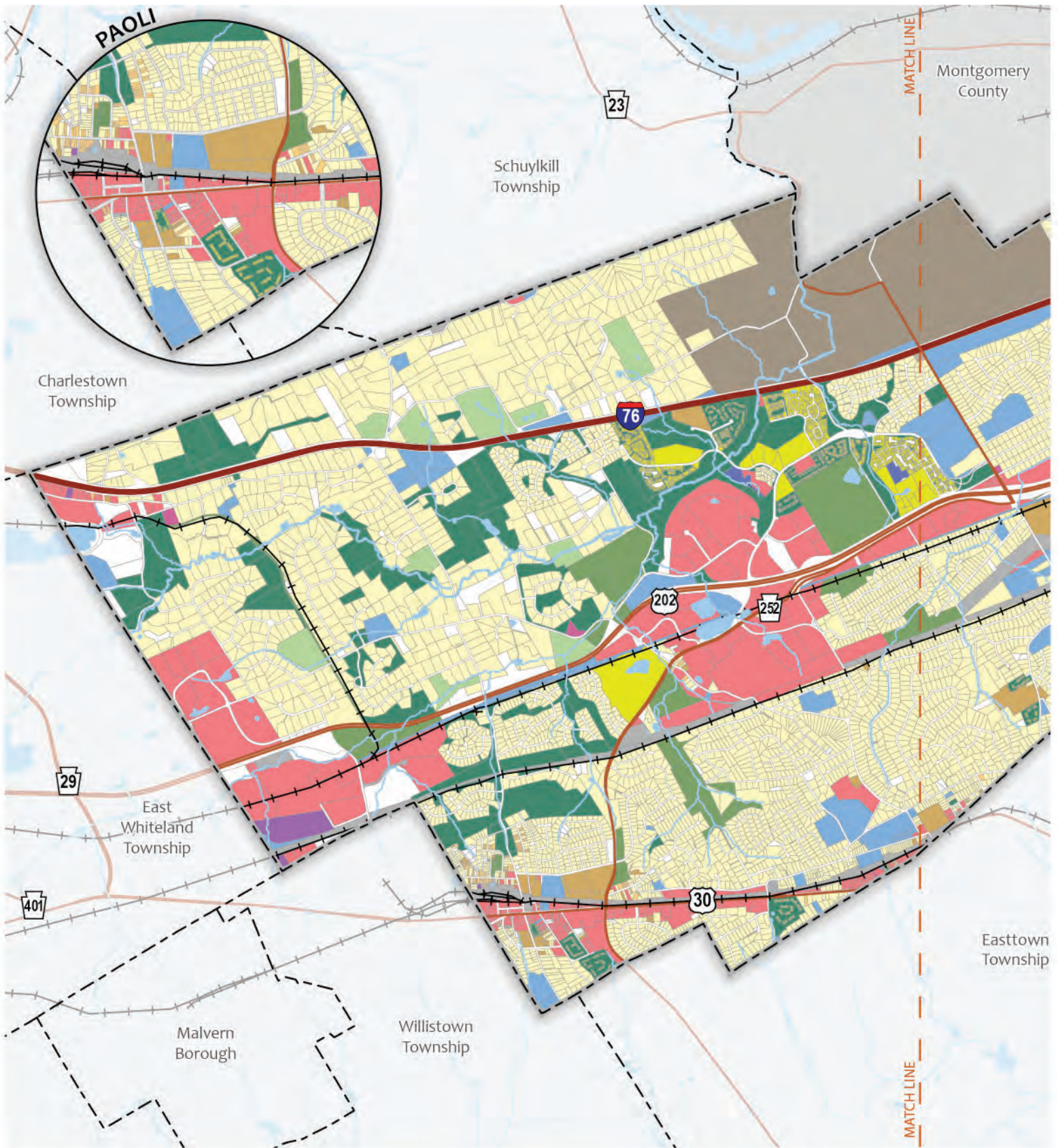
O – Office: The O Office District is intended to accommodate development of large office complexes. This district sets aside large parcels of land where architecturally-coordinated office structures can be built in a campus-like atmosphere. Typical office uses include corporate headquarters, research and development facilities, and office parks. To provide additional services to both employees and visitors to the campus, a limited amount of commercial uses, such as retail establishments and restaurants, are also allowed. The minimum lot size for this district is 5 acres (2,900 square feet. /dwelling unit).

PIP – Planned Industrial Park: The PIP Planned Industrial Park District is intended to accommodate select modern, non-nuisance uses such as light industrial, warehouse, distribution, administration, office, and research establishments. The district is particularly suited for development of large corporate campus facilities and industrial parks. To provide additional services to both employees and visitors to the campus, a limited amount of commercial uses, such as retail establishments and restaurants, are also allowed.

Overlay Districts: There are three Overlay Districts that provide different criteria and requirements, in addition to those prescribed for the underlying district, for a variety of different uses as well as protected areas. Overlays that provide for environmental protections include those for Flood Hazard and the Trout Creek Stormwater Districts. Overlays that provide for cultural preservation include the Historic Resource Overlay District. Overlays that provide for additional criteria for specific uses include those for the Institutional Overlay District.

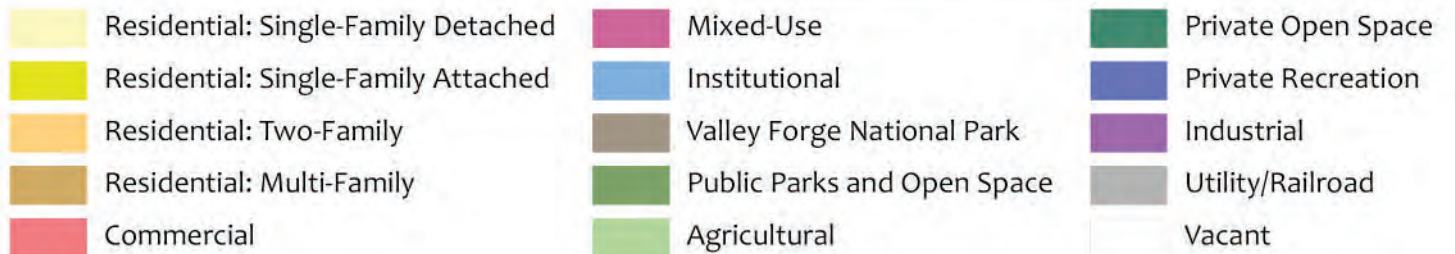
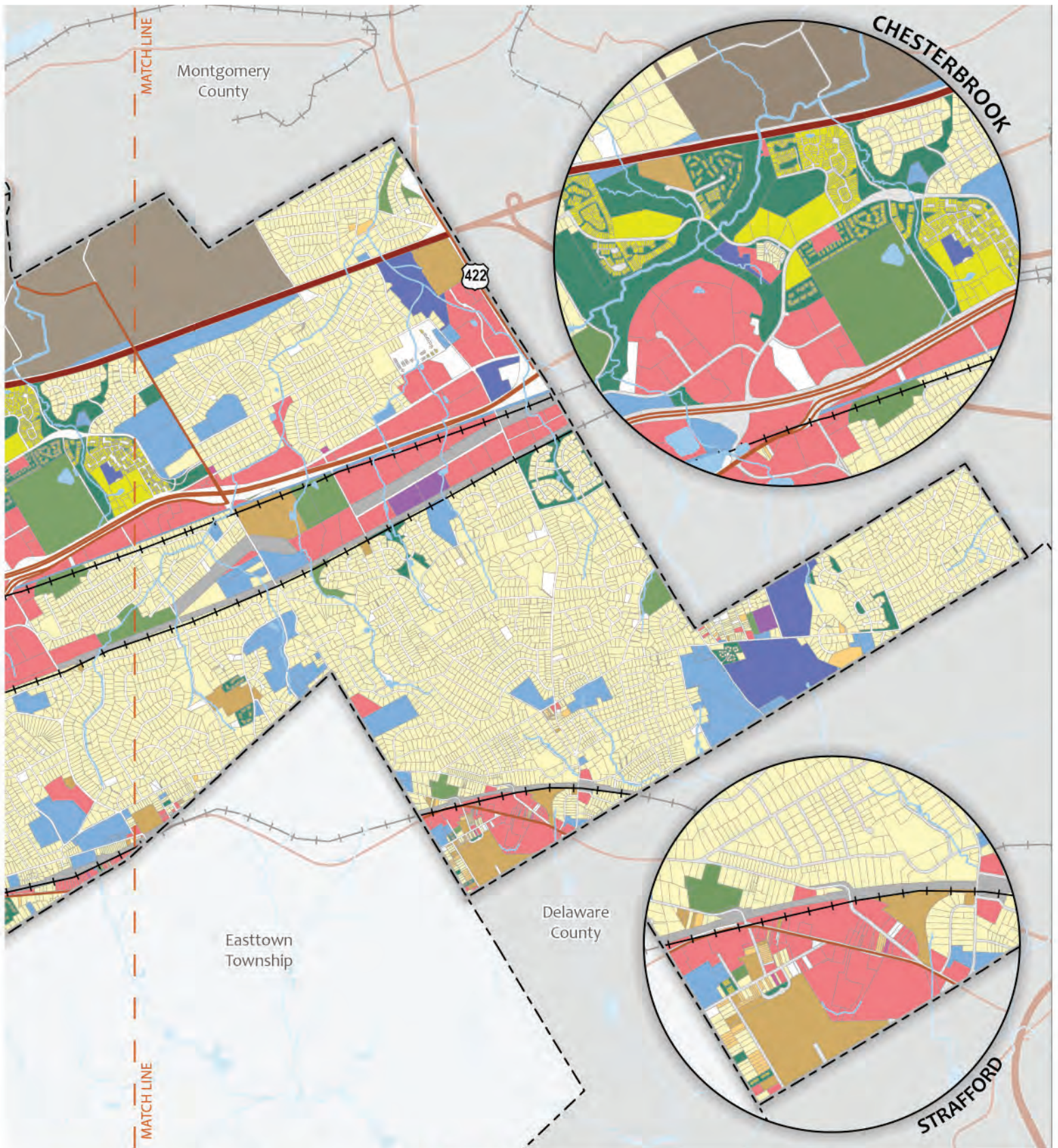
Planned Communities

Tredyffrin contains several planned communities such as Chesterbrook and Wayne Glen. Planned communities often differ in development style and appearance than traditionally zoned subdivisions. Planned communities frequently include residential and/or nonresidential uses clustered around extensive community amenities, such as preserved open space or recreational offerings. These unique developments often contain a variety of housing types and densities.



Existing Land Use





Circulation



Major transportation corridors such as Routes 202 and 352, provide motorists easy access to the Township for local residents as well as employers and local businesses.

Roadway Network

Tredyffrin Township contains just over 150 miles of roads. PennDOT owns and maintains 43 miles of the network (Routes 202, 30, 252, Upper Gulph Road, and Conestoga Road), and Tredyffrin Township owns and maintains 107 miles.

Three major highways cross the Township from east to west. These include the Pennsylvania Turnpike (I-76); Route 202; and Route 30 (Lancaster Avenue). The Pennsylvania Turnpike crosses the northern portion of the Township; the Valley Forge Interchange (located in Upper Merion Township) provides access to Route 202 (providing access to the Schuylkill Expressway and Philadelphia) and into the Township. The Route 202 expressway, a regional highway, bisects the middle of the Township where there is high-density development of office and commercial uses. Route 30 (Lancaster Avenue) is a regional highway in the southern portion of the Township. It is a major commercial and transportation corridor which crosses through Paoli, Berwyn, Devon, and Strafford.

Other important roads in the Township include PA Route 252 (which provides a north-south route through the Township), Swedesford Road, Chesterbrook Boulevard, North Valley Road, Old Eagle School Road, King of Prussia Road, Cassatt Road, and Upper Gulph Road which provide linkages with major highways and access to residential communities and commercial developments within the Township.

Highway Functional Classification

Functional classification describes a roadway's purpose, and as one moves downward through the hierarchy of roadway classifications, the expected traffic volumes and speeds decrease and the level of access from adjacent properties to the roadway increases. Expressways are limited access highways intended to move large volumes of traffic at relatively high rates of speed over substantial distance. Arterials have some similarities to expressways in that they move large volumes of traffic and, though they do allow property access, mobility is more important. Collectors are smaller roads that balance property access with mobility. Local roads are intended to provide direct access to properties and be used for short trips to destinations or to enter the higher order roadways for longer trips.

Roadway	Classification
I-76 (Pennsylvania Turnpike)	Expressway
US Route 202	Expressway
US Route 422	Expressway
US Route 30 (Lancaster Avenue)	Major Arterial
PA 252	Major Arterial
Devon State Road	Minor Arterial
Old Eagle School Road	Minor Arterial
Swedesford Road	Minor Arterial/Major Collector
Valley Forge Road	Minor Arterial
Chesterbrook Boulevard	Major Collector
Conestoga Road	Major Collector
Duportail Road	Major Collector
Upper Gulph Road	Major Collector
North Valley Road	Major Collector
Walker Road	Major Collector
Yellow Springs Road	Major Collector
Cedar Hollow Road	Minor Collector
Contention Lane	Minor Collector
Devon Park Road	Minor Collector
Howellville Road	Minor Collector
West Valley Road	Minor Collector
King of Prussia Road	Minor Collector
Cassatt Road	Minor Collector
Mill Road	Minor Collector

APPENDIX A

Existing Conditions

Public Transit

SEPTA's Paoli/Thorndale Line parallels Route 30 along the southern portion of the Township, providing connections to Philadelphia from the Paoli, Daylesford, and Strafford Train Stations. Limited bus services are provided by SEPTA, Chester County Rover, and Chester County Paratransit in the Township.

Pedestrian and Bicycle Network

The sidewalk network in Tredyffrin is generally limited. Connections are found within Chesterbrook, newer subdivisions, business park complexes, portions of Lancaster Avenue, and neighborhoods south thereof, primarily through Paoli.

The Township completed a Green Routes Pedestrian Network Plan (See Green Routes map) in 2011. It documents existing paths, potential walkways, and off-road trails throughout the Township. It also includes proposed routes connecting to community amenities such as train stations, libraries, schools, and local parks, and shopping.

Multipurpose regional trails in the Township provide transportation and recreation options for pedestrians and cyclists. Regional trails within the Township consist of the Chester Valley Trail (CVT), Horseshoe Trail, Patriots Path, and the proposed Warner Spur and Cedar Hollow Trails.

- The CVT runs east-west through the central portion of the Township along a former railroad right-of-way. The CVT connects the Struble Trail in Downingtown to King of Prussia. Future extensions of the trail in Montgomery County will ultimately provide a connection to the Schuylkill River Trail, and within Chester County west to Lancaster County's Enola Low Grade Trail. Within Tredyffrin, the CVT provides connections to numerous commercial and recreation locations throughout the Township.
- Segments of the Horseshoe Trail are located in the northwestern areas of the Township. The Horseshoe Trail extends from Valley Forge National Historical Park to the Appalachian Trail west of Harrisburg.
- The Patriots Path is a proposed network of multipurpose trails connecting historic sites in Malvern Borough, East Whiteland Township, and Valley Forge National Historical Park. Portions of the trail have been completed in Chesterbrook.
- The Warner Spur is a proposed 1.95 mile former rail line trail that connects the CVT (to the south) to the Atwater Community (to the north), providing connections to the regional trail network and residential areas.

In addition to the use of multimodal trails in Tredyffrin Township, various local roads are used by cyclists.

Transportation Funding

Municipal Liquid Fuels Program: Funding for local transportation facility maintenance and improvements primarily comes from PennDOT's Municipal Liquid Fuels Program. These funds support construction, reconstruction, maintenance and repair of public roads or streets. The amount of a municipality's allocation is based on its population and miles of roads on their approved Liquid Fuels Inventory. To be eligible for the allocation, a road must have minimums of 33 feet of total right-of-way, 16 feet of cartway, and a length of 250 feet. If the road is a dead end, it must have a cul-de-sac at the end with a minimum 40 foot radius. To continue to receive Liquid Fuels funds, a road must be maintained in such a condition that it can be driven safely at 15 mph.

