

# **ROADMAP TO 2030:**

## **Comprehensive Plan Addendum 2019**

### **Vision, Goals and Actions**

**UPPER PROVIDENCE TOWNSHIP**  
**Delaware County**

October 10, 2019

# **Acknowledgments**

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## **Comprehensive Plan Process Overview**

Upper Providence Township has continually monitored the goals and objectives of the last Comprehensive Plan approved in 2005, but began its more formal review in 2015, primarily focusing on Ordinance updates and inputs from the Planning Commission and Zoning Officer. In late 2017, a Task Force was created of individuals who had served on various Township Boards and Commissions over the years, with the understanding that they would serve as a liaison between Township officials and the overall community, effectively serving as a steering committee for this next phase of the Township's vision. Throughout 2018, the Task Force met to review the 2005 Plan and discuss ideas for areas where changes and updates might be warranted as well as aligning on a process for collecting feedback from residents and other community members. From those discussions, the Task Force pulled together a timeline of events and activities needed to complete the update process in a timely manner.

In 2019, the Comprehensive Plan Task Force participated in multiple meetings and, along with Advisors from the Environmental, Recreation and Sewer boards, 5 workshops following the administration of a community survey from January 31 – February 22, 2019. The initial workshop, held on March 5, 2019, was to review the survey results and discern their meaning for the future of the Township. The subsequent workshop included a public presentation/discussion of the survey results with the community to solicit additional public feedback. The remaining workshops were held to update the Township Vision, revise the Comprehensive Plan Goals and Objectives, amend the Action Plan, update relevant population and housing demographics, and indicate consistency between the Delaware County 2035 and Connections 2045.

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# Table of Contents

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Upper Providence Township Vision ..... page 1

Township Accomplishments since 2005 Plan..... page 3

Goals & Objectives..... page 4

Action Plan.....page 13

Demographic Snapshot .....page 19

Plan Consistency .....page 22

Appendix 1: Survey Questionnaire and Results

Appendix 2: Meeting Agendas and Minutes

## Why Undertake a Comprehensive Plan Addendum?

The Comprehensive Plan is a policy tool intended to guide decision making and provide a vision for a community's future, particularly in regards to land use and development. Upper Providence Township's current Comprehensive Plan was written in 2005. It has served as a guide for decision making by the Planning Commission and Zoning Hearing Board, ensuring that submittals for approval are in congruence with the tenets of the Comprehensive Plan. In addition, given that the Pennsylvania Municipalities Planning Code (PA MPC) requires review of the Comprehensive Plan every ten (10) years, the Township began its review on a more informal basis with a review of policies and ordinances under the oversight of the Planning Commission. In late 2017, through dialogue with key Township officials, the Planning Commission and Zoning Officer, Township Council created a Task Force of individuals who had served on various Township Boards and Commissions over the years, with the understanding that they would be a liaison between Township officials and the overall community, effectively serving as a steering committee for this next phase of the Township's vision.

The Township's 2005 Comprehensive Plan provides that our quiet, green, rural community was effectively built out and that any remaining development would be small scale for residential, commercial, or industrial development or redevelopment. Those assumptions have proven accurate, with limited medium or large-scale development over the past fourteen years. Notable in this document and as noted in the 2005 Comprehensive Plan, the Township remains a wonderful and safe residential community, in which to live, play and raise a family. As with many communities and as anticipated in the 2005 Plan, our area continues to experience concerns about traffic volume and congestion and other transportation related issues driven by regional growth and constrained traffic infrastructure.

The purpose of this Addendum is to allow the Township to update its Vision and re-evaluate its Goals and Objectives and Actions from the 2005 Plan. Included will be a demographic snapshot of the community to provide currency for 2019. Moreover, accomplishments of the Township since the 2005 Plan was authored will be listed to illustrate the Township's commitment to the community and its overall well-being. Finally, a brief review of the Delaware County and Delaware Valley Regional Planning Commission Comprehensive Plans will be provided for consistency between these planning documents and the Upper Providence Township Comprehensive Plan.



# UPPER PROVIDENCE TOWNSHIP VISION

## Introduction

The task of reviewing and updating the 2005 Plan has been a long, methodical process by the Township. The Township and Taskforce held frequent regular meetings, received community input through meetings and visioning sessions, interviewed local businesses, and issued a survey to residents. The survey paralleled a similar survey issued in 2004, as part of the 2005 Plan process. One of the principal purposes of sending out the new survey and undertaking the other aforementioned tasks was to identify those aspects of the Township that have remained the same, those that have improved, and those areas to establish as our collective goals for the next decade.

The 2019 survey had many similarities to the 2004 questionnaire; however, some questions were framed differently, while others were independent from the 2004 questionnaire. The Township sent out 1,000 random on-line surveys in total, evenly disbursed to the five (5) voting districts per population. The Township received a 23 percent overall response rate to the eighteen (18) question survey. Again, the Township was soliciting responses about what residents like about Upper Providence, what they do not like, and how they think the Township should use its resources. Business and organization insights were collected through a series of 1-1 interviews with business owners and organization leaders. The resident questionnaire and survey results are provided in Appendix 1 to this Plan Addendum.

## Public Responses

From the on-line surveys, respondents were asked to rank twenty (20) aspects of the Township that were both appealing and unappealing. From that list of twenty (20), residents were asked to indicate the three (3) most critical opportunities that should be addressed by the Upper Providence Township Council. The top three critical items to be addressed were as follows: 1) traffic volume, traffic management, and/or congestion; 2) road surface conditions; and 3) community walkability.

- Some key findings from the survey include the following: Consistent with the 2004 survey, a large majority of the residents felt the Township is safe and would recommend Upper Providence Township as a place to live. Most felt there was a sufficient mix of businesses to serve Township residents (though a small percentage more in 2004 than in 2019).
- Existing parks/open space are appreciated – Rose Tree Park is recognized as an Upper Providence Township “Treasure” and a majority of residents would like to see greater utilization of Scott Park including for recreational and educational purposes.
- Township Services are considered exemplary, particularly first responders, fire protection, and law enforcement. Township administrative staff also received high marks from residents.
- The community finds the quality of schools to be quite appealing.
- As indicated and consistent with the 2004 survey, traffic along the Route 252 corridor is of particular concern to Township residents. The Providence Road and the Baltimore Pike intersection and the Ridley Creek Road and Baltimore Pike intersection were also cited as being problematic in the 2019 survey.
- A significant number of residents felt that road surface conditions are sub-par and felt many need to be improved.

- Consistent with the 2004 survey, residents want more sidewalks, walking paths, bike lanes, or pathways to enhance multi-modal opportunities.

Furthermore, members of the business and organization community were surveyed by Task Force members as part of the public input process for this Addendum, and some of the common themes are as follows:

- Business owners intend to conduct their businesses here in Upper Providence Township over the next five (5) years, with none expressing a desire to relocate;
- Streetscape improvements would be an enhancement to provide an identity for Upper Providence Township and distinguish it from Media Borough; and
- The limitation of available parking is an impediment for the business community for existing and/or future businesses in the Township.
- Businesses would like to see the Township initiate more community building initiatives through streetscape improvements, community days, and other measures to bolster our sense of place.