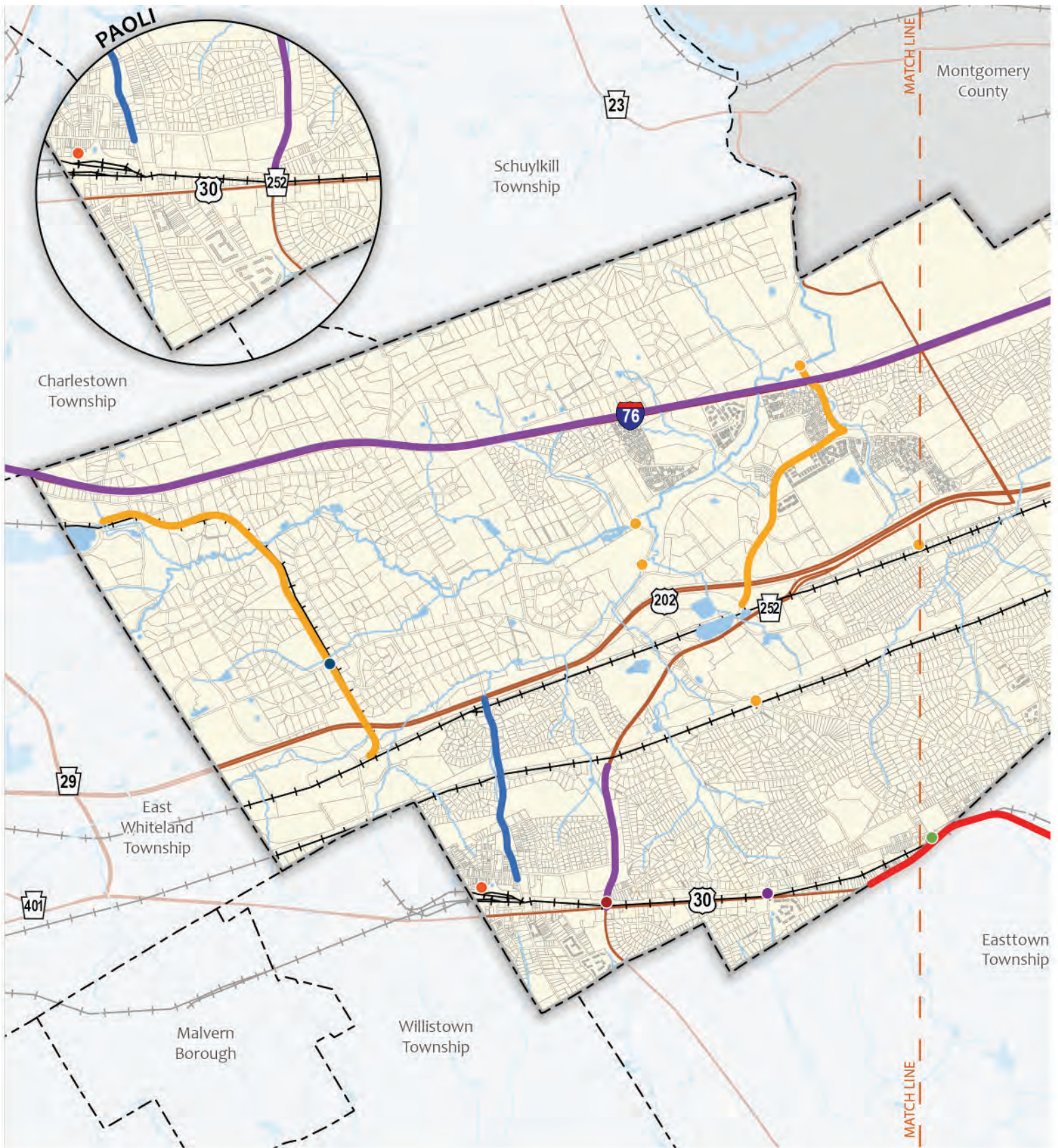
TII/TIP (Transportation Improvements Inventory/Program): Identification of desired transportation improvements is an on-going process as priorities change and improvements are achieved. Funding sources change over time, and communities must respond accordingly to move their projects forward. The path from a transportation need to a funded and completed project is typically a long process. The first step should always be identifying the community's transportation needs.

In Chester County, a primary method of identifying transportation needs is the Chester County Planning Commission's Transportation Improvements Inventory (TII), a single inventory of identified transportation improvements submitted by all municipalities. The TII encourages municipalities to plan for and prioritize their transportation needs, and is the first step for a project to become listed on the DVRPC's Transportation Improvements Program (TIP).

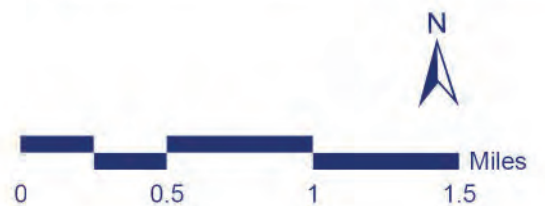
The TIP is the regionally agreed upon list of priority transportation projects, as required by federal law. The TIP must list all projects that intend to use federal funds, along with all non-federally funded projects that are regionally significant. In addition to highway and public transit projects, they include bicycle, pedestrian, freight-related, and innovative air quality initiatives. The TIP is approved by the Pennsylvania legislature and Federal Highway Administration every other year.

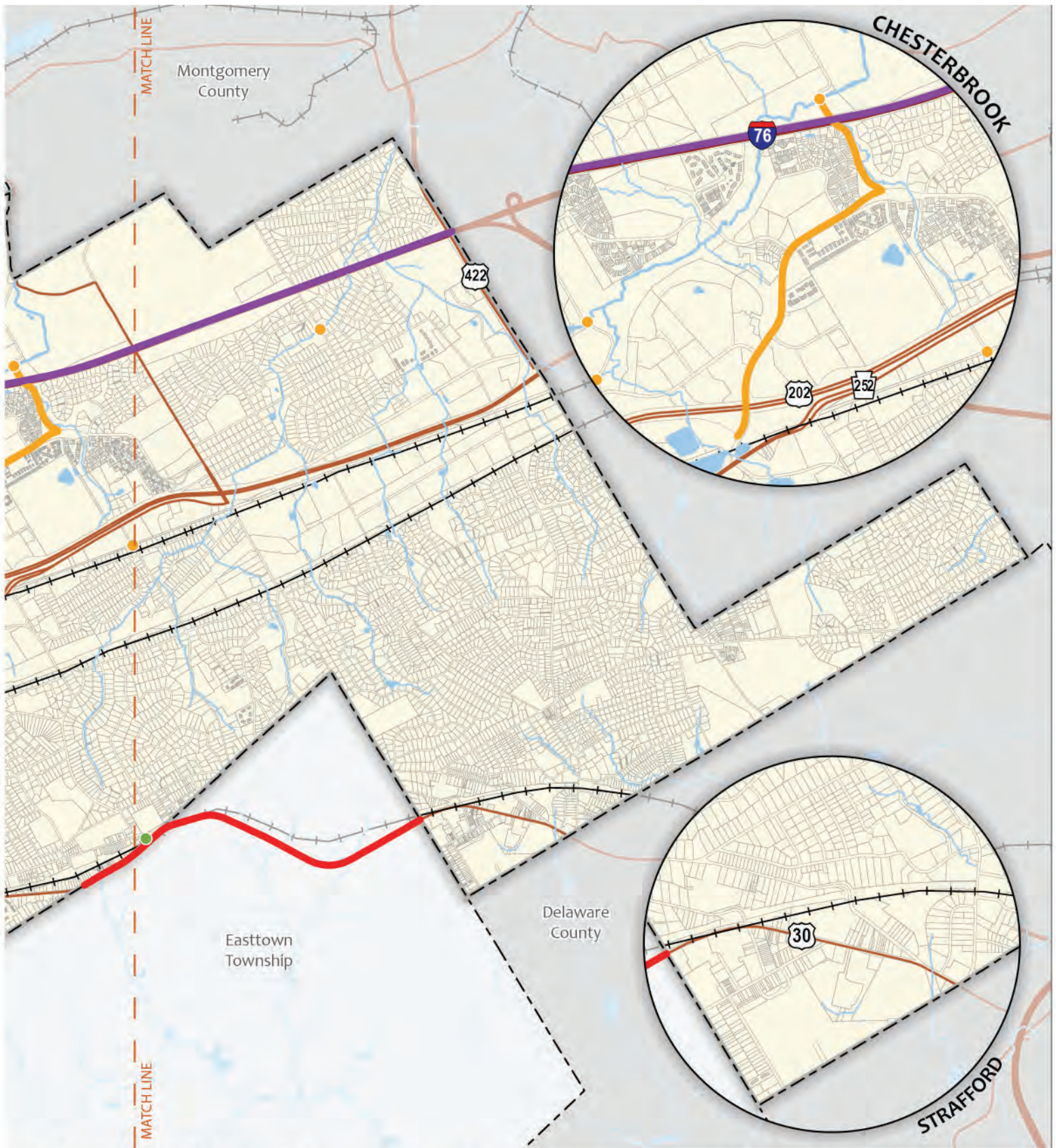
There were three projects within Tredyffrin on the 2019-2022 Delaware Valley Regional Planning Commission's Transportation Improvements Program (TIP). The projects are as follows:

- Replacement of the North Valley Road Bridge at the Paoli Train Station
- Reconstruction of the Mill Road Bridge over Mill Creek (County Bridge #167)
- Repairs to the Bear Hill Road and Howellville Road Bridges over the Norfolk Southern right-of-way



Transportation Improvements





Transportation Improvements

- Drainage Improvements
- Multi-Use Trail
- Multimodal Safety Improvements
- Lane Widening

● Drainage Improvements

- Traffic Improvements

Bridge Improvements

- Bridge Improvements
- Replace or Rehab
- Replace Underpass
- Replacement

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Existing Conditions

In addition to the TIP projects, the following projects were listed on the 2019 TII.

- PA Turnpike – Widen from four to six lanes between the Valley Forge and PA 29 exits.
- Paoli Station – Transportation Center (Phase III) construction of new parking garage.
- Warner Spur – Multi-use trail development along the former Warner Spur ROW.
- Patriot’s Path – Multi-use trail development from Malvern to Valley Forge National Historical Park.
- Railroad Bridge – Darby Road Extension spanning Amtrak ROW bridge replacement.
- Railroad Bridge – Howellville Road spanning Amtrak ROW bridge improvements.
- Railroad Bridge – PA 252 underpass of Amtrak replacement.
- Railroad Bridge – Old Lancaster Road underpass of Amtrak replacement.
- County Bridge – Wilson Road spanning Valley Creek rehabilitation or replacement.
- County Bridge – Mill Road spanning Valley Creek rehabilitation or replacement.
- Township Bridge – Howellville Road spanning Norfolk-Southern ROW rehabilitation or replacement.
- Township Bridge – Contention Lane spanning the Chester Valley Trail rehabilitation or replacement.
- Township Bridge – Richards Road bridge rehabilitation or replacement.
- Township Bridge – Drummers Lane bridge rehabilitation or replacement.
- Roadway – Paoli Transportation Center roadway and traffic improvements.
- Roadway – Drainage improvements to North Valley Road from US 202 to Central Avenue.
- Roadway – Widen to five lanes PA 252 from US 30 to Hilltop Road.
- Roadway – Drainage improvements to Swedesford Road from Catalpa Drive to Wisteria Drive.
- Intersection Improvements – Central Avenue at North Valley Road.
- Intersection Improvements – Lancaster Avenue at Paoli Pike.

Community Facilities and Services



The Paoli Fire Company provides fire and rescue services for the western portions of the Township.

Administration and Facilities

The Township building is located at 1100 Duportail Road. The building was renovated in 2020-21 and includes offices for Township administrative staff, the police department, and the public works department. The municipal garage and storage facility are also located at the Township's municipal office location. Maintenance work such as snow removal, mowing, and park maintenance is handled by the Township public works.

Tredyffrin Township is a Township of the Second Class and has been under a Home Rule Charter since 1974. Governed by seven elected officials that form the Board of Supervisors, all members of the Board of Supervisors are elected to four-year, overlapping terms, and receive a stipend for their service. Three members of the Board of Supervisors are elected from geographic districts and four supervisors are elected at-large by all Township voters. The Board of Supervisors appoint a Township Manager who is in charge of the various specialized municipal departments and support staff, and is responsible for the day-to-day operations of administering all Township business. The Board also appoints the Superintendent of Police who oversees the administration of the Police Department.

Volunteer Groups/Citizen Participation

The support and involvement of residents are essential to effective and efficient municipal operation in Pennsylvania. Many Township residents are actively involved in community efforts. Citizen participation allows the Township to make use of local knowledge, ensures that Tredyffrin is responsive to residents and businesses, and reduces administrative costs. The following is a list of currently active (2021) Township volunteer and citizen participation groups:

- Planning Commission (7) – Updates and oversees implementation of the Comprehensive Plan, Subdivision and Land Development, and Zoning ordinances. In addition to making recommendations on subdivision applications, the Planning Commission makes all final Land Development approvals.
- Historical Commission (9) – Advises Township staff and other Boards and Commissions on matters concerning preservation of historic resources and raises awareness and encourages stewardship of these resources.
- Zoning Hearing Board (3) – Quasi-judicial board that hears appeals for relief from decisions of the Zoning Officer and/or requirements in the Zoning Ordinance. *(Three Alternate Members are also appointed to this Board.)*
- Parks and Recreation Board (9) – Oversees the acquisition, development and use of park sites and supervises park activities.
- Environmental Advisory Council (7) – Makes recommendations and advocates for the conservation of environmental resources as well as undertakes and sponsors environmental education initiatives.
- Libraries Board (9) – Determines policy and makes decisions concerning staffing and funding for the Tredyffrin Public Library in Strafford and its branch in Paoli.
- UCC Appeals Board (6) – This Board's sole function is to either affirm or deny that violations actually exist(ed) upon the appeal of an official cease-and-desist order or of a revocation of current permits, actions which would have resulted from violations of the Property Maintenance Code and the Uniform Construction Code (UCC), the Township's building code. This Board meets only as needed and is not authorized to assess fines.
- Traffic Committee (4) – Discusses traffic and road conditions in the Township and makes recommendations for improvements to mitigate traffic impacts as part of Subdivision and Land Development applications.
- Municipal Authority (7) – The purpose of the Tredyffrin Township Municipal Authority (TTMA) is to provide funding for sanitary sewer and highway projects in the Township through the sale of Municipal Bonds.
- Pension Trustees (3) – Manages the Township pension portfolio.

Public Outreach

Public outreach is essential to inform residents about Township activities, thereby providing them an opportunity to voice opinions, volunteer, and participate in the Township's future direction. Tredyffrin Township regularly updates the Township website (www.tredyffrin.org) and social media (Facebook page and Twitter handle: @tredyffrintwp) with accurate and up-to-date information. Tredyffrin disseminates a quarterly newsletter to residents via mail as well.

Finance and Budget

Revenues collected by municipalities fund the wide variety of community services and facilities provided to residents. Municipal revenue can be generated from taxes, user and administrative fees, licenses, debt service and/or grants. Property taxes are expressed in millage (one-tenth of one cent) and are based on assessed value, generally not at total property value.

According to the 2020 Township operating budget summary, revenue categories include: real estate tax, local service tax (LST), fees/fines/interest, state and county funding, and rents. The budget is further broken down into three separate funds: general, sewer utility, and the municipal authority. The total revenue budgeted for operating costs under these categories in 2020 was \$29,269,895. Total allocations to the three funds were \$23,234,090, \$5,270,805 and \$765,000 respectively.

Real estate tax is the highest revenue generator for the Township. Totaling \$9,066,000 of the roughly \$29 million anticipated operating revenue in 2020, it represented roughly 31 percent of operating revenue. The local service tax (LST) totaled \$6,291,400, roughly 21 percent of 2020's operating revenues.

Operating expenditures cover: services, salaries, benefits, equipment, programs, debt service, and operating costs. The two largest operating expenditures in 2020 include: salaries at 32 percent of the estimated expenditure (roughly \$9.4 million), and benefits at 25 percent of the estimated expenditure (roughly \$7.2 million).

According to the 2020 Township capital budget summary, revenue categories include: grants, reserve, and bond funding. The capital budget is further broken down into two separate funds: general and sewer utility. The total revenue budgeted for operating costs under these categories in 2020 was \$16,436,600, with total allocations to the two funds being \$10,446,100 and \$5,990,500, respectively.

Capital expenditures cover infrastructure, land and building improvements, vehicles, and machinery. The two largest operating expenditures in 2020 were infrastructure at 65 percent of the estimated expenditures (approximately \$10.6 million); and, building improvements at 23 percent of the estimated expenditures (approximately \$3.8 million).

Emergency Management

In addition to the traditional emergency responses supplied by police, fire, and ambulance providers, every municipality has a responsibility to its residents to prepare for a variety of emergency situations. Tredyffrin's Emergency Operations Plan outlines the Township's coordination with other local, county, state, and federal agencies in the event of an emergency. This plan is updated regularly to identify potential hazards and appropriate planned responses. The Township has further signed onto the Chester County Hazard Mitigation Plan. In addition to historical data on past events, this plan includes County-wide goals, objectives, and actions to decrease the impact of future disasters.

Police/Fire/Ambulance

In 2020, the Tredyffrin Township Police Department consisted of 42 dedicated sworn officers and seven civilian support staff. The Superintendent of Police, who leads this department, is appointed by and reports to the Board of Supervisors. Officers patrol 24 hours a day, seven days a week. The Department responded to a total of 22,951 calls for service, both dispatched and officer-initiated, in 2018. In 2015, department-wide use of the Crimewatch website went live, providing the public access to criminal arrests and investigations.

The Township is served by Berwyn Fire Company (central areas of the Township), Paoli Fire Company (western areas of the Township), and Radnor Fire Company (eastern areas of the Township). These fire companies consist of more than 100 individual volunteers and 30 paid staff members. While volunteers still play a critical role, fire and ambulance service is increasingly provided by career staff due to declining volunteer service. This has increased the need for funding for these emergency response services and has intensified the promotion of the role of volunteer service.

Solid Waste

Tredyffrin Township does not provide municipal trash and recycling collection services. Residents and businesses are responsible for private hauling arrangements to dispose of trash and recyclables. The Township offers limited, free recycling services at the Township building for used cell phones, inkjet, and toner cartridges. Household hazardous waste disposal is available through Chester County household hazardous waste disposal drop-off events.

Library

Residents of Township are served by Tredyffrin Public Library, which is located within the boundaries of Strafford Park, and Paoli Library, located off of Lancaster Avenue on Darby Road. These libraries are both part of the Chester County Library System and provide materials, services, and programs for the educational, cultural, and recreational needs of Tredyffrin residents.

Education

Tredyffrin Township is part of the highly regarded Tredyffrin/Easttown School District (TESD), which operates eight public schools including one high school, two middle schools, and five elementary schools. The high school, middle schools, and three elementary schools are located in Tredyffrin, while two elementary schools are located in Easttown Township. In addition to these school buildings, there is a bus garage, maintenance building, and administrative offices for the school district located in the Township. The school district also owns a vacant parcel on Jefferson Lane in Chesterbrook.

In addition to public school facilities, there are a number of private educational facilities within the Township. These facilities include Devon Preparatory School, Delaware Valley Friends School, and Valley Forge Military Academy and College. Private schools serving students with special needs include The Timothy School, Woodlynde School, and Vanguard School.

Healthcare

Hospital care is provided by Paoli Hospital, located in neighboring Willistown Township. Tredyffrin residents are also in close proximity to Bryn Mawr Hospital, in Lower Merion Township; Phoenixville Hospital, and Chester County Hospital in West Chester. The Township offers a number of medical practices providing family health care services, specialty medicine, and dental care.

Services for Older Adults

The Surrey House located in the southwestern portion of the Township offers senior residents the opportunity to participate in educational, exercise, social, nutritional, and recreational programs. The center is accredited by the National Institute of Senior Centers, and is one of approximately 200 facilities in the country that have received this accreditation. The Upper Main Line YMCA located in neighboring Easttown Township provides a variety of programming for seniors as well.

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Existing Conditions

Sewage Facilities

Tredyffrin Township Public Works Department maintains approximately 134 miles of sewer line and seven pump stations throughout the Township. These facilities are owned by the Township Municipal Authority, but are operated and maintained by the Township.

Sewage facilities planning in Pennsylvania is governed by Act 537, which requires municipalities to plan for these services. A primary purpose of the plan is to determine how sewage facilities can best be provided to meet anticipated future land use needs. Tredyffrin Township is one of the eight municipalities forming the Valley Forge Sewer Authority, and their regional Act 537 plan was most recently updated in 2017. The Township is also a member of the Radnor-Haverford-Marple Sewer Authority which conveys sewage from the Township to a sewage treatment plant in Philadelphia. A portion of the Valley Creek Trunk Sewer, formerly operated by the Township, is now owned by Aqua America. The majority of Township collection systems drain by gravity to a network of pump stations which conveys the sewage for treatment.

On-Lot Septic Systems

Although the majority of the Township is served by public water and sewer service, areas located primarily within the northwestern quadrant of the Township are not served by public water and sewer. Any proposed development in these areas is regulated by Tredyffrin's subdivision ordinance and County Health Department regulations regarding on-lot sewage treatment requirements. The Township requires residents with on-lot sewage systems maintain them to the standards of the Pennsylvania Department of Environmental Protection.

Water Facilities

The vast majority of the Township is served by public water service, which is provided by Aqua America, a regional water supplier. Water supply lines in Tredyffrin are considered to be adequate and no new water mains are anticipated in the near future.

Stormwater Management

Stormwater management is the safe and effective collection, control, infiltration, and treatment of the stormwater that flows overland into streams. When implemented it minimizes intermittent flooding, reduces erosion and sedimentation of streams, and reduces contamination of groundwater, surface water, and drinking water sources.

Stormwater management in Tredyffrin Township is needed because impervious surfaces and unmanaged runoff can cause negative impacts on water quality and increase flooding. Tredyffrin Township has been predominately developed prior to modern stormwater management controls. There are many older stormwater management facilities in the Township located and maintained on private land which do not meet up-to-date standards, or are in disrepair. Modern stormwater collection systems are scattered throughout the

Township, particularly within the newer developments, which are typically owned and maintained by private individuals or homeowners' associations.

Water resources throughout Chester County rebounded from drought levels in January 2018 to near record highs in the fall of 2018. Recent years have resulted in higher than average precipitation. High precipitation levels result in sustained high groundwater levels and stream flows, which place strain on stormwater management systems in the Township.

Stormwater management is regulated by the Township's Stormwater Management Ordinance (Chapter 174 of the Township Code). The Township's Stormwater Management Ordinance is implementing methods to alleviate problems caused by water runoff and pollution of streams. The Tredyffrin Township Stormwater Task Force assists the Township in characterizing stormwater problems and recommending solutions.

Because of the importance of stormwater management in watershed protection and planning, one of the seven major goals of the Chester County Water Resources Plan, Watersheds (2002) is to "reduce stormwater runoff and flooding." Stormwater management is addressed by three major pieces of legislation:

- Pennsylvania Stormwater Management Act (Act 167 of 1978)
Act 167 assigns responsibility for addressing stormwater to the municipal level, in order to control runoff and reduce soil erosion. The Countywide Act 167 Plan was adopted by Chester County and approved by PADEP in 2013, and Tredyffrin adopted a Stormwater Management Ordinance (Chapter 174) in April 2009 to be compliant with requirements.
- Pennsylvania Erosion and Sedimentation Control Act, Chapter 102
Chapter 102 establishes the basic planning and implementation requirements to be followed for any earth disturbance. The Chester County Conservation District has local responsibility for specific Chapter 102 program activities through an agreement with the PADEP. Tredyffrin has a variety of regulations in various ordinances aimed at regulating, controlling, and processes to mitigate erosion and sedimentation during land development.
- National Pollutant Discharge Elimination System (NPDES) Phase II regulations, specifically MS4.

The majority of Tredyffrin Township is considered an urbanized area by the U.S. Census, and this designation impacts stormwater because the Environmental Protection Agency (EPA), and specifically the NPDES program, designates an urbanized area as "municipal separate storm sewer system" (MS4) and requires compliance with the NPDES MS4 permit program. In Pennsylvania, the NPDES MS4 program is administered by PADEP and the Chester County Conservation

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District. The permit program requires municipalities under its authority to implement several activities, as follows:

- Provide public education and outreach activities regarding stormwater;
- Provide public participation and involvement opportunities regarding stormwater management program development and implementation;
- Develop and implement a plan to detect and eliminate illicit discharges to the storm sewer system;
- Develop, implement, and enforce an erosion and sediment control program for construction activities that disturb one or more acres of land;
- Develop, implement, and enforce a program to address discharges of post-construction storm water runoff from new development and redevelopment areas; and
- Develop and implement a program with the goal of preventing or reducing pollutant runoff from municipal operations.

Natural Resources



Valley Forge National Historical Park provides a sanctuary for biodiversity and protection of natural and cultural resources within its boundaries.

Water Resources

The creeks, streams, and rivers throughout Chester County have influenced development patterns and quality of life for centuries. Proper management of water resources is necessary to meet growing demands for its use, minimize flooding, and sustain and/or improve water quality.

Watersheds

Most of Tredyffrin is in the Schuylkill River watershed, with small portions of the southern portion of the Township being part of the Delaware River watershed. The Valley Creek watershed comprises about half of the Township, and is located in the central and western portions of the Township. The Trout Creek watershed comprises about a quarter of the township and is located in the eastern portions of the Township. The pan handle portion of the Township is comprised of the Crow and Gulph Creek watersheds.

Stream Designations

The Pennsylvania Department of Environmental Protection (PADEP) has put programs into effect to protect and improve water quality, promote preservation of higher quality streams, and achieve compliance with Chapter 93 of Pennsylvania's Clean Streams Law and Federal water regulations. The following designations apply to streams and watersheds in the Township.

- **Special Protection Waters**

Chapter 93 of the Clean Streams Law designates Exceptional Value (EV) and High Quality (HQ) waterways. Little Valley Creek is designated as EV, indicating outstanding ecological or recreation value. Crum Creek is designated High Quality, indicating

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excellent quality waters with environmental features. These designations are used to increase protection measures along designated watercourses.

- **Impaired Streams**

Impaired streams are sections of watercourses that do not meet the use designations in Chapter 93 for water quality standards. As of 2018, all of the streams in Tredyffrin, with the exception of portions of Trout Creek and an unnamed tributary south of Anthony Wayne Drive and Crow Creek, have been designated as impaired.

- **Floodplains**

The Federal Emergency Management Agency defines a floodplain as an area subject to one percent or greater chance of flooding in any given year. Floodplain areas within Tredyffrin occur in the northwest and central areas of the Township along Valley Creek, Little Valley Creek, and Trout Creek.

Geology

Tredyffrin Township is part of the greater Piedmont Province. The Township is composed of three primary physiographic sections, the Piedmont Lowlands (commonly referred to as Chester Valley), Piedmont Uplands (uplands in the Township are referred to as North Valley Hills and South Valley Hills), and the Gettysburg Newark Lowland Section. The Piedmont Lowlands area, in the vicinity of the Interstate 76 and Route 202 corridors, contains significant areas of karst geology that can result in the formation of areas of subsidence and/or sinkholes.

Soils

Most soils in Tredyffrin are identified within the *Urban Lands* series as defined by the USDA. This is not unexpected given the amount of development throughout the Township. Conestoga silt loam soils are the second predominant type of soils present in the undeveloped areas of the township

Hydric soils contain high amounts of moisture that allow anaerobic processes (those that occur in the absence of oxygen) to thrive within the soil. Hydric soils in the Township are primarily associated with Valley Creek, Little Valley Creek, and Trout Creek.

Steep Slopes

The Township's land use ordinances define steep slopes in two categories: moderately steep slopes between 15 and 25 percent slope, and very steep slopes where the slope is 25 percent or greater. Steep slopes are located primarily in the northwestern portion of the Township, along the Township boundary to Valley Forge National Historical Park, and in central portions of the Township south of the Norfolk Southern freight rail line.

Biotic Resources

Biotic refers to plant and animal life and their habitats. This section discusses the importance of maintaining natural diversity and describes major habitat areas in the Township. Biotic resources discussed in this section include woodlands, riparian buffers, and wetlands.

Woodlands

Woodlands refer to larger continuous or contiguous stands of trees, typically on larger parcels of land. Woodlands provide vital habitat for native vegetation and wildlife. Additionally, woodlands provide protective ground cover and stability for soils on steep slopes and contribute to improve water quality.

Most of Tredyffrin's woodland areas coincide with stream valley and wetland areas, and the Township has regulations restricting the amount of woodlands that may be disturbed by new development, in addition to requiring replacement of disturbed woodlands.

Riparian Buffers

Riparian areas are the lands adjacent to water bodies that serve as a transition between aquatic and terrestrial environments and directly affect or are affected by that body of water. A riparian area that consists of mature vegetation, preferably including forest cover, can create an effective buffer between upland land uses and the receiving water body, reducing the impact of upland sources of pollution. Forested riparian buffers can also serve to slow stormwater runoff, improving flood control.

Wetlands

The National Wetlands Inventory (NWI) identifies wetland areas based on aerial photography. There are approximately 43 acres of NWI wetlands in the Township. These areas of wetlands are primarily associated with the riparian buffer of Valley Creek (west of North Valley Road and from Church Road to the rail line), Little Valley Creek, and the Trout Creek watershed (from Valley Forge Road to West Valley Road).

Natural Diversity

Natural diversity is defined as the variety of plants and animals in a given habitat, or the variety of features found in a given population of one type of plant or animal. Within Tredyffrin are four Natural Heritage Areas as identified in the 2015 Chester County Natural Heritage Inventory. These areas include:

- *Rochambeau Drive Swale* – A wet habitat that supports a population of grass-leaved rush, a plant species of concern.
- *Schuylkill River/Port Providence* – A habitat in the vicinity of Valley Forge that supports populations of: Northern Myotis, Spreading Rockcress, Wild Kidney Bean, and Tooth-cup.

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- *Valley Forge/Yellow Springs Field* – A field that provides habitat for St. Andrew’s cross, a plant species of concern.
- *Valley Forge* – A wooded area near the PA Turnpike where Northern Myotis, a bat species of concern, has been previously seen foraging.

Additionally, the Tredyffrin Township Park, Recreation, and Open Space Plan (2005) identifies sections of the Township north of the Pennsylvania Turnpike, such as Diamond Rock Hill Woodland and General Wayne Woods, as containing plant species that are considered rare, threatened, or endangered.

Native Vegetation

Native or indigenous refers to vegetation that is currently or previously inhabited or grew in a specified location, and which was not introduced to that location as a result of human activity. Native species are adapted to environmental conditions of an area such as climate, soils, topography, winds, precipitation, wildlife, and other living organisms.

Invasive Species

Aside from the well understood threat of development and resulting loss of habitat, invasive species also threaten natural diversity. Invasive species are predominantly from non-native species that grow or reproduce aggressively, usually because they have few if any natural predators. Although there are native invasive species, their growth rate is considerably limited as the native wildlife has adapted to become a natural control mechanism. Across much of Chester County, including Tredyffrin, woodlands and wetlands are being overrun by invasive species, both plant and insect.

Within woodlands, riparian areas, meadows, hedgerows, and along roadways, invasive plant species such as the Norway Maple, Multiflora Rose, Autumn Olive, Oriental Bittersweet, Japanese Honeysuckle, and Japanese Knotweed are overrunning existing native species and becoming the dominant species. The Spotted Lanternfly and Emerald Ash Borer are two invasive insects that affect woodlands in the Township. Within wetlands, invasive species such as the Common Reed, Purple Loosestrife, and Reed Canary Grass can dominate the landscape, impairing the wildlife and filtration functions of the wetland.

Resource Protection Measures

The protection of natural resources is a high priority for municipalities throughout Chester County, not only for their environmental and aesthetic value, but to meet state and federal requirements for their conservation and protection. Although Tredyffrin is primarily a Suburban Landscape, there remain many acres of natural resources providing Tredyffrin an opportunity to conserve and protect those natural resources. According to the assessment of current natural resource protection standards, Tredyffrin has appropriate regulations protecting natural resources, but will need to re-evaluate them as new risks emerge and are identified.

Parks, Recreation, and Open Space



Located in the Chesterbrook community, Wilson Farm Park provides residents a wide range of both passive and active recreational amenities.

Tredyffrin Township has 14 municipally owned and operated park sites and five Township owned parcels of preserved open space. The Valley Forge National Historical Park is federally owned parkland in the northeastern section of Township and extends into neighboring municipalities. Additional recreational opportunities are provided by the numerous school sites within the Township at times school is out of session. The Tredyffrin Park, Recreation, and Open Space Plan (2005) provides detailed information on parks, recreation, and open space within the Township.

Public Parks

Public parks are owned and maintained by governments to provide recreation opportunities to the general public. The governmental body may impose access limitations that are related to the health, safety, and welfare of the public, such as closing the park at dusk or requiring permits for large group activities. Parks operated by the Township include:

- *Bocce Grove Park* – This pocket park consists of 0.68 acres. Located on Surrey Road, Bocce Grove Park features a playground and basketball court.
- *Cedar Hollow Road Park* – This park consists of approximately 24.1 acres and is located on Cedar Hollow Road across from the Vanguard Complex. This park features: a soccer field, picnic areas, baseball field, and a volleyball area.

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Existing Conditions

- *Friendship Park* – This park consists of approximately 8.1 acres and is located on Bearhill Road at the intersection of Friendshiphill and Central Avenue. This park features: tennis and basketball courts, a totlot, and a picnic area.
- *Louis D'Ambrosia Park* – This park consists of approximately 15.4 acres and is located on Tory Hollow Road. This park features: tennis courts, tot lots, a volleyball court, picnic area, and baseball fields.
- *Mazie B. Hall Park* – This park consists of approximately 2.3 acres and is located on Upper Gulph Road. This park features: a baseball field, two basketball courts, a totlot, picnic area, and walking paths.
- *Mill Road Park* – This park consists of approximately 55.9 acres and is located on Mill Road. This park features: three soccer fields, picnic areas, and two baseball fields.
- *Radbill Park* – This park consists of approximately 18 acres and is located on Bearhill Road in Paoli. This park features: a baseball field and passive open space.
- *Strafford Park* – This park consists of approximately 13.6 acres and is located on Upper Gulph Road. This park features: a tot lot, four tennis courts, a tennis wall, baseball/multipurpose field, and a basketball/inline court.
- *Teegarden Park* – This park consists of approximately 22.2 acres and is located on Old State Road in Berwyn. This park features: four baseball fields, a multipurpose athletic field, roller hockey court, volleyball courts, a tot lot, picnic areas, and a pavilion.
- *Westover Park* – This park consists of approximately 7 acres and is located on Old Lancaster Road. This park features: passive open space and a bird sanctuary.
- *West Valley Park* – Also known as Woodlynde Field, this park consists of approximately 10.5 acres and is located adjacent to the Woodlynde School. This park features: soccer fields and a baseball field and is leased by the Township from the Woodlynde School.
- *Wilson Farm Park* – This park consists of approximately 90 acres and is located on Lee Road in Chesterbrook. This park features: three pavilions, baseball fields, multipurpose athletic fields, tournament fields, basketball courts, volleyball courts, all-abilities tot lot, three standard tot lots, putting green, picnic areas, restrooms, and an amphitheater.
- *Woodbine Park* – This park consists of approximately 2 acres and is located on Woodbine Avenue in Paoli. This park features: a playground, tot lot, picnic area, basketball court, and multipurpose courts.

Publically or Privately Owned – Limited-Public Access

Limited-Public Access recreation facilities are generally owned and maintained by schools and other institutions. They are commonly used by the public for informal recreation, but the facility owner maintains the option to limit or ban public use. These facilities also include fields that provide playing and practice areas for organized leagues. Within the Township, several Tredyffrin-Easttown School District properties and the Devon Strafford Little League ball fields meet this definition.

Privately Owned – Private Public Access

Private parks and recreational facilities are privately owned properties such as recreation centers, golf courses, arboretums, and internal trail/sidewalk systems. Public access is usually granted by permission of the owner, and may be limited to paying members. The St. David's Golf Club, Glenhardie Country Club, and Jenkins Arboretum are the largest entities meeting this classification in the Township.

Population-Based Recreational Park Needs: Active Recreation

Linking Landscapes provides an updated philosophy and guidelines for the evaluation of existing facilities called the "Chester County Recreational Park Standards," which are presented below. In 2002, *Linking Landscapes* applied the County standards to evaluate Tredyffrin Township's projected recreation needs considering the existing parkland (312.5 acres in 2000) and the projected population for 2025. This analysis determined that the Township would need no additional acreage of park or recreation land for the 25-year horizon (or until 2025). The Township has well exceeded its ongoing acreage recommendation through its robust Township park program. This finding is reflective of acreage and not amenities, Tredyffrin should continue to ensure that the recreation needs of all current and future residents continue to be met.