The Vision Statement for this Addendum to the 2005 Upper Providence Township Comprehensive Plan incorporates the six vision statements from the 2005 Plan into a more cogent broad based statement encompassing the type of community Upper Providence would like to be in the future. This Vision Statement sets the direction for the community and helps to inform the updated Plan goals, objectives and actions set forth.

The VISION for **Upper Providence Township** is as follows:

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Upper Providence Township is a safe, attractive, family-oriented community with a wide range of housing choices and plenty of open, green spaces, with walkable egress to key Township destinations, sustained by residents, businesses and officials who are dedicated to environmental judiciousness and fiscal responsibility.

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## TOWNSHIP PROGRESS AND ACCOMPLISHMENTS SINCE 2005 COMPREHENSIVE PLAN

Mindful of the ever changing times, the Township is strategically planning for the future to allow the residents to continue to enjoy a high quality of life, supported by key services and facilities, while a competitive and vibrant economic sector is nurtured. This Addendum to the 2005 Comprehensive Plan summarizes critical goals and objectives and actionable policy in pursuit of this future.

The Township's existing Comprehensive Plan was adopted in 2005 and this Addendum to the Plan is intended to build upon that planning process and provide a more focused effort on the most implementable set of actions. This addendum provides the Township with an opportunity to assess its role in the region and create a meaningful path forward.

Since the adoption of the 2005 Comprehensive Plan, Upper Providence Township has made significant strides toward accomplishing many of its then-stated Plan goals. A short list of notable achievements that have been accomplished since the adoption of the 2005 Plan include:

- Extensively reviewed and updated the Township's Zoning Ordinance, Subdivision and Land Development Ordinance (SALDO) and other Township policies related to the planning and design of roadways, sidewalks, trails, public transit, and parking facilities;
- Continued to work with PennDOT to plan, evaluate improvement options, coordinate activities and pursue opportunities to advance design and construction of intersection improvements, most notably the road widening of the critical intersectional flow area from Rose Tree Park south to just below the US1 Bypass;
- Installed sidewalks along business properties on Providence Road to facilitate pedestrian egress;
- Formed a Trail Plan Task Force to research and address the desire of the community for walking and biking trails throughout the Township;
- Undertook improvements to wastewater collection and conveyance throughout the Township to move households to public sewer, in accordance with the Act 537 Sewage Facilities Plan. Furthermore, the Township finished the project under budget and in less time than projected;
- Acquired environmentally sensitive properties including Scott Park, to prevent over development;
- Supported initiatives to assist the Township in the preservation and maintenance of open space;
- Continued to provide a high level of public safety services; and
- Partnered with Middletown Township, Media Borough, and Delaware County to coordinate on plans to enhance the Mineral Hill property.

# GOALS AND OBJECTIVES

## Introduction

In the course of developing this Addendum to the Comprehensive Plan, the Upper Providence Township Comprehensive Plan Task Force identified ten goals that should serve as the cornerstone of implementation for the Township into the future. Each goal is supported by multiple objectives and the ten goals are enumerated below under each topic:

- One goal addressing land use;
- Two goals for traffic volume and safety;
- Five goals for community infrastructure and services;
- One goal for resource preservation; and
- One goal for storm water management – MS4.

Note that implementation of many of the objectives guided by the character and desire of our community, will promote the above-stated goals, as well as to enhance the other stated goals and bring the VISION into focus.

## LAND USE

### **Goal #1:**

Provide for the development and redevelopment of land within the Township in a manner that respects, preserves, and enhances the residential character of the various neighborhoods.

- **Objective 1A:** Review and amend the Township’s development regulations (Zoning Ordinance and Subdivision and Land Development Ordinance) to implement the land use allocation as elicited through citizen response of the public outreach process and the policy set forth.
- **Objective 1B:** Continue to accommodate a comprehensive range of housing choices that encourage the availability of housing to households over a wide range of socio-economic standards. However, the Township does not want to encroach on sensitive natural features to maximize density or increase population that would compromise existing community and character attributes.
- **Objective 1C:** Assure that land use regulations continue to accommodate a comprehensive variety of uses that will promote the fiscal health of the Township, particularly as land is developed or rezoned.
- **Objective 1D:** Partner with the Chamber of Commerce, Commercial Real Estate professionals, and other business organizations to bolster businesses in our defined commercial corridors.

## TRAFFIC VOLUME AND SAFETY

### **Goal #2:**

Identify, pursue, promote and encourage solutions to enhance the Route 252/Providence Road corridor between Rose Tree Road and Monroe (5-points), the State Road corridor between Bobbin Mill Road and Summer Street, and Ridley Creek State Road at Baltimore Pike including consideration of traffic and pedestrian safety measures, providing sufficient parking facilities and access to the Township, and improving appearance of these gateways as a way to build a sense of place within the community.

- **Objective 2A:** Contact Delaware County and PennDOT to secure design assistance and funding.
- **Objective 2B:** Secure professional assistance to execute a high quality design and identify funding sources for construction of road and streetscape improvements.
- **Objective 2C:** Conduct an analysis of Ridley Creek and Crum Creek Road corridors to identify design deficiencies and work with PennDOT to resolve them in a timely fashion.
- **Objective 2D:** Identify appropriate locations for traffic calming measures, paying particular attention to areas frequented by pedestrians and evaluating specific traffic calming structural improvements. Collector and minor roads are a particular concern as they are more frequently used by pedestrians.
- **Objective 2E:** In cooperation with adjacent municipalities, compile a library of traffic impact studies to evaluate how they can be part of regional solutions to address the traffic and congestion issues this area.

## TRAFFIC VOLUME AND SAFETY

### Goal #3:

Develop a regional, multi-municipal management plan to address problems of traffic volume and congestion, particularly in light of the development occurring in both Edgmont and Newtown Townships.

- **Objective 3A:** Continue contact with surrounding municipalities, Delaware County, the Delaware Valley Regional Planning Commission (DVRPC), the Delaware County Management Association (DCTM), and PennDOT to generate interest in and secure a commitment to complete such a plan as resources and opportunities to do so become available.
- **Objective 3B:** Engage local legislators (i.e., State Senators, State Representatives) for coordination and collaboration to find solutions in addressing this issue.
- **Objective 3C:** Identify potential funding sources.

## INFRASTRUCTURE AND SERVICES

### Goal #4:

Identify potential routes and opportunities for trails, paths, and sidewalks to connect residential areas with key destination points using public and quasi-public facilities such as parks, schools and churches.

- **Objective 4A:** Identify suitable extensions of the Media Borough sidewalk network in cooperation with the Borough.
- **Objective 4B:** Explore the applicability of funding sources for implementation, including federal transportation resources and programs administered by PennDOT.
- **Objective 4C:** Work with outdoor recreation organizations to identify potential/preferred bicycle and trail routes through the Township. PennDOT does offer funding through its Act 13, Greenway Trails and Recreation Program.
- **Objective 4D:** Utilize designs and construction material for sidewalks and pathways that will minimize the environmental impact of these features.