Chester County Recreational Park Standards

	Regional Park	Sub-regional Park	Community Park	Neighborhood Park	Mini Park
Service Radius	30 mi. (equal to a 60 min. drive)	7.5 mi. (equal to a 15 min. drive)	2.5 mi. (equal to a 5 min. drive or a 30 min. walk)	0.5 mi. (equal to a 15 min. walk)	0.25 mi. (equal to an 8 min. walk)
Minimum Acreage	20 ac. per 1,000 people	8.5 ac. per 1,000 people	3.0 to 6.0 ac. per 1,000 people	2.5 to 3.5 ac. per 1,000 people	0.25 ac. per 1,000 people
Maximum Population*	None	100,000	25,000	5,000	2,000
Size of Park	1,000 acres or more	400 acres to 999 acres	20 acres to 399 acres	0.5 acres to 19.9 acres	0.01 acre to 0.49 acres

Note: * Maximum Population is the largest recommended population for a given service area.

Trail and Bicycle Networks

A trail is a type of recreation facility. In this chapter, trails, paths, and routes will be discussed using definitions in *Linking Landscapes* and based on terminology used by the Pennsylvania Department of Conservation and Natural Resources (PADCNR). In addition to the existing facilities, the Township has identified a Green Routes Pedestrian Network to provide safe pedestrian routes throughout the Township. The Township continues to implement this map through land development proposals and coordination with PennDOT. Existing facilities in the Township include:

- Regional Trails – Regional trails in Tredyffrin Township include the Chester Valley Trail, Horseshoe Trail and the Patriots Path trails including the Valley Forge Trail Segment
- Local Trails – These trails are located in Open Land Conservancy Preserves, Township parks, and Valley Forge National Historical Park.
- Sidewalks – The Township has a network of sidewalks that provide a circulation network for pedestrians, within the Chesterbrook area, and scattered within the more recently developed neighborhoods, generally found in neighborhoods south of the rail line and within the vicinity of Lancaster Avenue.

Open Space

For the purposes of this Plan, open space is categorized as protected or unprotected. In *Linking Landscapes*, protected open space is defined as: Land and water areas that have little or no development; are used for recreation or preserving cultural or natural resources, including agricultural soils; and are protected either permanently or on a long-term basis. This definition focuses on how well the land is protected from development, usually by a non-profit land trust or by a municipality or other government. If there is no formal written agreement stating that a parcel of land is protected open space, the parcel should be regarded as unprotected. Unprotected open space is any undeveloped land that is not protected from development, and can include private golf courses or municipally owned land that is not designated as a park or public recreation facility.

Over 1,443 acres of protected open space have been preserved in Tredyffrin, which is roughly 13 percent of the total land area of the community.

Regional Preserved Open Space (Open Land Conservancy)

#	Facility Name/Location	Recreation Features and/or Natural Features
1	Airdrie Forest Preserve	Passive open space, mature forest, trail system
2	Cedar Hollow Preserve	Passive open space, meadows, woods, flood plan and wetlands, trail system
3	Cool Valley Preserve	Passive open space, meadows, woods, trail system, cross country skiing, wildlife observation
4	Diamond Rock Preserve	Passive open space, rock formations, steep slopes, trail network
5	George Lorimer Nature Preserve	Passive open space, meadows, woods, ponds, trail system, trail connections
6	Miller Preserve	Passive open space, wooded floodplain, mill dam, reforestation project, trail connections
7	Valley Creek Preserve	Passive open space, meadows, woods, trail systems, catch & release trout fishing, wildlife haven

Township Preserved Open Space

#	Facility Name/Location	Acreage
1	Country Gate	6.2
2	Croton Road	2.4
3	Duportail Road	3.2
4	Glenn Circle	2.1
5	Richards Road	7.3
6	Crabby Creek Park	48.0
7	Swedesford Road	5.72

Historic Resources



The Wharton Esherick Museum is a National Historic Landmark and opened for public tours in 1972.

Historic preservation activities in Tredyffrin are supported by the Tredyffrin Township Historical Commission. The Historical Commission was established for the purpose of identifying, documenting, and preserving historical resources and creating an awareness of Township history. The Commission also serves as an advisory resource to Township staff, as well as various Boards and Commissions on matters concerning the preservation and/or restoration of historic structures.

Township zoning encourages the preservation of historic structures through the Historic Resource Overlay District, which encourages the preservation or adaptive reuse of historic structures by permitting additional uses and modification of standards.

Multiple efforts have been undertaken to identify historic resources and help preserve the local heritage and character of Tredyffrin Township. The 2003 Tredyffrin Township Historic Resources Survey identified 656 historic buildings or groups of buildings in Tredyffrin. Other surveys include additional types of Tredyffrin historic resources including bridges, cemeteries, viewsheds and landscapes.

The National Registry of Historic Places used a system of building Classes to identify the historic nature and integrity of properties. This system was used for the 2003 Survey. However this class system has been replaced in the past decade by historical criteria that municipalities themselves identify to best serve local preservation goals and objectives.

Tredyffrin is among the richest municipalities in historical resources. The Township is second among all Chester County municipalities for the number of National Register listed and eligible resources. Other programs include the National Historic Landmarks and the Pennsylvania Marker Program. The table below lists all federal and state recognitions of Tredyffrin historic resources.

National Historic Landmarks	Valley Forge National Historical Park
	Wharton Esherick Studio
	Cedar Hollow County Bridge No. 171
	Cramond
	Cressbrook Farm
	Federal Barn
	Great Valley Mill
	Greenwood Farm
	David Havard House
	Lafayette's Quarters
	Mount Zion A.M.E. Church
	Maj. Gen. Lord Stirling Quarters
	Strafford Railroad Station
	Joseph Walker House
National Register of Historic Places listings	Wetherby–Hampton–Snyder–Wilson–Erdman Log House
	Andrews, William T., Property
	Baptist Church in the Great Valley Chapel
	Cedar Hollow Industrial Track: Bridge #1
	Cedar Hollow Industrial Track: Bridge #2
	Cedar Hollow Industrial Track: Bridge #3
	Clonmel
	Detweiler, David, House
	Diamond Rock Octagonal School
	East Watch
	Furness Barn & Farm Office (Chesterbrook Farm)
	Great Valley Baptist Church & Parsonage
	Green Valley Farm
	Grove Avenue Service Station
Eligible for listing on the National Register of Historic Places	Howellville Bridge - SR 7236 Structure
	Jerman, Thomas, Property
	Mill Road Bridge - SR 7015 Structure
	Nike Missile Site, Swedesford Road
	Rennard's Mill Bridge - SR 7015 Structure
	Richards, Jones Historic Complex
	Walker, Thomas, Barn
	White, William, House
	Wilson Road Structure
	Baptist Church in the Great Valley
	Berwyn School Fight
	General Anthony Wayne
	General Sir William Howe
	Great Valley Mill
Pennsylvania Historical Markers	Wharton Esherick (1887-1970)

Certified Local Government

Tredyffrin has been designated as a Certified Local Government (CLG) since June 17, 2002. The CLG program is a National Park Service program enabled by the National Historic Preservation Act, and affords a designated municipality exclusive funding incentives and enhanced technical assistance for the preservation of historic resources. In Pennsylvania the CLG program is administered by the Pennsylvania Historical & Museum Commission (PHMC) and state support can be requested from the Eastern Region Community Preservation Coordinator for the Township.

Energy Conservation



Renewable energy systems such as rooftop solar panels have become more commonplace throughout the Township and help in the reduction of energy use from nonrenewable sources.

Increased interest in energy conservation is largely the result of growing concern over sustainability, rising energy costs, and a changing climate. Energy consumption relates to all forms of energy use and generation by individuals, the business community, and the public sector. Given its large residential population, as well as its status as a major employment destination with significant regional road connections, Tredyffrin contributes a consequential amount of greenhouse gasses.

Within the Township, both the transportation and commercial/industrial sectors consumed the greatest amount of energy 42 and 40 percent of total emissions. Residential emissions accounted for only 18 percent of Tredyffrin's total.

APPENDIX A

Existing Conditions

Energy Usage and Costs

	Energy Usage (Billion BTUs)	CO2 Released (Metric Tons)	Estimated Energy Costs (in Millions)
Tredyffrin	6,790	553,000	\$138,000,000
Easttown	1.350	103,000	\$27,100,000
Willistown	1,590	126,000	\$33,100,000
East Whiteland	3,400	284,000	\$67,600,000
Charlestown	820	64,900	\$16,000,000
Schuylkill	1,300	109,000	\$26,800,000
Upper Merion	8,280	687,000	\$159,000,000
Radnor	5,300	411,000	\$96,700,000

Source: DVRPC; Energy and Emission Profiles, 2018

Tredyffrin has taken steps to lessen its energy use through more sustainable practices throughout the Township. Tredyffrin has further embraced energy conservation through signing the “Ready for 100” resolution which supports the Township’s on-going transition to renewable energy.



APPENDIX

B

Demographic Profile

Introduction

Understanding the demographic characteristics of Tredyffrin Township, from simple population counts to population forecasts, as well as other data such as income, age, and education, provides context for what services and facilities are needed now and in the future. Data is primarily derived from the U.S. Census, both the decennial census (which provides counts every ten years) and the American Community Survey, or ACS (which collects data and provides estimates on an annual basis, averaged over five years). It should be noted at the time of adoption, data was unavailable from the 2020 Census and that the data provided is meant to provide for a general picture based on the 2010 Census and subsequent American Community Survey data.

Population

Between 1940 and 1960 Tredyffrin's population more than doubled from just over 6,000 to 16,000 during the first wave of post-war suburbanization. Population would continue to see significant growth through the 1960s and 1970s, with a 1980 population of 23,000. Due to the more built-out nature of the Township, there has been modest growth since 1980 with only a 26 percent increase in population over the 30 years through 2010. Tredyffrin continues to see limited growth due to the relatively built-out nature of the Township, but more recent developments have included larger, multi-family facilities that will continue to bring new residents into the Township.

Municipality	1940	1960	1980	2000	2010	Pop. Est. July 1, 2018	% Change 2000 - 2010	% Change 2010 - 2018
Chester County	135,626	210,608	316,660	433,501	499,132	522,046	15.1%	4.6%
Tredyffrin	6,260	16,004	23,019	29,062	29,332	29,481	0.9%	0.5%
Easttown	2,552	6,907	9,064	10,270	10,477	10,603	2.0%	1.2%
Willistown	2,157	6,492	8,284	10,001	10,497	10,895	5.0%	3.8%
East Whiteland	1,290	5,078	8,468	9,333	10,650	11,415	14.1%	7.2%
Charlestown	726	1,931	2,770	4,051	5,671	5,813	40.0%	2.5%
Schuylkill	1,581	3,461	5,993	6,960	8,516	8,639	22.4%	1.4%
Upper Merion	6,143	17,096	26,138	26,863	28,395	29,400	5.7%	3.5%
Radnor	12,012	21,697	27,676	30,878	31,531	31,743	2.1%	0.7%

Sources: US Census, Decennial 1940 to 2010, and US Census, ACS (1Year), 2018.

Population Forecasts

The Delaware Valley Regional Planning Commission (DVRPC) develops population forecasts for the Philadelphia region. Their most recent forecasts were completed in 2016, and forecast just over 12 percent growth for Tredyffrin Township from 2010 through 2045, and 32 percent growth for Chester County across the same time period. The 2010-2045 forecast for Tredyffrin is similar to more developed neighboring municipalities such as Easttown, Willistown, and Upper Merion Townships, but less than neighboring municipalities with greater amounts of developable area, such as East Whiteland and Charlestown Townships.

Municipality	2000	2010	2020 Forecast	2030 Forecast	2045 Forecast	% Change 2010- 2045
Chester County	433,501	499,132	543,702	599,932	662,283	32.7%
Tredyffrin	29,062	29,332	30,232	31,578	33,059	12.7%
Easttown	10,270	10,477	10,966	11,659	12,420	18.5%
Willistown	10,011	10,497	11,117	11,724	12,324	17.4%
East Whiteland	9,333	10,650	12,002	14,309	16,952	59.2%
Charlestown	4,051	5,671	6,198	7,217	8,336	47.0%
Schuylkill	6,960	8,516	8,922	9,615	10,376	21.8%
Upper Merion	26,863	28,395	30,147	32,607	34,491	21.5%
Radnor	30,878	31,531	31,808	32,201	32,633	3.5%

Sources: US Census, Decennial, 2000 to 2010; DVRPC, 2016.

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Demographic Profile

Age

The US Census Bureau's American Community Survey (ACS) data for Tredyffrin noted a median age of 43.7 years old by 2018, with just over 25 percent of residents 19 years of age or younger. In comparison, the median age for Chester County was 40.4 years of age, and 37 years of age for the U.S. The largest age cohort for the Township was ages 40-54 and the second largest was ages 5-19. This is not unexpected given the draw of a high-quality school district.

Age Group	Tredyffrin 2006- 2010 ACS	Tredyffrin 2014- 2018 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2014- 2018 ACS
Median age (years)	43.2	43.7	38.8	40.4
Youth 19 and under	25.7%	25.4%	28.0%	26.0%
Prime working 25-54	41.6%	38.4%	41.9%	38.6%
Seniors 65 and over	15.9%	17.8%	12.4%	15.5%
Under 5 years	5.3%	5.3%	6.4%	5.6%
5 to 9 years	6.6%	7.5%	7.2%	6.4%
10 to 14 years	6.2%	6.6%	7.0%	6.9%
15 to 19 years	7.6%	6.0%	7.4%	7.1%
20 to 24 years	3.6%	3.6%	5.9%	6.2%
25 to 29 years	4.9%	4.7%	5.4%	5.7%
30 to 34 years	4.5%	4.9%	5.6%	5.8%
35 to 39 years	7.0%	6.5%	6.9%	5.9%
40 to 44 years	7.4%	6.7%	7.8%	6.5%
45 to 49 years	9.5%	7.8%	8.4%	7.1%
50 to 54 years	8.3%	7.8%	7.8%	7.6%
55 to 59 years	7.6%	8.3%	6.8%	7.5%
60 to 64 years	5.7%	6.5%	4.9%	6.4%
65 to 69 years	4.5%	5.3%	3.7%	5.2%
70 to 74 years	2.9%	4.3%	2.7%	3.8%
75 to 79 years	4.0%	3.7%	2.4%	2.5%
80 to 84 years	2.5%	2.2%	1.9%	1.9%
85 years and over	2.0%	2.3%	1.7%	2.1%

Source: US Census, ACS 2006-2010 and 2014-2018.

Race, Ethnicity, and Equity

As reflected in the 2018 ACS, Tredyffrin is not significantly diverse with respect to race and ethnicity. As a whole, Chester County has limited diversity. In both the County overall and Tredyffrin Township, diversity has been slowly increasing. There are differences with respect to minority populations, with Tredyffrin's largest minority population being of Asian descent, while the County's largest minority populations are African American and Hispanic.

Race/Ethnicity	Tredyffrin 2008- 2012 ACS	Tredyffrin 2014- 2018 ACS	Chester Co. 2008- 2012 ACS	Chester Co. 2014- 2018 ACS
Asian Alone	10.1%	15.6%	3.6%	5.7%
Black/African American Alone	1.8%	3.7%	6.1%	6.0%
White Alone	85.9%	81.3%	87.4%	84.6%
Two or More Races	1.5%	2.0%	1.4%	2.3%
Hispanic/Latino (Any Race)	1.3%	2.7%	5.9%	7.6%

Source: US Census, ACS 2008-2012 and 2014-2018.

Household incomes for residents of Tredyffrin Township are among the highest in Chester County and adjacent municipalities, with significant growth across recent years. These income levels in part reflect the high levels of education the residents have.

A high median income level however, does not fully reflect the economic status of all residents. A limited percentage of the Township's residents currently have incomes below the poverty level. Although the Countywide poverty rate has increased to seven percent by 2018, Tredyffrin has seen a decline from 4.4 to 3.2 percent from 2012 to 2018. When this is expanded to those residents at 200 percent of the poverty level, Tredyffrin has seen a slight decline from 8.3 to 8.1 percent.

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Demographic Profile

Median Household Income

County/Municipality	2008-2012 ACS	2014-2018 ACS	% Change in Real Dollars	2018 MHI adjusted to 2012 for inflation*	% Change After Inflation
Chester County	\$ 86,184	\$ 99,119	15.0%	\$ 90,641	5.2%
Tredyffrin	\$ 106,292	\$ 129,332	21.7%	\$ 118,269	11.3%
Easttown	\$ 126,422	\$ 145,577	15.2%	\$ 133,125	5.3%
Willistown	\$ 98,529	\$ 111,633	13.3%	\$ 102,084	3.6%
East Whiteland	\$ 91,144	\$ 111,870	22.7%	\$ 102,301	12.2%
Charlestown	\$ 145,556	\$ 147,690	1.5%	\$ 135,057	-7.2%
Schuylkill	\$ 115,938	\$ 144,107	24.3%	\$ 131,780	13.7%
Upper Merion	\$ 80,926	\$ 94,081	16.3%	\$ 86,034	6.3%
Radnor	\$ 101,684	\$ 114,063	12.2%	\$ 104,306	2.6%

Sources: US Census, ACS 2008-2012 and 2014-2018.

*Income from 2018 was adjusted for inflation to 2012 utilizing the Bureau of Labor Statistics CPI Inflation Calculator (<https://data.bls.gov/cgi-bin/cpicalc.pl>)

Poverty Status

Municipality	2008-2012 ACS Percent Below Poverty Level	2008-2012 ACS Population at 200 Percent of Poverty Level	2014-2018 ACS Percent Below Poverty Level	2014-2018 ACS Population at 200 Percent of Poverty Level
Chester County	6.5%	16.1%	6.8%	16.1%
Tredyffrin	4.4%	8.3%	3.2%	8.1%
Easttown	4.7%	8.9%	2.6%	7.5%
Willistown	2.5%	9.8%	5.2%	12.1%
East Whiteland	6.8%	14.6%	3.3%	11.5%
Charlestown	1.4%	4.9%	3.8%	5.3%
Schuylkill	3.3%	7.4%	3.4%	11.8%
Upper Merion	6.2%	14.2%	3.9%	10.6%
Radnor	5.6%	12.3%	10.0%	16.6%

Sources: US Census, ACS 2008-2012 and 2014-2018.