## INFRASTRUCTURE AND SERVICES

**Goal #5:**

Continue to stay an active participant in the Delaware County Consortium of Local Governments which is recognized as a Pennsylvania Council of Governments (COG) organization.

- **Objective 5A:** Identify those services where inter-municipal cooperation is most appropriate for Upper Providence Township; consider first responders and road maintenance services in particular.
- **Objective 5B:** In concert with the Delaware County COG, identify opportunities where neighboring municipalities would be amenable to entering into inter-municipal agreements with Upper Providence Township in the benefit of the participants.



DELAWARE COUNTY CONSORTIUM OF GOVERNMENTS - FACILITATING AND DEVELOPING MUTUAL COOPERATION AMONG MUNICIPALITIES

## INFRASTRUCTURE AND SERVICES

### **Goal #6:**

Provide a high-quality experience for users of Township services including users of the Township Building, (promoting the efficiency of Township employees and usefulness to Township residents) and maintain the current high level of satisfaction with the Upper Providence Township Police Department. Moreover, continue to evaluate and improve emergency preparedness at the Township, as deemed necessary.

- **Objective 6A:** Evaluate the feasibility of moving some Township functions off-site (i.e. Public Works Department), thereby freeing up space within the current Township complex.
- **Objective 6B:** Identify future staffing requirements needed to achieve goals.
- **Objective 6C:** Continue to work with police staff to assure continued access to the resources necessary to meet community needs.
- **Objective 6D:** Identify possible sources of funding that would allow for improvements without adding to the fiscal burden of the Township.
- **Objective 6E:** Continue to provide appropriate, basic emergency information to the citizenry through publications and the Township website.
- **Objective 6F:** In concert with the recently performed energy audit, the Township is encouraged to implement the recommendations, as well as continue their best management practices for energy conservation and renewable energy.

## INFRASTRUCTURE AND SERVICES

### **Goal #7:**

Provide for a full range of recreational activities through the utilization of property, as well through co-operative arrangements with other public and quasi-public agencies. Moreover, encourage community engagement to identify properties that can be used to enhance the recreational activities the community desires.

- **Objective 7A:** Develop capital improvement and long-term maintenance plans for recreational facilities used by Township residents.
- **Objective 7B:** Continue to coordinate with the Delaware County Parks Department regarding improvements outlined in the Rose Tree Park and Mineral Hill Master Plans.
- **Objective 7C:** Continue coordinating and assisting with the existing athletic and sports associations to improve and maintain existing facilities and programs as they evolve for active recreation to include the development of new ones.
- **Objective 7D:** Preserve and protect environmentally sensitive lands for the dual purposes of providing recreation opportunities and preventing inappropriate development.
- **Objective 7E:** Ensure that Scott Park, an environmental treasure, be utilized for unique passive and active recreational and educational opportunities in keeping with the existing and natural attributes of the property.



## INFRASTRUCTURE AND SERVICES

### Goal #8:

Continue to maintain regular contact with the educational institutions and other learning institutions within the Township, as well as the Media-Upper Providence Free Library to identify and promote mutually beneficial objectives.

- **Objective 8A:** Continue to review Township land use regulations and other municipal ordinances to identify areas where the interests of the owners of property surrounding schools are not adequately protected, as well as areas where regulations are unnecessarily restrictive upon school operations; amend as deemed necessary.
- **Objective 8B:** Enlist the assistance of schools in addressing traffic concerns, such as excessive speed, lack of pedestrian access, inadequate traffic controls and safe access to public transportation.
- **Objective 8C:** Maintain a cooperative relationship with the Rose Tree Media School District regarding the availability of District owned recreational facilities to the public.
- **Objective 8D:** Continue to support the Media-Upper Providence Free Library, including direct funding and in-kind assistance with library programs.



## RESOURCE PROTECTION

### Goal #9:

Retain current ordinance provisions for natural resource protection, enhancing them where necessary. Protect and preserve the wooded and environmentally sensitive areas throughout the Township. Protect the groundwater resources that serve the Township.

- **Objective 9A:** Review the Township regulations to identify their effect upon natural resources; enhance protective measures where warranted.
- **Objective 9B:** Make information readily available via printed or electronic media to residents regarding the benefits of wooded areas and how to care properly for their wooded lots.
- **Objective 9C:** Identify critical woodland areas and other environmentally sensitive areas, such as ones with floodplains or in steep sloped areas.
- **Objective 9D:** Consider the need for developing and implementing regulations and ordinances that protect and preserve the function of the critical woodlands and environmentally sensitive identified areas.
- **Objective 9E:** Review and amend, as necessary, the Township Subdivision and Land Development and Storm Water Management Ordinances to require current best management practice (BMPs) for storm water management.
- **Objective 9F:** Maintain communication through the Township Authority with water providers and neighboring municipalities in order to coordinate ground water and source water protection measures to assure adequate supply for residents and businesses.



## STORMWATER MANAGEMENT

### **Goal #10:**

Meet small municipal separate storm sewer system (MS4) permittee requirements.

- **Objective 10A:** Satisfy the six (6) Minimum Control Measures (MCM) and determine measurable goals to gauge permit compliance.
- **Objective 10B:** Implement a public education program to distribute educational materials to the community, or conduct equivalent outreach activities about the impacts of storm water discharges on local water bodies and the steps that can be taken to reduce storm water pollution.
- **Objective 10C:** Form partnerships with non-governmental organizations (e.g., environmental, civic, and industrial organizations), since many already have educational materials and perform outreach activities to fulfil the educational requirements of the permit.



# ACTION PLAN

## Introduction

Over the past 15 years, Upper Providence Township has accomplished a multitude of its Goals and Objectives through actionable steps taken by the governing body and the associated boards, committees and task forces; however, the amended Goals and Objectives set forth, indicate that more can and will be done during the next ten (10) years to continue to make the Township the desirable place to live, work and play it currently is.

- New **PLANNING EFFORTS** include the Addendum to the Comprehensive Plan which focuses on revisions to the Goals and Objectives, an implementable Action Plan, and Township Accomplishments. The Township will continue to amend planning documents, as deemed necessary in response to policy directives derived from implementation of the Plan and Addendum.
- **DESIGN AND CONSTRUCTION EFFORTS** include the various structural improvements to the road system along the identified Providence Road and State Road corridors (e.g. Ridley Creek Road/Baltimore Pike & Providence Road and Baltimore Pike), the establishment of a pedestrian network, and improvements or relocation of Township facilities.
- Some tasks are essentially **ADMINISTRATIVE** and are most properly implemented by Township staff or may require the hiring of additional staff on at least a temporary basis. These tasks include emergency management and searching and applying for funding sources that are available for other actions called for here. An example of where this would be suitable is the benchmarking effort proposed to measure progress on several areas of concern.
- Finally, it is understood that there are several tasks that are principally **OUTREACH AND COORDINATION** among the Township and other agencies, as well as with the Township residents. Such collaboration and cooperative effort are obviously an element of nearly all other actions.

## **Planning Efforts**

### ***Action 1: Review/amend the Zoning Ordinances***

This action will implement or support objectives 1A, 1C, 8A, 9A, and 9D. Council should consider assigning this task to the Planning Commission or may want to appoint an ad-hoc committee to execute this task. Due to the level required for this work, the Township should consider retaining a professional consultant to produce the document. Continued work on Zoning Ordinance should commence upon adoption of this Addendum to the Comprehensive Plan.

### ***Action 2: Review/amend Subdivision and Land Development Ordinances***

This action will implement or support objectives. Similar to the Zoning Ordinance, the SALDO revision/amendment should be executed at the direction of the Township Council, with direct responsibility assigned to the Planning Commission or an ad-hoc committee. Work on the SALDO should begin upon completion of the Zoning Ordinance.

### ***Action 3: Continued evaluation of Emergency Management Plan***

The Emergency Management Plan provides local providers of emergency services with a set of standard operating procedures (SOP's) for use in emergencies, including weather emergencies and traffic incidents that involve spillage of hazardous materials (Source Water Protection). It is good for the public to be aware that such a plan exists and where they can get more information in the event of an emergency or how to report an emergency. The Township Manger is also the Emergency Services Coordinator and should be responsible for providing appropriate information on the Township website and/or printed material pursuant to objective 6E.

### ***Action 4: Develop Multi-Municipal Traffic Management Plan***

This action will implement or support objectives 2E, 3A, and 3B; it is also complements other actions designed to enhance inter-municipal cooperation among Upper Providence Township and its municipal neighbors. Due to its inter-governmental nature, the initiative must come from Township Council reaching out to the governing bodies of other municipalities regarding the issue. Delaware County should also provide assistance to this effort.

### ***Action 5: Develop a plan for pedestrian access and circulation***

This action will implement or support Goal 4 and its four objectives. This project would be appropriate for the Township Planning Commission or an ad-hoc committee that would include Planning Commission members.

### ***Action 6: Develop opportunities to optimize utilization of Scott Park***

This action will implement or support objective 7E. This project would be appropriate for the both the Environmental Commission and Recreation Board to assist the Township Council in determining the type of activities to support in Scott Park such as semi-active recreation, playground(s), a fishing area, and an environmental educational center. Additionally, the Township may consider enlisting the group Upper Providence for Open Space and the Delaware County Parks and Recreation Department to provide support to the effort in determining the appropriate uses for this environmental treasure.

## **Design and Construction Projects**

### ***Action 7: Develop design for Providence Road Corridor (Route 252) between Media Borough line and Rose Tree Park***

This action will implement or support Goal 4. While this would also be an appropriate task for a Township Transportation Committee, the purpose of this project is not purely to improve transportation. Instead, the idea is to improve the corridor on a number of levels, creating a greater “sense of place,” a more pleasing appearance which will include streetscape improvements, and better accommodations for pedestrians. If successful, the Township envisions a time when residents of the neighborhoods surrounding this corridor could walk to the schools, churches, and businesses along the corridor. This could be a project for the Planning Commission, perhaps with assistance from the local design professionals.

### ***Action 8: Develop design for State Road Corridor between Monroe Street and Bobbin Mill Road***

This action will implement or support Goals 2 and 4. This action is similar to the one described above for Providence Road. State Road is another major point of entry to the Township, and the visual quality of the area to include streetscape enhancements contributes significantly to how the Township is perceived. The specific steps necessary to implement this action are also similar to those for Action 6.

### ***Action 9: Develop design for the Ridley Creek Road and Baltimore Pike Intersection***

This action will implement or support Goals 2 and 4. This action is similar to the one described above for the State Road Corridor. Baltimore Pike is another major point of entry to the Township from Media Borough with a variety of commercial and industrial land uses south on Baltimore Pike, and open space and residential uses north of the intersection. Improvements to this intersection would enhance the visual quality of the area contributing significantly to how the Township is perceived. The specific steps necessary to implement this action are also similar to those for Actions 6 and 7.

### ***Action 10: Develop design for the Bishop Hollow Road and Providence Road Intersection***

This action will implement or support Goals 2 and 3. Improvements to this intersection to alleviate the significant volume of traffic southbound out of Edgmont Township. Runnemedde Farms, a residential development in Edgmont Township is planning to construct a 200 unit apartment complex, further exacerbating the volume of traffic that will utilize Providence Road. A cooperative and collaborative effort between the two Townships to seek solutions that will enhance the design of this intersection is paramount as development in adjacent Edgmont Township has increased due to the emergence of public sewers.

## **Administrative**

### ***Action 11: Explore possible ways to relocate some Township services***

This action will implement or support objective 6A. Currently, Township services are provided at the North Providence Road complex which has limitations for future expansion. The Township Council in conjunction with the Township Manager should determine what Township owned land or other available properties may be available to relocate services such as the public works to enhance the efficiency of those services.

**Action 12: *Identify funding sources***

This action will most directly implement or support objectives 2C, 4B, and 6E. Given the Township's limited financial resources, this is a critical action. It can also be a time consuming endeavor, as funds appropriate for projects described here are available from a variety of public and private sources. Furthermore, the amount of funding available and the various program requirements change frequently. Ideally, this type of work could be executed by Township staff under the direction of the Township Manager. Alternatively, the Township could consider adding a self-funding function whose remittance is to identify specific grants.

**Action 13: *Annual inspection of stormwater management facilities and MS4 requirements***

This action will implement or support Goal 10. This should be administered by the Township Manager, but the actual inspection work would be performed by the Township Engineer and Public Works staff.

## **Outreach and Coordination**

**Action 14: *Maintain regular contact with surrounding municipalities to review issues of mutual interest and to develop strategies to address them***

This action will implement or support objectives 5A and 5B. The Township will find this most effective if it occurs on as many levels as possible: elected officials, professional staff, and appointed officials – all under the direction of their various heads. The Township should be proactively establishing contact with their peers in the surrounding communities to address the concerns noted in this Plan and the Addendum and to promote the goals and objectives and identified guiding principles.

**Action 15: *Maintain regular contact with the Rose Tree Media School District to review issues of mutual interest and to develop strategies to address them***

This action will implement or support Goal 8. Similar to the preceding action, this action should be promoted on as many levels as possible, although elected officials will have primary responsibility.

**Action 16: *Maintain regular contact with State and Federal level legislators to assure that local concerns, particularly traffic issues are raised at the level of government that has the authority to address them most effectively***

This contact will also help keep Township aware of funding and programs that have the potential to benefit the Township by promoting other objectives. This action will implement or support objectives 2a and 3B.



## Guiding Principles for Planning, Development, and Growth

These guiding principles for the 2019 Comprehensive Plan Addendum are intended to summarize the approach and actions above and to supplement the “purpose” of the Upper Providence Township Zoning Ordinance.