Education

The educational attainment of Tredyffrin residents is very high, and has increased in recent years. Education levels exceed those of the County as a whole, although the County has seen a similar increase in education levels in recent years.

Education level, Population 25 years and older	Tredyffrin 2006- 2010 ACS	Tredyffrin 2014- 2018 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2014- 2018 ACS
Less than 9th grade	0.9%	0.9%	2.9%	3.0%
9th to 12th grade, no diploma	1.6%	0.8%	4.6%	3.8%
High school graduate/equivalency	10.7%	9.0%	24.2%	21.4%
Some college, no degree	10.0%	8.2%	14.6%	13.8%
Associate's degree	4.3%	2.8%	5.9%	6.2%
Bachelor's degree	37.9%	39.8%	29.5%	30.8%
Graduate or professional degree	34.4%	38.6%	18.3%	21.0%

Source: US Census ACS 2006-2010 and 2014-2018.

Employment

Employment data provides an overview of occupation – or type of work – in addition to industry - the types of businesses in which residents are employed. A high percentage of Tredyffrin residents have occupations under the category of management, business, science and arts, with sales and office occupations also well represented. Employers of Tredyffrin residents are relatively well divided among three types of industry: finance and insurance; professional, scientific, and management services; and educational and health care services.

Employment of Residents by Occupation

Industry Characteristics	Tredyffrin Twp. 2006- 2010 ACS	Tredyffrin Twp. 2014- 2018 ACS	Chester Co. 2006- 2010 ACS	Chester Co. 2014-2018 ACS
Civilian employed population 16 years and over	15,167	15,200	251,228	270,154
Management, business, science, and arts occupations	65.5%	69.9%	47.3%	50.6%
Service occupations	6.0%	6.2%	12.5%	13.6%
Sales and office occupations	23.0%	19.8%	24.9%	20.8%
Natural resources, construction, and maintenance occupations	2.6%	1.7%	7.7%	7.3%
Production, transportation, and material moving occupations	2.9%	2.5%	7.6%	7.8%

Sources: US Census, ACS 2006-2010 and 2014-2018.

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Demographic Profile

Employment of Residents by Industry

Industry Characteristics	Tredyffrin Twp. 2006-2010 ACS	Tredyffrin Twp. 2014-2018 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2014-2018 ACS
Civilian employed population 16 years and over	15,167	15,200	251,228	270,154
Agriculture, forestry, fishing and hunting, and mining	0.1%	0.4%	1.9%	2.6%
Construction	3.3%	2.3%	5.7%	5.6%
Manufacturing	11.4%	9.4%	12.6%	11.0%
Wholesale trade	2.5%	3.1%	3.4%	3.0%
Retail trade	8.7%	8.5%	11.0%	9.9%
Transportation and warehousing, and utilities	1.8%	1.6%	3.8%	3.5%
Information	3.6%	4.3%	2.2%	2.2%
Finance and insurance, and real estate and rental and leasing	14.5%	17.1%	10.0%	10.2%
Professional, scientific, and management, and administrative and waste management services	22.2%	21.7%	14.9%	15.8%
Educational services, and health care and social assistance	21.9%	22.8%	21.3%	22.6%
Arts, entertainment, and recreation, and accommodation and food services	4.5%	5.1%	6.7%	7.5%
Other services, except public administration	4.2%	2.6%	4.3%	3.9%
Public administration	1.4%	1.0%	2.1%	2.2%

Sources: US Census, ACS 2006-2010 and 2014-2018.

The prime working age population in the U.S. is defined as ages 25-54. In 2018, the prime working age population of Tredyffrin Township was 38.4 percent of the population, with Chester County's percentage slightly lower at 37.9 percent. Related to this, just over 40 percent of the Township's population was over the age of 50 in 2018, compared to 37.4 percent in Chester County. Working age population is a consideration with respect to local business and the tax base.

Prime Working Age Population

	Tredyffrin Twp. 2006-2010 ACS	Tredyffrin Twp. 2014-2018 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2014-2018 ACS
Total Population	29,480	29,481	490,571	544,046
Population over age 50	37.5%	40.4%	31.9%	37.4%
Prime working age (25-54)	41.6%	38.4%	41.9%	37.9%

Sources: US Census, ACS 2006-2010 and 2014-2018.

Housing

The majority of Tredyffrin housing stock is made up of single family detached housing units. Based on the 2018 ACS, 54 percent of all housing in Tredyffrin is single family dwellings, and just over 27 percent are in buildings with two or more housing units. Over 54 percent of homes are worth greater than \$500,000 and 65 percent were constructed prior to 1990. In 2018 the average monthly rent of the approximately 2,700 units was \$1,523.

Housing Units

Housing Unit Characteristics	Tredyffrin Twp. 2006-2010 ACS	Tredyffrin Twp. 2014-2018 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2014-2018 ACS
Total housing units	12,916	12,363	189,259	199,050
Occupied housing units	97.4%	95.5%	95.7%	95.2%
Vacant housing units	2.6%	4.5%	4.3%	4.8%
1-unit, detached	54.2%	54.5%	61.7%	61.1%
1-unit, attached	19.2%	18.5%	17.1%	17.9%
2 units	1.3%	1.5%	1.9%	2.0%
3 or 4 units	1.8%	1.6%	3.1%	2.9%
5 to 9 units	4.6%	6.4%	3.9%	3.4%
10 to 19 units	8.5%	8.1%	4.2%	4.3%
20 or more units	9.8%	9.2%	5.3%	5.7%
Mobile home	0.5%	0.3%	2.7%	2.7%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%

Sources: US Census, ACS 2006-2010 and 2014-2018.

Year Structure Built

Year Built	Tredyffrin Twp. 2014-2018 ACS	Chester Co. 2014-2018 ACS
Total housing units	12,363	199,050
Built 2014 or later	0.7%	1.2%
Built 2010 to 2013	0.1%	2.4%
Built 2000 to 2009	2.2%	15.7%
Built 1990 to 1999	8.5%	15.8%
Built 1980 to 1989	25.3%	16.1%
Built 1970 to 1979	14.7%	13.8%
Built 1960 to 1969	19.0%	9.7%
Built 1950 to 1959	15.3%	8.7%
Built 1940 to 1949	3.2%	2.8%
Built 1939 or earlier	10.8%	13.9%

Sources: US Census, ACS 2014-2018.

APPENDIX B
Demographic Profile

Housing Value (Owner-occupied Units)

Value	Tredyffrin Twp. 2006-2010 ACS	Tredyffrin Twp. 2014-2018 ACS	Chester Co. 2006-2010 ACS	Chester Co. 2014-2018 ACS
Median (dollars)	\$447,700	\$535,000	\$334,300	\$347,000
Owner-occupied units	10,093	9,091	139,743	142,649
Less than \$50,000	0.7%	1.5%	2.4%	2.9%
\$50,000 to \$99,999	1.4%	0.3%	1.9%	1.5%
\$100,000 to \$149,999	1.5%	1.0%	4.3%	3.2%
\$150,000 to \$199,999	6.3%	5.8%	8.5%	8.0%
\$200,000 to \$299,999	14.8%	11.6%	25.2%	24.4%
\$300,000 to \$499,999	33.3%	25.1%	36.9%	36.6%
\$500,000 to \$999,999	37.4%	46.3%	17.9%	20.3%
\$1,000,000 or more	4.6%	8.3%	2.9%	3.1%

Sources: US Census, ACS 2006-2010 and 2014-2018.

Renter Characteristics

Renting Characteristics	Tredyffrin Twp. 2011-2015 ACS	Tredyffrin Twp. 2014-2018 ACS	Chester Co. 2011-2015 ACS	Chester Co. 2014-2018 ACS
Median (dollars)	\$1,345	\$1,523	\$1,197	\$1,287
Units with no rent paid	113	61	1,759	1,750
Occupied units paying rent	2,583	2,657	44,491	45,193
Less than \$500	0.7%	0.3%	5.4%	4.9%
\$500 to \$999	10.8%	7.2%	26.7%	21.3%
\$1,000 to \$1,499	56.7%	41.0%	40.2%	39.9%
\$1,500 to \$1,999	18.3%	33.0%	17.3%	22.3%
\$2,000 to \$2,499	7.5%	9.7%	5.7%	6.9%
\$2,500 to \$2,999	2.9%	5.6%	2.4%	2.6%
\$3,000 or more	3.1%	3.2%	2.3%	2.0%

Sources: US Census, ACS 2011-2015 and 2014-2018.



APPENDIX



Zoning and Land Use in Adjoining Municipalities

Introduction

This appendix provides an overview of zoning and land use policies enacted for the areas of municipalities adjacent to the Township. It further provides an overview of enabling legislation from the Pennsylvania Municipalities Planning Code (MPC) and recent planning and zoning efforts in Tredyffrin. This appendix represents a snapshot of adjacent municipalities in 2020 and may not be as representative of them at the end of the plan's time horizon.

The review of existing long-range plans in adjacent communities can provide important information to consider as a part of a community's comprehensive planning process. The goals, objectives, and projects identified in neighboring municipalities' plans outline information about a community's future land use decisions, transportation considerations, and recreational opportunities that can be impactful along shared borders. The review of adjacent municipal plans can also identify opportunities to improve planning consistency between communities.

Comprehensive Planning in Pennsylvania

This comprehensive plan was completed in compliance with the MPC, Act 247 of 1968, as reenacted and amended. The MPC enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing comprehensive plans and local land use regulations, such as a zoning ordinance. The MPC calls on municipalities to review comprehensive plans every ten years.

APPENDIX C

Zoning and Land Use in Adjoining Municipalities

While the 2021 Tredyffrin Township Comprehensive Plan is organized as an implementable plan around priority issues, it includes all the components required by the MPC as follows:

☒ **Statement of Objectives**

(Addressed: Our Vision and Introduction)

☒ **Plan for Land Use**

(Addressed: Chapter 7: Future Land Use and Chapter 6: Commercial and Economic Development)

☒ **Plan to Meet Housing Needs**

(Addressed: Chapter 7: Future Land Use)

☒ **Plan for the Movement of People and Goods**

(Addressed: Chapter 4: Connectivity and Chapter 2: Parks and Recreation)

☒ **Plan for Community Facilities and Utilities**

(Addressed: Chapter 5: Community Facilities and Services)

☒ **Statement of plan component interrelationship**

(Addressed: Introduction)

☒ **Short and Long-Range Implementation Strategies**

(Addressed: Implementation and each topical chapter)

☒ **Statement of Compatibility with Neighboring Municipalities and County Comprehensive Plan**

(Addressed: Appendix C)

☒ **Plan for the Protection of Natural and Historic Resources**

(Addressed: Chapter 1: Natural Resources and the Environment and Chapter 3: Historic Preservation)

☒ **Plan for the Reliable Supply of Water**

(Addressed: Chapter 1: Natural Resources and the Environment and Chapter 5: Community Facilities and Services)

☒ **Plan for Energy Conservation**

(Addressed: Chapter 1: Natural Resources and the Environment)

Recent Planning and Zoning Efforts in Tredyffrin

Tredyffrin's previous comprehensive plan was adopted in 2009, and it included numerous actions to support its implementation over a ten year period. In the time since its adoption, the Township has been successful in addressing many of the actions proposed to implement the plan. Some of the actions that served to implement the 2009 plan included:

- In March 2015 the Township accepted the *Paoli Road Improvement Feasibility Study and Public Participation Project* which outlines specific recommendations for road improvements needed to retrofit the Paoli business district and support upgrades to the Paoli Train Station. The study addresses existing congestion, pedestrian safety, and the overall vision to transform the Paoli business district into a vibrant "Main Street" village.
- Along with East Whiteland Township and Malvern Borough, in 2010 the Township adopted *The Patriots Path Plan* to coordinate construction of a trail network connecting locations significant to the Revolutionary War.
- In January 2019 the Township adopted the *Gateway Multimodal Transportation Study* to evaluate multimodal connections within the northeastern section of the Township in the vicinity of the Gateway Shopping Center.
- Significant updates to the Township's zoning ordinance have included: adoption of the Historic Resources Overlay District in 2011; adoption of the Trout Creek Stormwater Overlay District in 2012; significant updates to the commercial districts in 2014; and a full update to the Flood Hazard District in 2017.
- Design guidelines for sidewalks were amended in the Subdivision and Land Development ordinance in 2011.
- The Township established the Historical Commission in 2011.
- The Township has seen successes in additional preservation of open space and environmentally sensitive areas as well as further implementation of the Park, Recreation, and Open Space Plan.
- The Green Routes Network was prioritized and segments have been implemented as opportunities have furthered its continued expansion.
- A functional classification listing for all roads in the Township was developed.

Comprehensive Planning in Chester County

At this time (2021) planning policy at the county level is established by *Landscapes3*, which was adopted by Chester County in November 2018. The vision in *Landscapes3* is guided by the Landscapes Map, which depicts growth and rural resource areas. Tredyffrin Township has four designations on the Landscapes Map: Rural, Suburban, Suburban Center, and Urban Center.

Suburban Landscapes are “predominantly residential communities with locally-oriented commercial uses and community facilities. The Suburban landscapes will accommodate growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Neighborhoods are inter-connected by roads, sidewalks, and paths with convenient access to parks and community facilities.” The Suburban designation is the largest within the Township and encompasses 8,492 acres and includes most areas north and south of US Route 202.

Suburban Center Landscapes are “regional economic, population, and transportation centers with varying land uses. Suburban Centers will accommodate substantial future growth of medium to high intensity with a mix of uses, including commercial, residential, and industrial. As Suburban Centers grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical. Transportation infrastructure and amenities will need to expand with new development to create an integrated multimodal network for a variety of users.” The Suburban Center designation is the second largest in the Township and encompasses 2,028 acres and includes the predominantly commercial areas radiating outward from US Route 202, Route 29, and Route 252.

Rural Landscapes “consist of open and wooded lands, with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Transportation infrastructure and amenities are context sensitive to the rural character and accommodate both residential and farm needs.” The Rural designation encompasses 1,797 acres and includes most areas north of I-76 Road as well as the area of Valley Forge National Historic Park.

Urban Center Landscapes “include historic downtowns and established neighborhoods that serve as civic, economic, and population centers with a traditional town character. Urban Centers will accommodate substantial future growth at a medium to high intensity with a mix of uses, including commercial, institutional, and cultural destinations. Transportation infrastructure and amenities support a walkable community that is integrated into the public transportation and roadway systems.” The Urban Center designation encompasses 386 acres and includes the developed areas adjacent to Willistown Township, in the vicinity of Malvern Borough, along the Route 30 corridor.

Compatibility with *Landscapes3* – Chester County Comprehensive Plan

The Tredyffrin Township Comprehensive Plan is consistent with the goals and recommendations of *Landscapes3* by advancing urban development in the Paoli area; suburban center development in the Great Valley area, the Chesterbrook community, and along Route 30 in Berwyn and Strafford; and suburban development in the remainder of the Township with natural resource corridors protected throughout.

Zoning and Land Use in Adjoining Municipalities

Tredyffrin Township is surrounded by seven municipalities in three separate counties. Easttown, Willistown, East Whiteland, Charlestown, and Schuylkill Townships are Tredyffrin Township's southern, western, and northern neighbors in Chester County. Upper Merion Township is the neighboring municipality to the north and east in Montgomery County, and; Radnor Township is the neighboring municipality to the south in Delaware County. Detail on planning policy in these adjoining municipalities is listed below.

Easttown Township – Chester County

Easttown's adjacent future land use generally compliments Tredyffrin's existing land use. Adjacent to single-family residential areas, Easttown has the designations of Low Density Residential or Medium Density Residential. These designations promote the preservation of the existing residential patterns which are also present in Tredyffrin. Additionally, Easttown has mixed-use designations of Berwyn Village and Devon Center centered on the Route 30 corridor which are also consistent with the adjoining land uses in Tredyffrin.

Adjoining zoning

- **R-1, Residential District.** This designation abuts:
 - **R-1, Residence District** between the western jurisdictional boundary to Darby Road.
 - **R-1, Residence District** between the last residence along Greenlawn Road in Tredyffrin to Lenape Drive.
 - **PA, Planned Apartment** from Darby Road to Foxwood Lane.
 - **R-2, Residence District** from Leopard Road to the last residence along Greenlawn Road in Tredyffrin.
 - **R-1, Residence District** from Devon State Road back to Station Avenue along the eastern Township boundary.
- **R-2, Residential District.** This designation abuts:
 - **R-1, Residence District** from Conestoga Road to Landsende Road.
 - **R-2, Residence District** from North Fairfield Road to Devon State Road.
 - **R-1, Residence District** from Station Avenue to the Amtrak/SEPTA ROW.
- **R-3, Residential District.** This designation abuts:
 - **C-1, Commercial District** across Lancaster Avenue from The Highlands townhomes.
 - **R-2, Residence District** from the former Mack Oil site to Price Avenue.
 - **R-1, Residence District** from Price Avenue to Conestoga Road.

- **R-3, Residence District** from Landsende Road to North Fairfield Road.
- **C-1, Commercial District** from Lancaster Avenue to Berkley Road.
- **R-4, Residential District** from Chester Road to Sugartown Road.
- **R-4, Residential District.** This designation abuts **R-4, Residential District** from Berkley Road to Chester Road.
- **VB, Village Business District.** This designation abuts:
 - **C-1, Commercial District** from across Lancaster Avenue at The Highlands townhomes to Bridge Avenue.
 - **PA, Planned Apartment** from Bridge Avenue to Cassatt Avenue.
- **VT, Village Transition District.** This designation abuts **C-1, Commercial District** at the former Mack Oil site.
- **PBO, Planned Business-Office District.** This designation abuts:
 - **C-1, Commercial District** from the Amtrak/SEPTA ROW to Lancaster Avenue.
 - **PA, Planned Apartment** from Foxwood Lane to Leopard Road.