Upper Providence Township is envisioned to be a community that:

**1. Balances the Pace of Growth with Infrastructure Capacity and Improvements.**

Coordinate development and redevelopment with available sewer, transportation, and other infrastructure systems in order to maintain a high quality of life for residents and businesses, and manage Township financial resources.

**2. Conserves Open Space and promotes active and passive recreation opportunities for enjoyment of future generations and enhancement of Community Character.**

Proactively expand the protection and preservation of natural resources, to include woodland and other environmentally sensitive areas.

**3. Promotes Route 252 as a vibrant and attractive thoroughfare that reflects the diversity and vitality of the Township.**

Re-envision Route 252 as an attractive, vibrant, and well-functioning multi-modal corridor, as applicable.

**4. Values and protects Historic, Natural and scenic Resources for vital roles in Township identity, health and recreation, and green infrastructure.**

Incorporate strong resource protections and enhancements as part of new development/redevelopment, so that essential functions and contributions are maintained and enhanced for the future.

**5. Invests in a growing network of trails, bike paths, sidewalks, and pathways that facilitates safe and convenient walking and biking around the Township for work, school and recreation.**

Develop interconnected networks of trails, sidewalks, pathways, and crosswalks, that are accented with shade trees and street lights, to provide functional, safe, and attractive thoroughfares, where applicable.

**6. Strives for a diverse housing supply, in enhanced older neighborhoods and new mixed used neighborhoods, provides opportunities for families, the young an old and persons of any ability or income to reside in the Township.**

Encourage a diverse range of housing and neighborhoods types that will better meet the needs of existing and future residents of any age, ability and income.

**7. Enables redevelopment and flexible development patterns that continue to attract residents and businesses, and encourages efficient use of land and infrastructure.**

Use redevelopment to increase the variety of neighborhood and business settings available in the Township, while more effectively using existing infrastructure, and maintaining the Township's attractiveness to future residents and businesses.

**8. Includes Energy Conservation as an integral component of policy decisions effecting land use and transportation, municipal operations and community services.**

Consider energy efficiency, and any related long-term cost savings and/or environmental benefits, as a key factor in policy decisions, particularly in regards to development, land use, and municipal operations.

**9. Provides local governance and services in an open, efficient and fiscally sound manner that supports the township's high quality of life.**

Maintain community facilities, utilities, and police protection, to enhance livability, manage growth, and enhance fiscal judiciousness. Maintain and enhance safety to better serve and protect diverse communities and neighborhoods.

**10. Seeks to increase opportunities for Regional Cooperation and Collaboration that will result in more innovative and efficient provision of services, effective protection of regional resources, and maintain capacity for growth and redevelopment.**

Maintain the existing relationship with neighboring municipalities and the regional Council of Governments (COG) to enhance regional collaboration and cooperation.



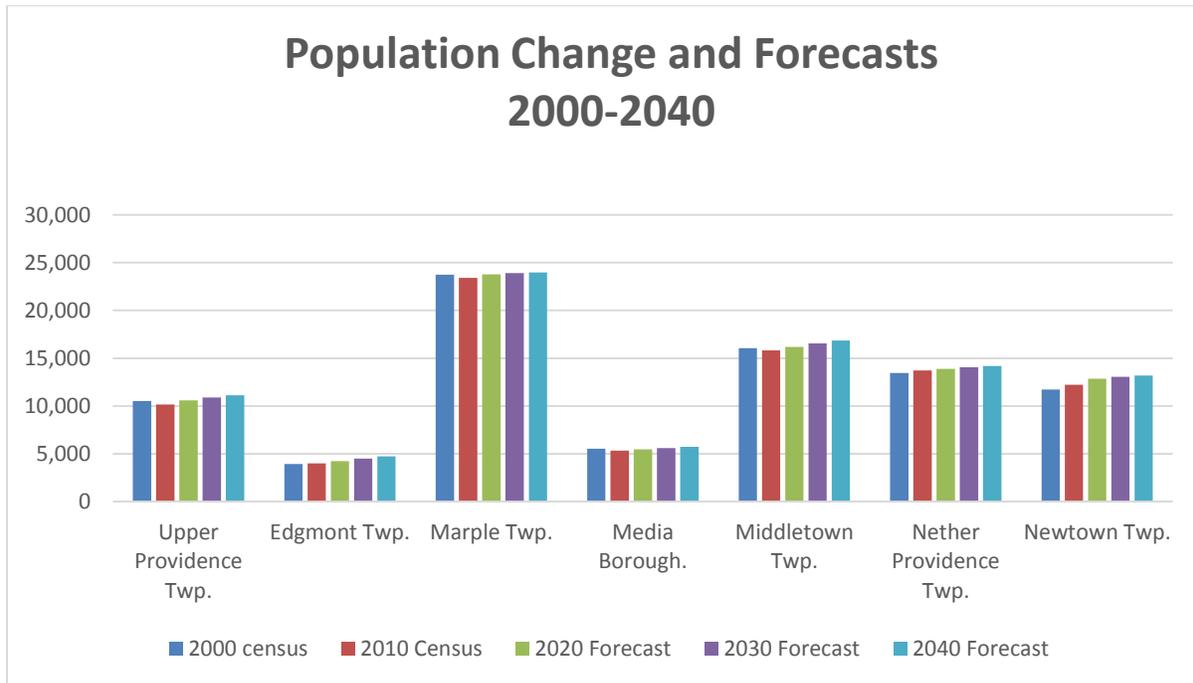
## DEMOGRAPHIC SNAPSHOT

### Who lives in Upper Providence Township?

- Upper Providence Township has an estimated 10,435 people living in 4,065 household units in 2017;
- 41.2% of households are **families with children** under age 18 years of age;
- The two largest segments of Upper Providence's population are the 35-44 years old (12.8%) age group and the 45-54 years old (16.7%) age group. According to 2015 Census age-cohort estimates, the median age is 44.9 years. Furthermore, 17.8% of the population is 65 years or older according to the same 2015 cohort estimates;
- Upper Providence residents are well educated, with more than 62% of the population holding a bachelor's degrees or higher.
- Residents have a significantly higher median income (\$118,393) than that of Delaware County as a whole (\$69,839).
- According to the American Community Survey 2013-2017, the median value of owner-occupied housing units is \$436,800 and the median gross rent for the same time period is \$1,020.
- At 2.4%, Upper Providence has a lower poverty rate overall than the county as a whole; however, a greater percentage of those in poverty in the Township are seniors as compared to Delaware County.
- Over 57% of workers are employed in management, business, arts, and science jobs. This is significantly higher than any other category not identified within the management sector. Education, legal, community service, arts and media occupations are a distant second with 13.8% of the workers employed in those job classifications.
- As of 2012, Upper Providence Township has 1,354 firms with approximately 57% male-owned, 33% percent female owned, and 10% minority-owned firms.
- The mean travel time to work for workers 16+ is 32 minutes.

Sources: US Census Bureau, American Community Survey 2013-2017, and QuickFacts

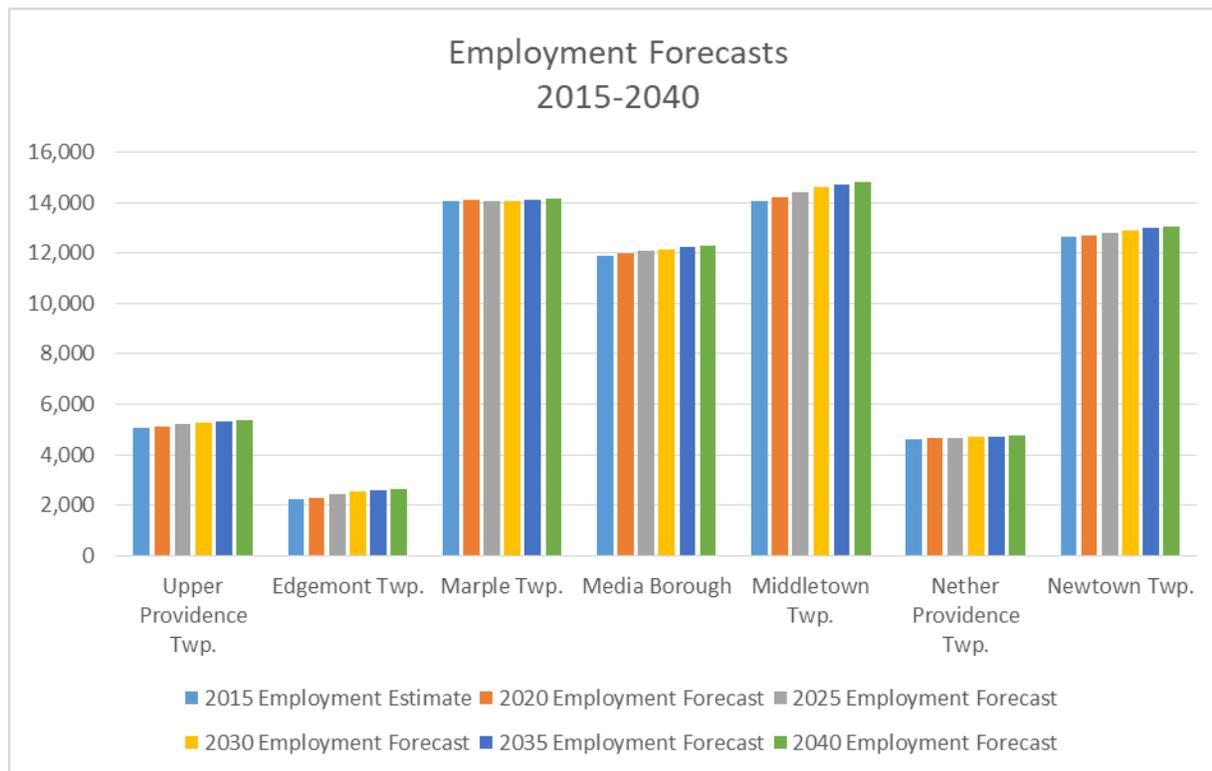
### Population Forecasts - 2015-2040



Source: U.S. Bureau of Census and Delaware Valley Regional Planning Commission, July 2016

Municipalities	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2040 Forecast
Upper Providence Twp.	10,510	10,142	10,592	10,881	11,110
Edgmont Twp.	3,915	3,987	4,214	4,504	4,735
Marple Twp.	23,735	23,428	23,794	23,898	23,979
Media Borough.	5,530	5,327	5,445	5,608	5,738
Middletown Twp.	16,065	15,807	16,185	16,560	16,858
Nether Providence Twp.	13,456	13,706	13,893	14,063	14,199
Newtown Twp.	11,705	12,216	12,849	13,038	13,189
Delaware County	551,989	558,979	568,337	577,248	584,329

### Employment Forecasts – 2015-2040



Source: Delaware Valley Regional Planning Commission, October 2016

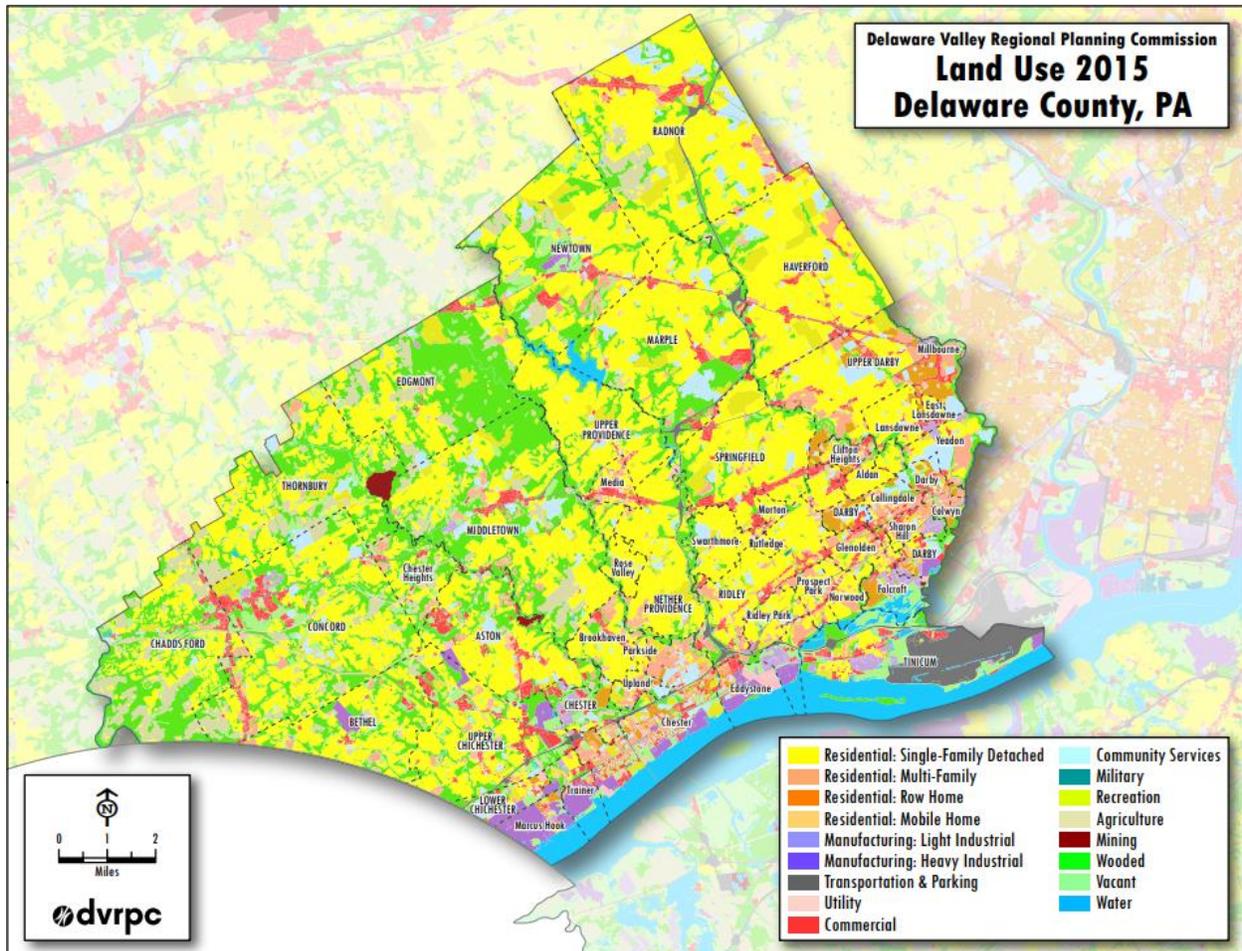
Municipalities	2015 Employment Estimate	2020 Employment Forecast	2025 Employment Forecast	2030 Employment Forecast	2035 Employment Forecast	2040 Employment Forecast
Upper Providence Twp.	5,055	5,144	5,198	5,283	5,338	5,373
Edgemont Twp.	2,247	2,307	2,424	2,542	2,601	2,630
Marple Twp.	14,026	14,082	14,063	14,045	14,085	14,143
Media Borough	11,882	11,974	12,064	12,156	12,236	12,303
Middletown Twp.	14,076	14,220	14,407	14,597	14,727	14,820
Nether Providence Twp.	4,626	4,656	4,677	4,698	4,723	4,747
Newtown Twp.	12,615	12,710	12,798	12,888	12,971	13,040
Delaware County	268,054	270,167	272,269	274,401	276,248	277,763