2018 Easttown Comprehensive Plan - Adjoining Future Land Use

- **Low Density Residential** – All residential areas along the northern boundary, west of the Village of Berwyn, and at the northeast corner of the Township.

Relevant **Low Density Residential** future land use policy, states: Moving forward, these areas of the Township should maintain the distinctive character of the established neighborhoods. Both new development and redevelopment should generally be consistent with existing scale and connect to public sewer and water when available. Environmental considerations, including sensitive areas along Darby Creek and its tributaries, should be an important consideration with any future development. Stormwater runoff should be a critical consideration with any future development to protect water quality and minimize or mitigate flooding. Additional investment in amenities such as parks, sidewalks, and trails can enhance the area, and provide locations for community interaction and connections to surrounding neighborhoods.

- **Medium Density Residential** – All residential areas in the northeast quadrant that are not designated as Low Density.

Relevant **Medium Density Residential** future land use policy, states: Moving forward, these areas of the Township should maintain the existing character and density of the established residential uses, and any future redevelopment should generally be consistent with that existing character and density. Stormwater runoff should also be a

APPENDIX C

Zoning and Land Use in Adjoining Municipalities

critical consideration, to protect water quality and minimize flooding. Additional investment in amenities such as parks, sidewalks, and trails can enhance the area, and provide locations for community interaction and connections to surrounding neighborhoods

- **Village of Berwyn** – All of the non-residentially identified properties in the vicinity of the Berwyn Station.

Relevant **Village of Berwyn** future land use policy, states: Moving forward, Berwyn should maintain the unique character of this historic village while supporting the business community. All infill and redevelopment proposals should respect the established scale, massing, and aesthetics of existing structures in this distinct neighborhood. A mix of uses is encouraged resulting from the established development pattern and multi-modal choice. Expansions of modern infrastructure and amenities such as green/community gathering space, parking facilities and the pedestrian network should be incorporated into all projects proposed for the village. Specific recommendations for Berwyn are within Chapter 5.

- **Devon Center** – All properties along the eastern border between the Amtrak/SEPTA ROW and Berkley Road.

Relevant **Devon Center** future land use policy, states: Moving forward, the Township is promoting a vision for Devon Center that both compliments and contrasts with that of the historic Berwyn Village while supporting the business community and respecting adjoining residential areas. All redevelopment proposals should create a street presence along Lancaster Avenue, incorporate green space, and provide for multi-modal access. This can be accomplished through the incorporation of green/community gathering space, parking facilities and expansion of the pedestrian network as part of proposed projects. Uses adjacent to single family residential areas should be complementary in nature and transition to more intense uses adjacent to Lancaster Avenue. Specific recommendations for Devon Center are within Chapter 6.

Willistown Township – Chester County

Willistown's adjacent future land use generally compliments Tredyffrin's existing land use. Adjacent to single-family residential areas, Willistown has the designations of Suburban (Low-Medium Density) or Suburban (Medium-High Density). These designations promote the preservation of the existing residential patterns which are also present in Tredyffrin. Additionally, Willistown has a mix of designations in the Paoli area that encompass Suburban (High Density), Industrial, and Commercial/Mixed Use. These designations are also consistent with the adjoining land uses in the Paoli area of Tredyffrin.

Adjoining zoning

- **R-1, Residence Districts (Willistown).** This designation abuts the **R-1** in Tredyffrin centered on South Valley Road at the southwest corner of the Township.
- **R-3, Residence Districts.** This designation abuts:
 - **R-1** between Devon Road and Cobblestone Drive; at Lexton Woods/Airdrie Forest Preserve; and north of Jacqueline Drive.
 - **R-3** between Cobblestone Drive and one parcel south Paoli Pike; and again from just north of Central Avenue to Airdrie Forest Preserve.
 - **TCD** between Paoli Pike and just north of the Amtrak/SEPTA ROW.
- **TCD, Town Center District (Willistown).** This designation only abuts **TCD**.
- **TD, Transportation District (Willistown).** This designation only abuts **TCD**.
- **I, Restricted Industrial District (Willistown).** This designation only abuts **LI**.
- **O, Office Districts (Willistown).** This designation only abuts **LI**.
- **C-I, Commercial-Industrial Overlay District.** This designation only abuts **LI**.

Guidelines for Growth: 2011 Comprehensive Plan - Adjoining Future Land Use

- **Suburban (Medium-High Density)** – All residential areas along the eastern boundary.
Suburban (Low-Medium Density) – All residential areas directly south of the boundary.
Suburban (High Density) – Western area along the northern boundary.

Relevant **Residential** future land use policy, states: The locations, types and densities of future residential development shall be consistent with the intent of the Township's residential districts as set forth in its current Zoning Ordinance. Therefore, residential

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Zoning and Land Use in Adjoining Municipalities

land uses as permitted in the Township's current Zoning Ordinance shall continue to serve as a general guide for residential development.

In the interest of protecting the character of the Township, providing for a diversity of housing opportunities, and encouraging imaginative and environmentally-sensitive site planning practices, Willistown shall focus on redevelopment and infill opportunities in the northern portion of the Township. The intent of this policy is to address the housing needs of future Willistown residents (particularly a growing elderly population and a diverse mobile population), complement the public transit investments being made in this area, provide housing opportunities that do not require large land areas (and so further protect open space and wildlife habitat), and benefit from the Township's efforts and those of Malvern Borough and Tredyffrin Township to enhance the vitality, livability, and walkability of their "town" cores.

Continue to participate in regional planning efforts that permit the concentration of residential development in areas within walking distance of public transportation (such as efforts currently underway in Paoli) and promote an appropriate regional distribution of residential development.

- **Commercial/Mixed Use** – Areas along and adjacent to Route 30 and the Main Line.

Relevant **Commercial** future land use policy, states: Willistown Township shall accommodate future commercial development as permitted along the Route 30 business corridor (including King and Central Avenues east of Malvern), along the Paoli Pike corridor west of Sugartown Road, and along the Route 3 planned highway corridor extending along Route 3.

Monitor the districts for which provisions governing commercial uses exist; determine the viability of such uses within these districts.

Monitor the Paoli community for which new provisions governing commercial uses exist; determine the viability of such uses as components of mixed use communities.

Continue to participate in regional planning activities to promote an appropriate regional distribution of commercial development.

- **Industrial** – Central area along the northern boundary.

Relevant **Industrial** future land use policy, states: Willistown Township shall accommodate future institutional development as permitted in select zoning districts or as conditional uses or special exceptions in areas where it is deemed appropriate and/or can be demonstrated to the satisfaction of the Township that such uses would be harmonious with the character of surrounding land uses, be consistent with local landscape character, protect community values, and have adequate infrastructure

available. Institutional uses will be considered in the rural portions of the Township only when they contribute to the permanent preservation of significant amounts of open space.

Due to the potential for greater impact associated with institutional uses, and the variety of activities that fit this category, the Township intends to scrutinize such uses more carefully than it does residential uses.

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Zoning and Land Use in Adjoining Municipalities

East Whiteland Township – Chester County

East Whiteland's adjacent future land use generally compliments Tredyffrin's existing land use. The largest designation is Office/Business Park spanning the non-residential portion of Atwater, Great Valley Corporate Center, and commercial areas south of Worthington. Residential areas in Tredyffrin are adjacent to the Residential-Medium Density designation, and the Vanguard campus is adjacent to the High-Density Mixed Use designation encompassing Worthington.

Adjoining zoning

- **VMX, Village Mixed Use.** This designation abuts the **C-2, Commercial District** north of Yellow Springs Road.
- **O/BP, Office/Business Park.** This designation abuts the:
 - **PIP, Planned Industrial Park** in the vicinity of Atwater Drive and again north of Swedesford Road in Great Valley.
 - **R ½, Residence Districts** between the two areas zoned PIP.
 - **LI, Limited Industrial** in the vicinity of the Amtrak/SEPTA ROW.
- **ROC/R, Regionally-Oriented Commercial/Residential.** This designation abuts the **LI** at the Worthington development.
- **CGO, Corporate Gateway Overlay.** This designation is concurrent with the **O/BP** between Swedesford Road and Liberty Boulevard and abuts **LI**.
- **RMHO, Medium-High Density Residential Overlay.** This designation is concurrent with the **O/BP** and encompasses the Atwater development and abuts **R ½**.

2016 Comprehensive Plan Update - Adjoining Future Land Use

- **Office/Business Park** – Areas with this designation encompass the office portions of Atwater, the entirety of the Great Valley Corporate Center, and the commercial areas between Worthington and the Amtrak/SEPTA ROW.
- **Residential-Medium Density** – Areas with this designation encompass the residential areas of Atwater as well as the far southeast corner.
- **High-Density Mixed Use** – Areas with this designation encompass Worthington.

Relevant excerpts for future land use:

- Mixed-use development along Route 29 is of a different, more intense character than that envisioned for Route 30. This is partly due to the large contiguous tracts under single ownership, immediate highway access, and the continued presence of national and international corporations and their needs. While design elements such as the compact arrangement of buildings, building orientation, walkability, parking location, landscape design and screening will be just as important as along the Route 30 corridor, the development along Route 29 will be more intense, having larger building footprints and greater heights. This mix of uses, which introduces more residential, retail, recreational, and entertainment uses will complement the existing employment centers and is intended to enable greater walkability for both employees and residents. Complementing the land use plans for Route 29 are the goals of the Route 29 Multimodal Corridor Study. The aim of this study is to develop and redevelop Route 29 into a corridor that is safe and convenient for pedestrians and cyclists, whether for direct commuting along the corridor or for recreational pursuits.

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Zoning and Land Use in Adjoining Municipalities

Charlestown Township – Chester County

Charlestown's adjacent future land use generally compliments Tredyffrin's existing land use. These areas are predominately residential in nature with the Residential-Single-Family Detached Homes designation in the vicinity of the PA 29 interchange of the Turnpike and Agriculture for the remainder of the boundary that contains single-family homes.

Adjoining zoning

- **RC, Residential Cluster.** This designation abuts the **R-2 Residential District** from Rees Road to the jurisdictional boundary at the Turnpike.
- **TND, Traditional Neighborhood Development.** This designation is concurrent with the **RC** and encompasses the same area from Rees Road to the jurisdictional boundary at the Turnpike.
- **FR, Farm Residential.** This designation abuts the **RC, Rural Conservation** from Rees Road to the jurisdictional boundary to the east.

Adjoining Future Land Use

- **Residential – Single-Family Detached Homes** – Areas from Rees Road to the jurisdictional boundary to the east.
- **Agriculture** – Areas from Rees Road to the jurisdictional boundary at the Turnpike to the west.
- **Wooded/Natural Landscape** – Integrated into both of the aforementioned categories along the boundary.

Relevant excerpts for future land use:

- Medium-density residential uses– Single-family detached, single-family attached, TND, PRD developments with open space
- Low-density residential uses – Single-family detached, cluster developments arranged to maximize open space
- Low-density residential intensity – <1 dwelling unit per acre
- Medium-density residential intensity – 1-4 dwelling units per acre

Schuylkill Township – Chester County

Schuylkill's adjacent future land use generally compliments Tredyffrin's existing land use. These areas are predominately residential in nature with the T-2 (More Suburban; already subdivided) designation from the 2005 plan and Residential – Single-Family Detached Homes from the 2019 Phoenixville Region Plan being the designations in Schuylkill. These designations are consistent with the residential areas in Tredyffrin at these locations.

Adjoining zoning

- **R-1, Low-Density Residential District.** This designation abuts the **R ½, Residence District** for the entirety of the jurisdictional boundary.

Adjoining Future Land Use

- **2005 Schuylkill Township Comprehensive Plan Addendum - T-2 (More Suburban; already subdivided).** This designation abuts the entirety of the jurisdictional boundary.

Relevant excerpts for future land use:

- The T-2 zone should be most conducive to very low intensity residential land use and settlement.
- Land Uses in character zone T-2 could include those in T-1, as well as lower intensity residential land uses.
- Housing types should vary through character zones T-1 through T-4 with a greater diversity in zones T-3 and T-4.
- The building types should be in keeping with the historic character of notable existing residential buildings.
- Residential density should be on an increasing scale from character zone T-1 through T-4.
- Lot sizes and minimum lot areas should be proportioned to character zones T-1 through T-4.
- Lot averaging should be considered in all T-zones.
- Maximum building size regulations for each character zone should be established.
- Building coverages should be proportioned to character zones T-1 through T-4.
- Lot coverages with buildings and other impervious surfaces should be proportioned to character zones T-1 through T-4.
- Yard Depths should vary based on character zones T-1 through T-4.
- The T-2 Rural Road should be 12 feet for each lane; 24 feet for a two-way road. The Rural Road should not be curbed, unless slope conditions and stormwater management conditions warrant same.
- Sidewalks in zones T-2 through T-4 should be at least 4'-6" wide.

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2019 Phoenixville Regional Comprehensive Plan

- **Residential – Single-Family Detached Homes** – Areas from Rees Road to the jurisdictional boundary to the east.
- **Wooded/Natural Landscape** – Integrated into both of the aforementioned categories along the boundary.

Relevant excerpts for future land use:

- Medium-density residential uses– Single-family detached, single-family attached, TND, PRD developments with open space
- Low-density residential uses – Single-family detached, cluster developments arranged to maximize open space
- Low-density residential intensity – <1 dwelling unit per acre
- Medium-density residential intensity – 1-4 dwelling units per acre

Upper Marion Township – Montgomery County

As of 2019, the Upper Merion Township comprehensive plan is in the process of being updated. This will be evaluated upon its adoption.

Adjoining zoning

- **AG, Agricultural District.** This designation abuts the:
 - **R ½, Residence District.** From the jurisdictional boundary to the west to Valley Creek Road.
 - **RC, Rural Conservation.** Properties included as part of the Valley Forge Park.
 - **R-1, Residential District.** From the jurisdictional boundary to the east to Gulph Road.
- **KPMU, King of Prussia Mixed-Use District.** This designation abuts the **R-1, Residential District** for the entirety of the jurisdictional boundary.
- **Court Approved.** This designation applies to the King of Prussia Town Center and abuts **PA, Planned Apartment** at the Turnpike and 422 and **O, Office District** from the PA to Swedesford Road.
- **AR, Administrative and Research District.** This designation abuts the **O, Office District** between Swedesford Road and 202.
- **U-R, U-R Residential District.** This designation abuts the **O, Office District** between 202 and the CVT.
- **R-1A, Single-Family Residential District.** This designation abuts the:
 - **R-1, Residential District** between the CVT and near the Radnor Road/Brians Way intersection.
 - **R-1, Residential District** between Fletcher Road and Hobbs Road.
 - **R-1, Residential District** between Hughes Road and far southeast corner of the Township.
 - **R-2, Residential District** between Mt. Pleasant Avenue and Fletcher Road.
- **R-3, Residential District.** This designation abuts the **R-4, Residential District** between Radnor Road and Mt. Pleasant Avenue.

Purpose for Zoning in Upper Marion:

- This chapter is enacted in accordance with the Community Comprehensive Plan with respect to land use, density of population and location and function of streets and other community facilities and utilities and is designed for the purpose of promoting,

APPENDIX C

Zoning and Land Use in Adjoining Municipalities

protecting and facilitating the public health, safety, morals, general welfare, coordinated and practical community development, proper density of population, civil defense, disaster evacuation, airports and national defense facilities, and to facilitate the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements, and to prevent the overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic and other dangers, and to conserve the value of buildings and to encourage the most appropriate use of land throughout the Township. Encourage the maintenance and management of forested or wooded open space, and promote the conduct of forestry as a sound and economically viable use of forested land throughout the Township subject to specific requirements and regulations contained in §165-219.4 and other general performance standards that may apply. Protect prime agricultural land and promote the establishment of agricultural security areas, and encourage the continuity, development, and mobility of agricultural operations to the extent feasible given the fact that Upper Merion Township is a largely developed and built-out community.

Radnor Township – Delaware County

Radnor's adjacent future land use generally compliments Tredyffrin's existing land use. Specific recommendations include study of the Route 30 corridor in conjunction with Tredyffrin and how to best protect residential areas adjacent to this area.

Adjoining zoning

- **R-4, Residence District.** This designation abuts the:
 - **R-4, Residential District** from the jurisdictional boundary to just east of the second Longwood Drive intersection.
 - **R-2, Residential District** from Old Eagle School Road to the Amtrak/SEPTA ROW.
- **C-1, Local Commercial District.** This designation abuts the **C-2, Commercial District** across from Devon Square along Sugartown Road before Morris Road.
- **C-2, General Commercial District.** This designation abuts the **C-2, Commercial District** across from Devon Square in the vicinity of the Sugartown Road and Lancaster Avenue intersection.
- **R-2, Residence District.** This designation abuts the:
 - **R-2, Residential District** from the Amtrak/SEPTA ROW to the homes on Briar Road.
 - **R-1, Residential District** from the homes on Briar Road to Radnor State Road.
- **PI, Planned Institutional District.** This designation abuts the **R-1, Residential District** for its duration of its length east of Radnor State Road.
- **R-1, Residence District.** This designation abuts the **R-1, Residential District** from the eastern end of the **PI** to the jurisdictional boundary.

2003 Radnor Township Comprehensive Plan

Relevant excerpts for future land use: Further study of the Lancaster Avenue commercial corridor west of Bloomingdale Avenue to Old Eagle School Road including abutting residential uses should be undertaken, ideally in conjunction with Tredyffrin Township; special attention should be paid to residential areas behind the Wawa and Minellas Diner and any other residential areas specifically impacted by activity in the corridor.