# PLAN CONSISTENCY

## Land Use

### Existing Land Use

The **Existing Land Use Map** and the table below depict the current land use as of the 2015 for Upper Providence Township as depicted by data obtained from the Delaware Valley Regional Planning Commission (DVPRC). Single-family detached residential (46.7%) is the single largest land use in the Township by a wide margin, with Woodland areas coming in second with 22.1%.



## Land Uses in Upper Providence Township (2015)

Land Use	Acres	% of Township
Residential: Single-Family Detached	1,727	46.7
Residential: Multi-Family	36	1.0
Industrial	3	Less than 1 percent
Transportation	673	18.2
Utility	5	Less than 1 percent
Commercial	44	1.2
Community Services	72	2.0
Recreation	154	4.2
Agriculture	4	Less than 1 percent
Woodland	819	22.1
Water	147	4.0
Vacant	16	Less than 1 percent
Total	3,700	100

Source: DVPRC, 2015

### Land Uses Categories:

**Residential-Single-family detached** – Single-family detached units, including their lots where lot boundaries are evident.

**Residential-Multi-family**- Any multiple residential units. Examples of multi-family units include duplex, triplexes, apartments, and condominiums.

**Industrial**- Industrial parks and small-scale manufacturing and assembly.

**Transportation** – All land devoted to rail, air, marine, and highway transportation.

**Utility** – Uses such as power generation and substations, major transmission lines and towers, water infiltration and storage tanks, wastewater treatment facilities, landfills, and recycling center.

**Commercial** – Areas containing structures primarily used for the sale of products and services.

**Community Services** – Structures that provide noncommercial services, educational facilities, places of worship, hospitals, government centers, and correctional facilities.

**Recreation** – Areas developed for recreational activities.

**Agriculture** – Land devoted to crops, pastures, orchards, tree farms and other agricultural uses.

**Woodland** – Areas of contiguous canopy or solid tree cover, woodlands, and natural lands.

**Water** – Water areas include rivers, canals, streams, lakes, reservoirs, and ponds that have two definable boundaries.

**Vacant** – Areas that are not clearly wooded, agricultural, developed, landscaped, cleared, or unused but are clearly tied to other uses.

**Development since 2005:** When compared to data from 2015 land use changes have been rather minimal because Upper Providence Township is extensively developed. While the land use is characterized in a slightly different manner than in the 2005, the data ostensibly states that the Township is a residential community with a significant amount of woodlands and open space that has an intrinsic value to the community.

## DVRPC – Connections 2045

Connections 2045 introduces several new planning factors to its long-range plan. It addresses the importance of education in recognition of the fact that this basic service is vital to the region’s ability to meet its other goals. Connections 2045 also places an increased emphasis on the necessity of regional cooperation, government efficiency, and innovation in implementing the strategies identified in the plan. The concept of sustainability is a key policy value that is woven throughout the Plan. Sustainability refers to the ability of a region to meet its present needs without compromising the ability of future generations to meet their needs. The Plan includes a number of goals to ensure a sustainable future and outlines what investments and policy decisions the region will need to make over the life of the Plan to achieve the goals.

The Plan was developed around five integrated core principles:

- Sustain the Environment
- Develop Livable Communities
- Expand the Economy
- Advance Equity and Foster Diversity
- Create an Integrated, Multimodal Transportation Network

The five core principles are related to the five major topics considered in Connections 2045: the environment, communities, economic competitiveness, equity, and transportation.



Connections 2045 defines **Rural Areas** as agricultural communities and those with large natural areas. Key policy objectives for these areas include conserving natural resources, limiting development, and preserving the rural lifestyle and village character that makes these areas unique.

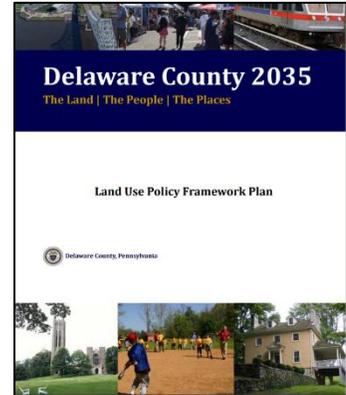
### Plan Consistency and Mega-Regional Planning

DVRPC’s long-range plan and planning process strives to be consistent with and complementary to the goals and policies of the plans and programs of member municipal and county governments, and the statewide transportation plans of the Pennsylvania and New Jersey departments of transportation.