APPENDIX

D

Ordinance Recommendations

Introduction

This appendix provides an overview of potential ordinance recommendations stemming from recommendations made in various topical chapters of this plan. This appendix is not intended to serve as an exhaustive list of draft ordinance recommendations, only a starting point for implementation of elements of this plan through the Township's regulatory structure. Any proposed amendments to Township ordinances should go through a rigorous public process and full review by the Township Solicitor.

Natural Resource Protections

- A. Wetlands: Consider establishing specific wetlands identification and delineation criteria, as well as a margin around all wetlands. Land disturbance should be limited or prohibited within this margin.
- B. Riparian Buffers: Consider establishing a riparian buffer which extends from both sides of the stream bank, with limitations on disturbance. Also, consider adding requirements that:
 - a. Call for the re-vegetation of un-forested riparian buffers.
 - b. Establish a two-tiered riparian buffer with stricter standards adjacent to streams.
- C. Tree replacement: Review standards concerning tree removal and replacement. Where possible, call for tree replacement if more than a specified area or number of trees are removed, and require or encourage use of native species. Where feasible, encourage that tree stumps remain naturally intact within the environment.

Connectivity

A. Sidewalks:

- Consider expanding requirements for sidewalk construction within the zoning ordinance to specifically encompass areas within Paoli, Strafford, Chesterbrook, Great Valley, and the Route 30 corridor.
- Consider expanding requirements for sidewalk construction for all other areas of the Township not specifically listed above in the subdivision and land development ordinance.
- Consider increasing the minimum sidewalk width to five feet in all areas where the six foot minimum is not mandated.

B. Trails and Paths:

- Consider defining different trail types (i.e. multiuse, local, etc.) and develop appropriate standards for each based on the anticipated usage.

C. Walkways and Crosswalks:

- Consider requiring walkways and crosswalks as part of pedestrian circulation systems of parking areas with fewer than 60 spaces.
- Consider increasing the minimum walkway width to five feet.



APPENDIX

E

Community Participation

Introduction

An essential part of the development of a comprehensive plan is community participation in the overall process. As part of the Tredyffrin update, public input was solicited and subsequently included as an element of the proposed recommendations and implementation strategies presented in each topical chapter. This appendix outlines the various methods utilized through the process to engage in the overall community.

Task Force

Development of this plan was led by a ten member task force consisting of representatives of the Board of Supervisors, Planning Commission, Environmental Advisory Council, civic associations, residents, and Township staff. 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 with the public for review and endorsement.

Stakeholder Interviews

Early in the planning process, numerous individuals within the community were identified by the Task Force to meet with independently for a stakeholder interview. Persons interviewed represented a wide array of interests from historical preservation and environmental protection, to economic development and public safety.

The interview format included the seven questions below, but would expand based on each interviewee's expertise in a discussion of strengths and opportunities facing the Township.

1. How long have you lived and/or been professionally involved in Tredyffrin Township?
2. What is your principal area of interest regarding Tredyffrin? *Resident, business owner, administrator, etc.*
3. What aspects of life or work in Tredyffrin Township do you feel positive about?
4. What aspects of life or work in Tredyffrin Township do you feel negative about?
5. What from your perspective are Township strengths?
6. What would you like to change or improve?
7. Do you have any other suggestions for the Comp Plan Task Force to consider?

Public Workshop

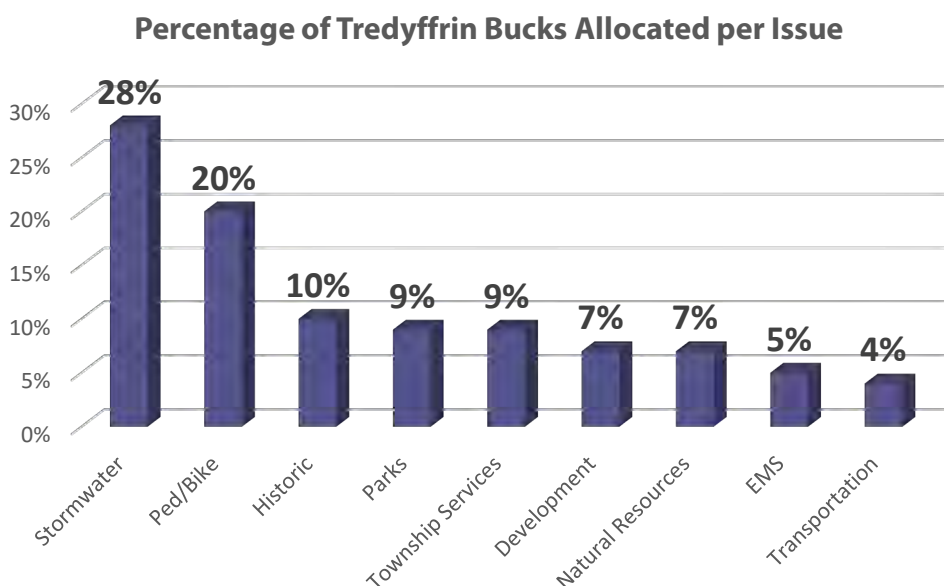
On March 2, 2020, a public workshop was held at the Tredyffrin Public Library to introduce the project, present initial public survey results, and solicit direct feedback from the community on strengths and opportunities facing the Township. Those at the workshop participated in a pair of visioning exercises to allow for direct input into the process.

Places Preserved, Enhanced, or Transformed

This visioning exercise asked those in attendance to denote on mapping of the Township specific areas that should be preserved, enhanced, or transformed. On the *Places Preserved* map, most of the comments focused on retaining larger, undeveloped areas as open space as well as advocating for greater connectivity between the various parks and open spaces throughout the Township. On the *Places Enhanced or Transformed* map, most of the comments focused on enhancement of existing parks facilities, revitalization of Chesterbrook Office Park, stormwater management facilities, and improved pedestrian access throughout the Township and specifically connecting to SEPTA stations.

Spending Priorities

This visioning exercise asked those in attendance on how they would like to see funding allocated for different Township services and/or amenities. Each person in attendance was given \$100 in “Tredyffrin Bucks” to determine how they would prioritize Township expenditures. The general breakdown of this exercise illustrated a wide range of priorities, with stormwater management and pedestrian/bicycle mobility receiving the highest allocations.



Public Meeting

On November 12, 2020, a virtual public meeting was held via the Zoom platform to comply with COVID-19 safety protocols. At this community meeting, the draft goals and recommendations developed by the Task Force were presented to the community. Several of those present at the meeting provided comments and recommendations for further refinements of the draft materials.



Approximately 50 persons participated in the virtual public meeting.

MPC Adoption Process

In January 2021, the Comprehensive Plan Task Force forwarded the draft plan to the Planning Commission for their review and consideration. The Planning Commission met first to discuss the draft plan at their February 2021 meeting, and then held the MPC mandated Public Meeting on March 18, 2021. At the conclusion of the March meeting, the Planning Commission made a formal recommendation to the Board of Supervisors for their consideration of the draft plan, inclusive of the edits requested resulting from their review.

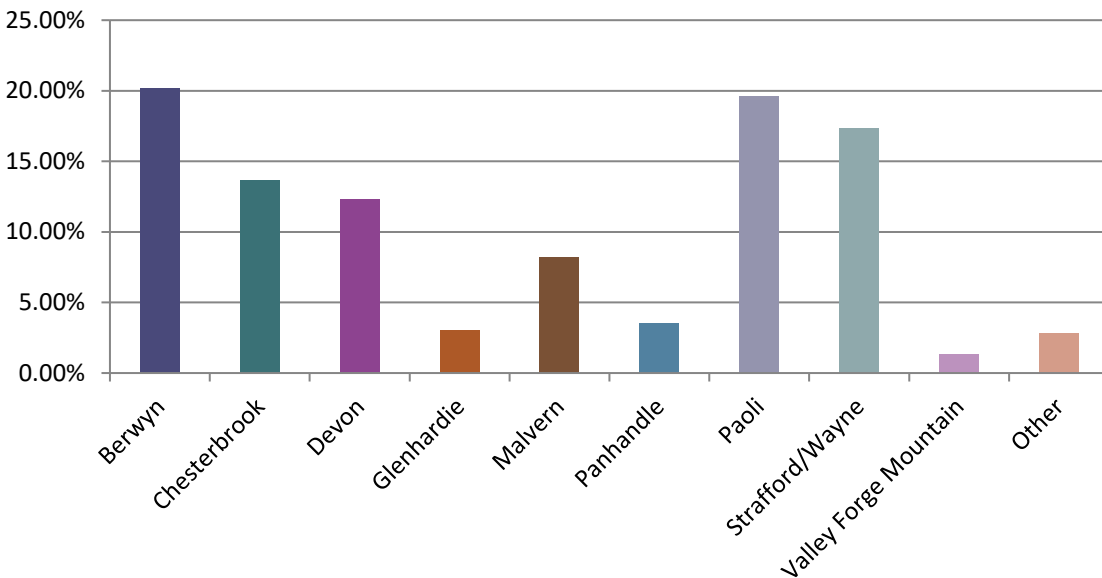
Public Survey Results

The public survey was conducted via SurveyMonkey and included a variety of questions regarding resident satisfaction with features in the community. For each question, survey participants were able to leave specific comments and feedback.

The survey was open for a period of 3 months and was promoted on the Township website and social media. Residents were encouraged to share the survey with others in the community. A total of 537 survey results and over 2,000 comments were received. While not meant to be scientific, or reflective of the entire community, the responses and comments received from this survey are a component of the overall goals, objectives, and recommendations of this plan along with other relevant information. The results of this survey, as well as summaries of common feedback are provided below.

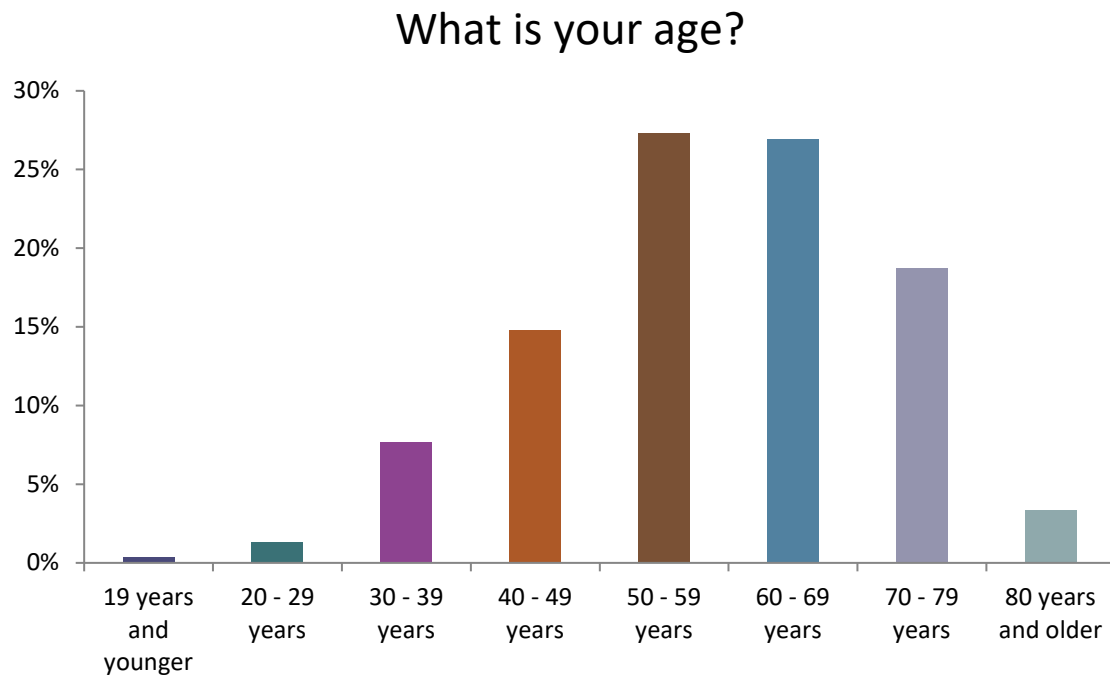
Geographic Representation

In what part of Tredyffrin Township do you live, work or own property?



Respondents of the survey represented all geographic areas within the Township.

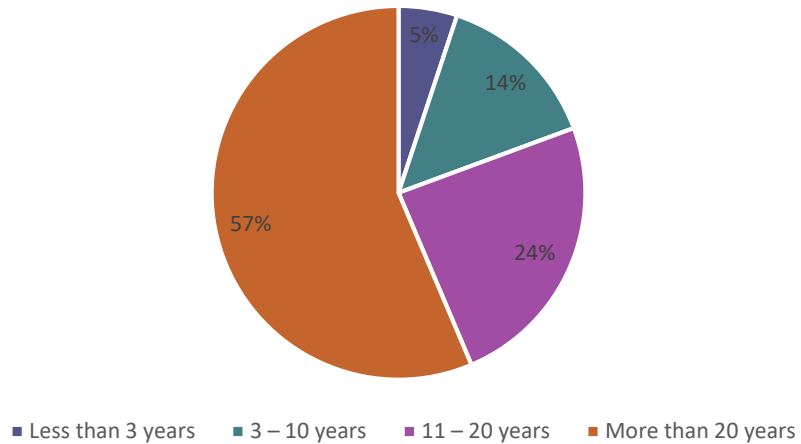
Age of Survey Participants



The survey response rate had high numbers of respondents from the ages of 50-79. While efforts have been taken to involve residents within the Millennial and Generation X age cohorts, their response rate is similar to that of other community surveys in nearby municipalities.

Length of Residency

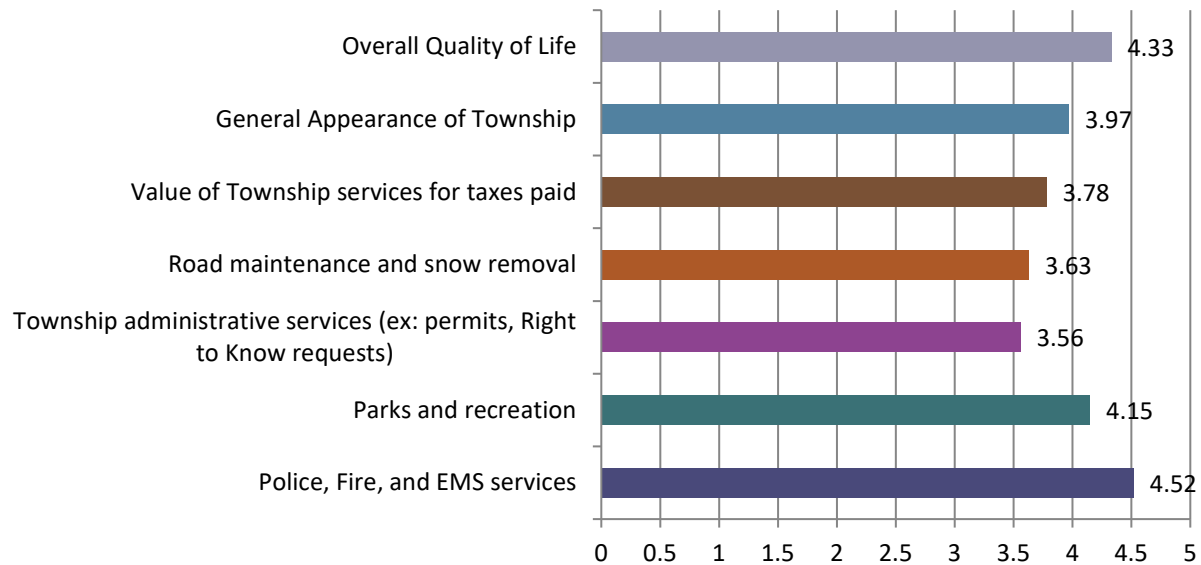
How long have you lived in Tredyffrin Township?



The majority of survey participants have lived in the Township for more than 20 years. Similar to the age of respondents, comparable surveys in the region have had similar results. Outreach efforts should continue the attempt to engage new residents with Township matters.

Community Service Satisfaction

Rate your satisfaction with the following
community services:

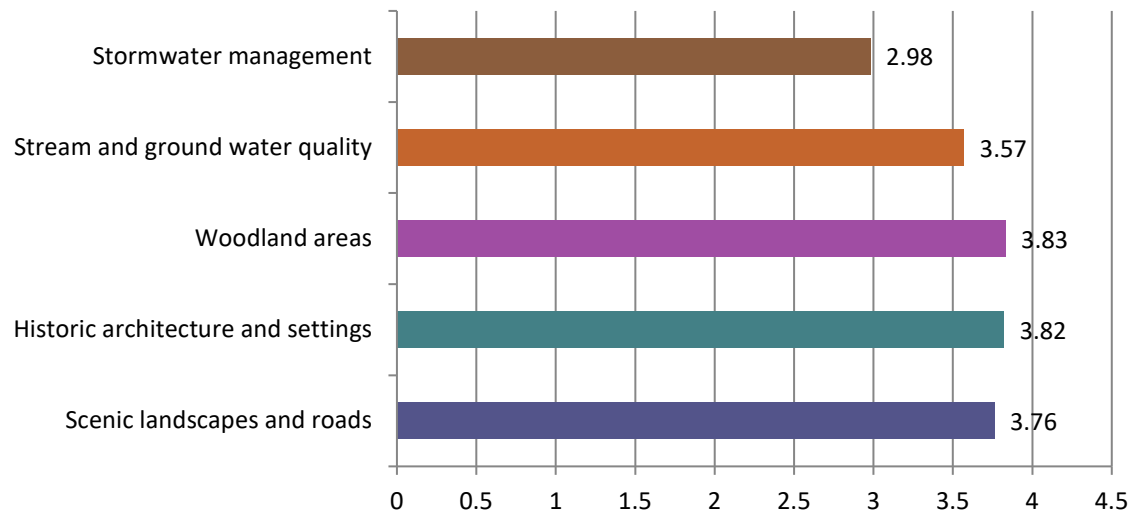


Overall, residents were very satisfied with community services within the Township. Frequent comments about community services included:

- Concerns of overdevelopment
- Need for more timely road repair
- General satisfaction with police/fire/EMS service
- Potential future need to assist in funding fire/EMS services

Natural Resource Satisfaction

Rate your satisfaction with the following
natural resources:

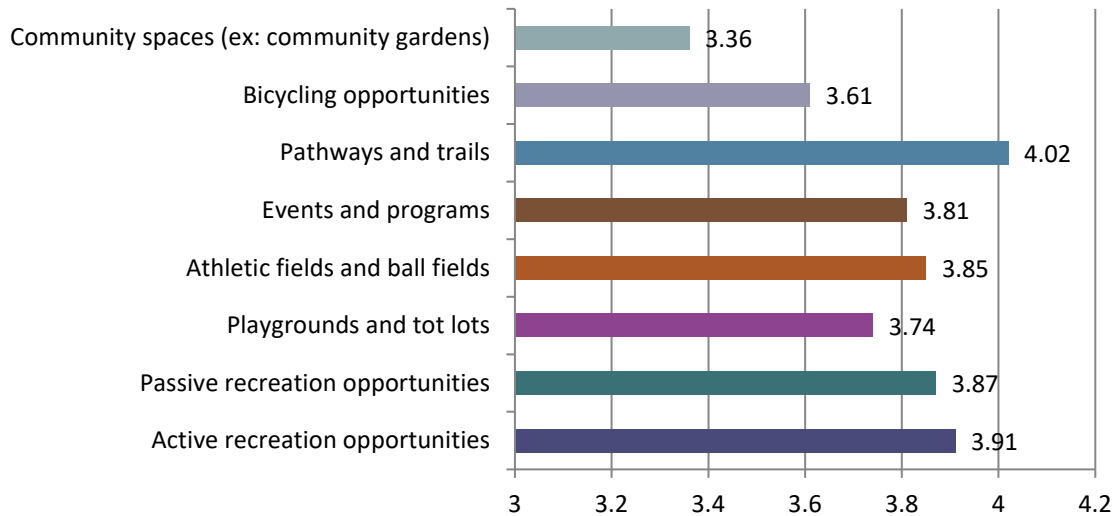


Residents were generally satisfied with natural resource quality in the Township. Stormwater management, which is an issue throughout the state, was a frequently cited concern. Other common comments included:

- Concerns of overdevelopment
- Stronger protections for historic resources
- Stronger protections for remaining woodlands
- Better maintenance of existing SWM facilities
- More proactive in addressing SWM problems

Parks and Recreation Satisfaction

Rate your satisfaction with the following
parks and recreation:

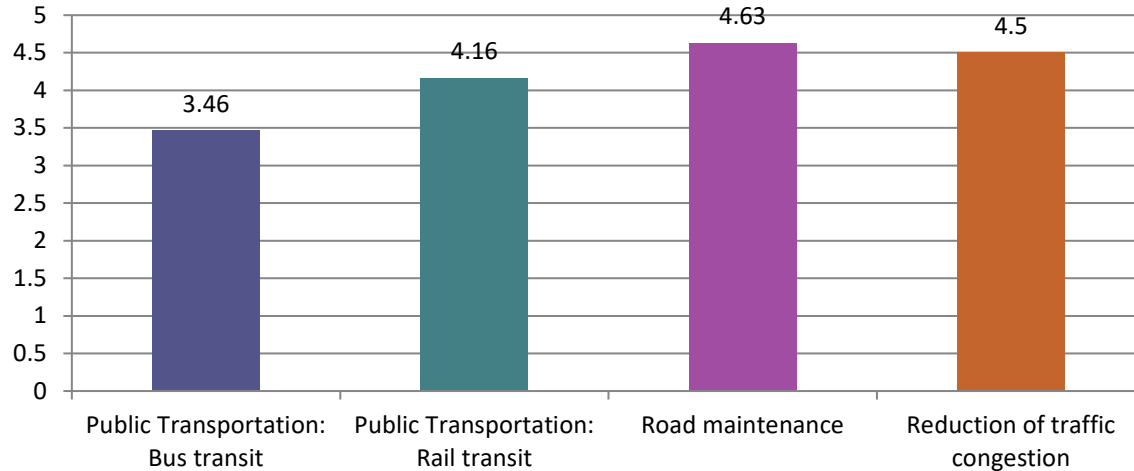


Residents were generally satisfied with parks and recreation facilities within the Township. Residents were particularly satisfied with Tredyffrin's extensive public trail system. Opportunities to improve services include the addition of bicycle and recreational opportunities and more community spaces such as a community center or community gardens. Frequent comments included:

- Better upkeep of athletic fields
- Possible expansion of park facilities
- Consideration for better bicycle and pedestrian facilities
- Frequently requested amenities – fenced dog park, pickleball courts, turf fields, more recreational programming

Transportation Improvement Opportunities

What is the importance of implementing the following transportation improvements?

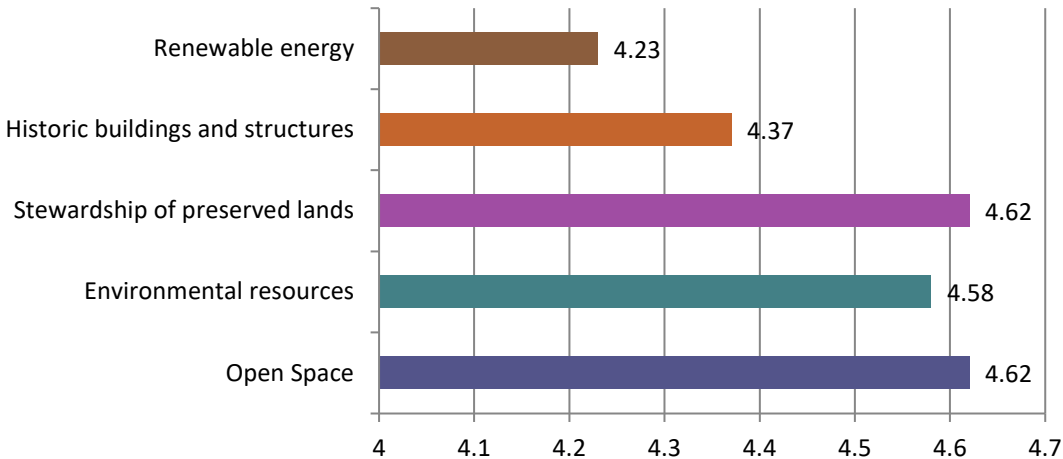


Survey results show that residents place a high priority on the reduction of traffic congestion, improving road maintenance, and improving rail transit. Residents placed less of a priority on improving bus transit in the region. Frequent comments included:

- Concerns of overdevelopment
- Improved SEPTA service
- Need for more parking at train stations
- More timely road repairs
- Create more transit connections to Chesterbrook
- More opportunities for safe walking and biking
- Make public transportation easier to use

Resource Preservation Opportunities

What is the importance of implementing the following resource preservation efforts?

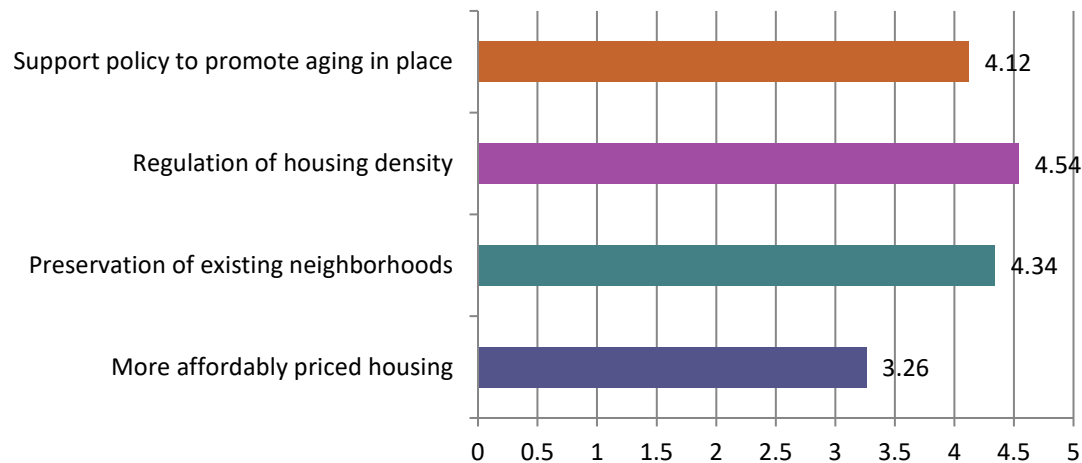


Tredyffrin residents placed a very high priority on the preservation of natural resources, specifically the stewardship of preserved lands, and preservation of environmental and open space resources. Frequent comments included:

- Concerns of overdevelopment
- Investigate the feasibility of increasing renewable energy usage
- Greater stewardship of preserved lands
- Control invasive species in parks and preserved areas
- Need to continue preserving historic structures, environmental resources, and open spaces
- Encourage adaptive reuse of historic structures

Housing Opportunities

What is the importance of implementing the following housing opportunities initiatives?

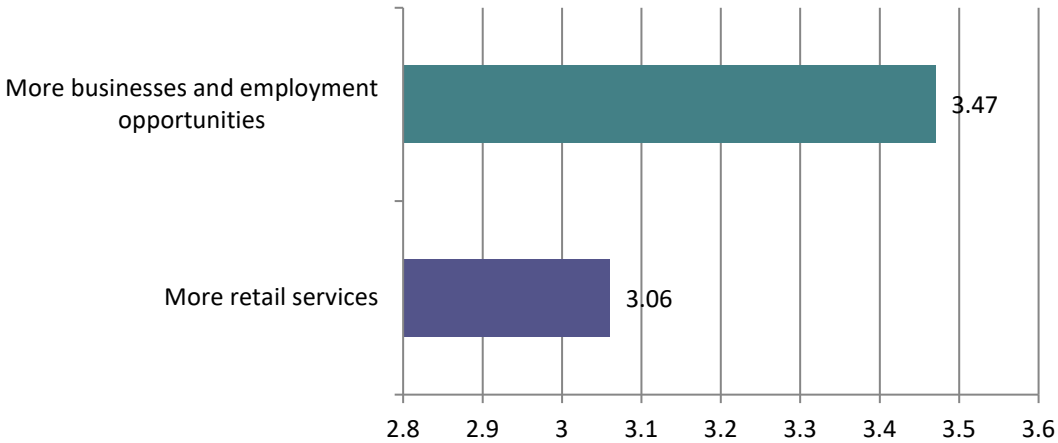


Residents value the regulation of housing density, preservation of existing neighborhoods and supporting promoting aging in place. Residents had a neutral response to more affordably priced housing in the community. Reoccurring comments on housing included:

- Concerns of overdevelopment
- Concerns of higher density housing
- Maintaining quality of school district
- Ability to age in place
- Next generation (“our children”) unable to afford to live in the township

Business and Services

What is the importance of implementing the following proposed business and services improvements?

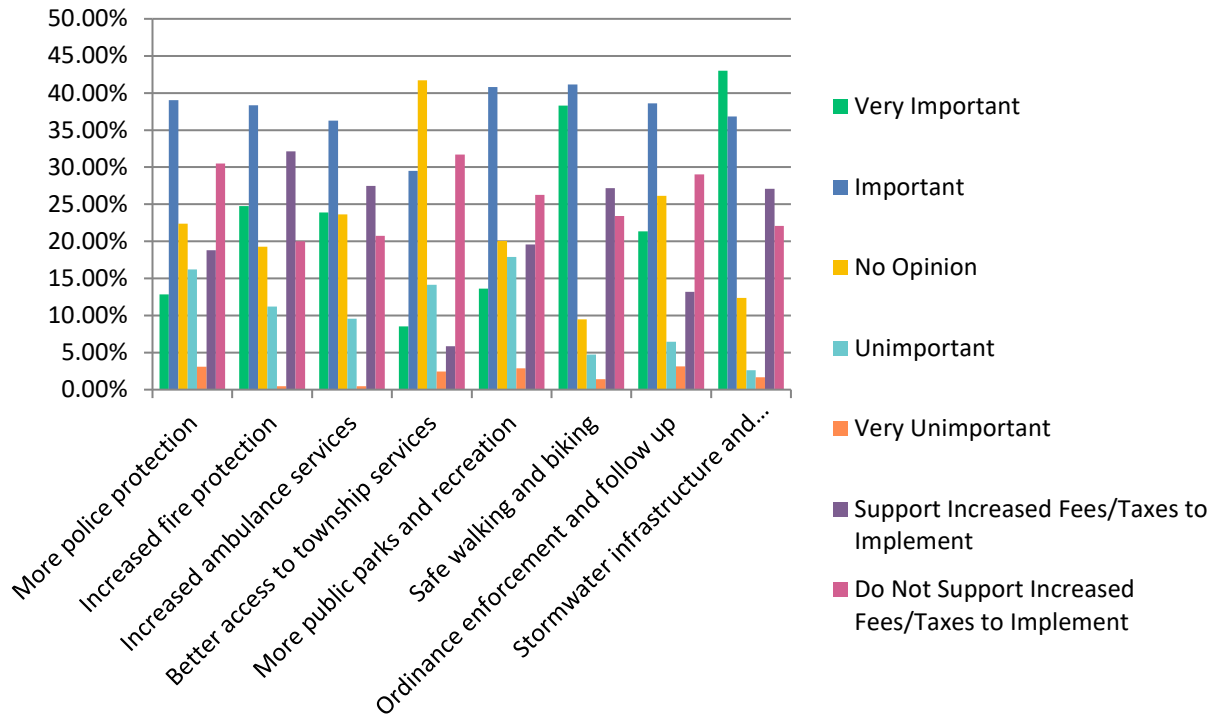


While residents slightly favored more business and employment opportunities, residents were generally neutral toward more retail services. The following were frequent comments on business and services:

- Enough retail opportunities within and nearby the Township
- Smaller retail opportunities where appropriate
- Utilize existing office buildings and businesses

Importance of Township Services

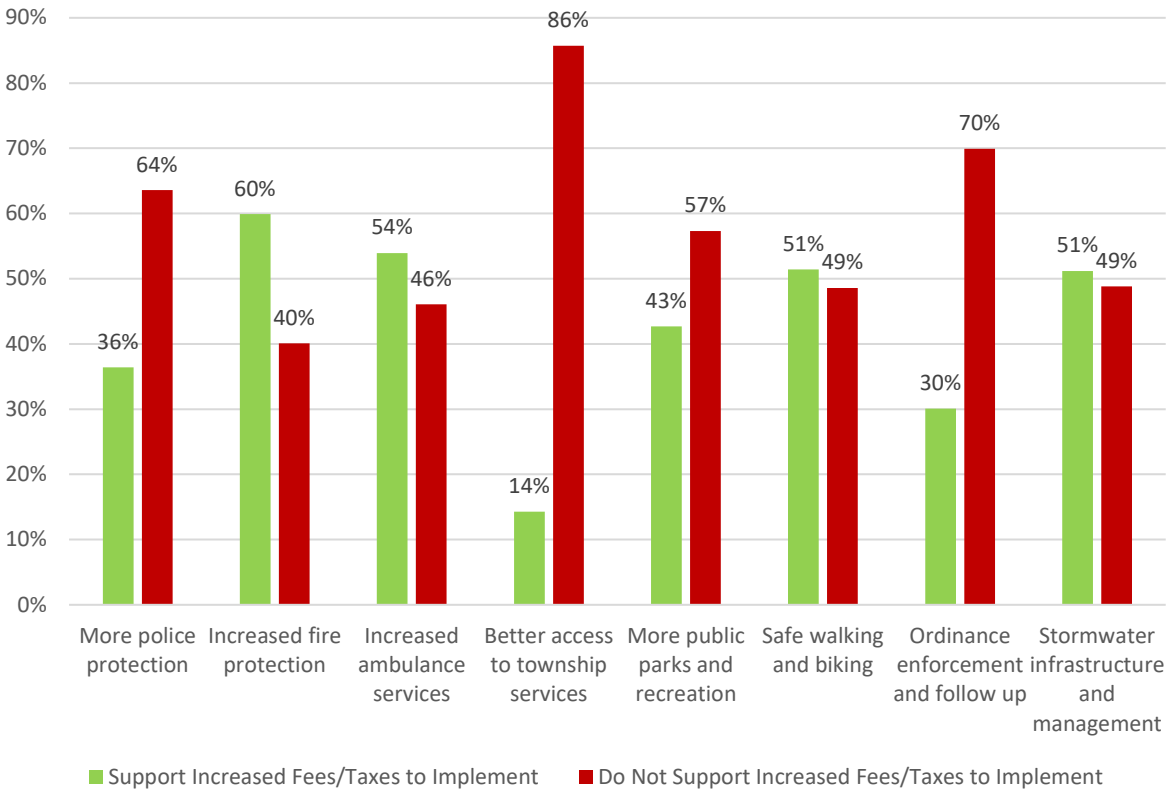
How important are improvements to the following services?



Residents had varying opinions on the importance of individual community services. Matters of importance to residents included increased stormwater management, safe walking and biking, parks and recreation, and ongoing police/fire/EMS protection. Results showed that residents were generally satisfied with access to Township services.

Willingness to Raise Taxes and Fees

If needed, would you support increased fees or taxes to fund these improvements?



Residents generally did not support the potential raising of taxes or fees to fund specific community services. Instances where residents may support taxes or fees to fund community services included fire/EMS protection, safe walking and biking, and stormwater management.

What do you think will be the biggest significant challenges or opportunities that Tredyffrin Township will face in the next 5 years?

- Overdevelopment
- Ability to fund community services such as fire/EMS
- Maintaining quality of school district
- Preserving natural resources and open space
- Responding to climate change
- Maintaining commercial base