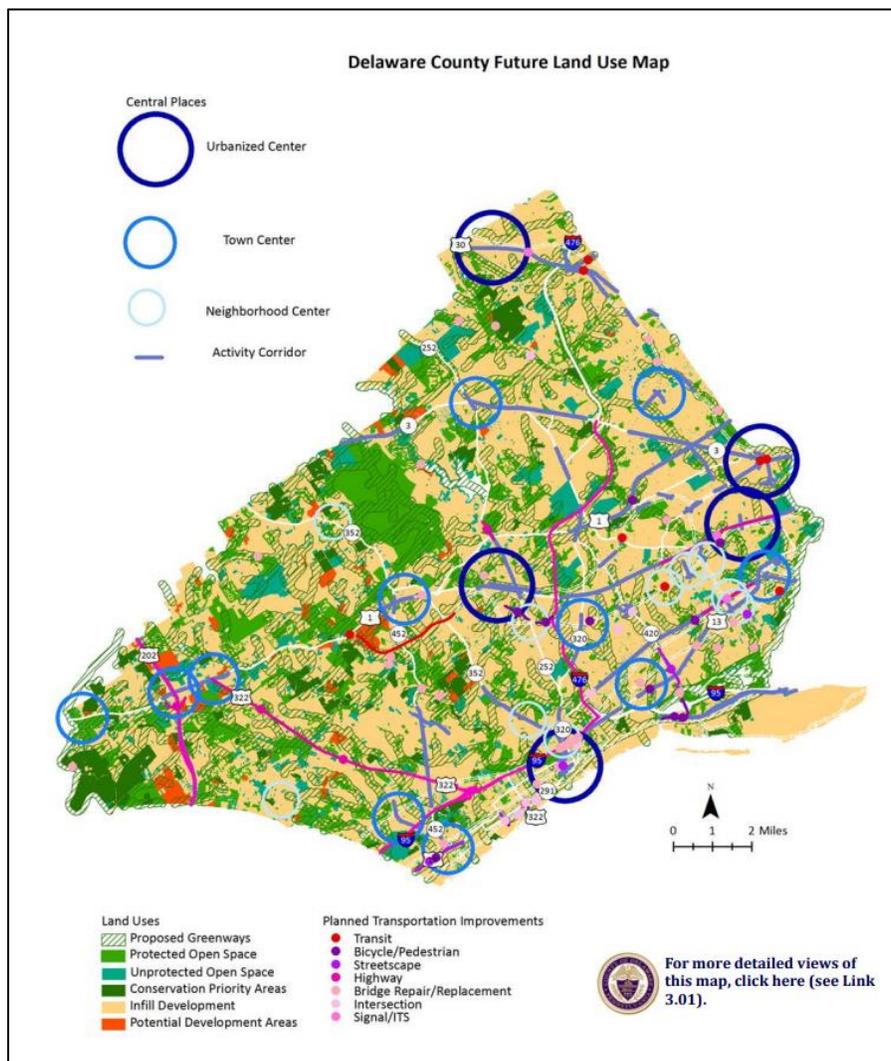
The Upper Providence Township Comprehensive Plan and this Addendum supports and provides consistency between Connections 2045. Upper Providence Township has and will continue to support the five integrated core principles of DVRPC’s Plan as they relate to the goals, objectives, and implementable actions of this plan, particularly as referenced to conserving natural resources and limiting development.

### DELAWARE COUNTY 2035 - Land Use Policy Framework Plan

The Delaware County Planning Department intends to support growth in the County through the celebration of community character, the sum of essential qualities that makes each neighborhood and a municipality a distinct place. Delaware’s County’s Land Use Planning Goal is “To preserve and enhance the existing diversified mix of land use and provide orderly mix of land uses and provide for orderly and coordinated development that sustains a high quality of life.”



The Future Land Use Map shown below is a visual aide to assist in identifying responsible and creative development and redevelopment opportunities. The map illustrates proposed greenways, protected open space, conservation priority areas, and infill development that provides consistency between the two future land use maps. Upper Providence Township is promoting protection, and preservation of open space, greenways, and environmentally sensitive areas, and supporting context sensitive development.



## **Appendix 1: Survey Questionnaire and Results**

# Upper Providence Township Resident Survey

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1. Enter your Survey Code Number

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2. How long have you lived in the Township?

- 0 - 5 years
- 6 - 10 years
- 11 - 15 years
- 16 - 20 years
- 21 - 25 years
- 26+ years

3. Do you rent/lease or own your home?

- Rent/Lease
- Own

4. Please indicate the number of persons in each age group residing in your home (including yourself) in each age group.

	1	2	3	4	5	6	7	8	9	10+
0 - 5 years	<input type="checkbox"/>									
6 - 10 years	<input type="checkbox"/>									
11 - 15 years	<input type="checkbox"/>									
16 - 20 years	<input type="checkbox"/>									
21 - 30 years	<input type="checkbox"/>									
31 - 40 years	<input type="checkbox"/>									
41 - 50 years	<input type="checkbox"/>									
51 - 60 years	<input type="checkbox"/>									
61 - 70 years	<input type="checkbox"/>									
70+ years	<input type="checkbox"/>									

5. In the past 12 months, how many times have you personally attended the following Upper Providence Township-sponsored meetings?

	0	1	2	3	4	5	6	7	8	9	10	11
Council Meetings	<input type="checkbox"/>											
Planning Commission Meetings	<input type="checkbox"/>											
Zoning Hearing Meetings	<input type="checkbox"/>											
Sewer Authority Meetings	<input type="checkbox"/>											
Recreation Board Meetings	<input type="checkbox"/>											
Environmental Committee Meetings	<input type="checkbox"/>											

## Upper Providence Township Resident Survey

6. How would you rate each of the following aspects of Upper Providence Township in terms of its overall appeal? Please use a scale of 1-7 where 1="Extremely Unappealing" and 7="Extremely Appealing". If there are additional appealing or unappealing aspects of the Township that you feel should be included on this list, please write them in the space provided.

	1 Extremely Unappealing	2	3	4	5	6	7 Extremely Appealing
Attractiveness/Aesthetics of the Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Athletic Fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing Availability/Choice	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Law Enforcement Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Protection Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sense of Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks/Open Space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Playgrounds for Children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Volume	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road Surface Conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Mass Transit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth/Development Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash Collection Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Walkability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bike Lanes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

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7. From the list in Question #6, please indicate the 3 most critical opportunities that should be addressed by the Upper Providence Township Council.

Critical Item #1
Critical Item #2
Critical Item #3

## Upper Providence Township Resident Survey

8. How likely would you be to support the use of Township funds to address each of the following initiatives? For each individual item, please assume that, for an expenditure of \$1 Million, your total tax increase would be approximately 3%, or \$7 per \$100,000 of assessed property value.

	1 Extremely Unlikely	2	3	4	5	6	7 Extremely Likely
Preservation/Maintenance of Open Space for Purpose of Environmental Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Protection/Maintenance of Open Space for Aesthetic Purposes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Preservation/Protection of Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Sewer and Water Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Promoting Economic Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improvements to or Maintenance of Existing Parks and Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
More Sidewalks/Walking Pathways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Biking, Hiking, and Walking Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquisition of Additional Property for Public Park Land (new parks or expansion of existing)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
New Playgrounds and/or Refurbishing Existing Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop Areas for Active Recreation such as Softball, Baseball, Football, Soccer, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Recreation Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create a Dog Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional Funding to Support the Media-Upper Providence Library	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Upper Providence Township Resident Survey

9. Using a scale of 1-7 where 1="Extremely Unsafe" and 7="Extremely Safe", indicate how safe you think the following traffic/transportation routes/areas are for residents/visitors of Upper Providence Township.

	1 Extremely Unsafe	2	3	4	5	6	7 Extremely Safe	N/A No Opinion
Bikeways/Bike Routes	<input type="checkbox"/>							
Sidewalks/Walking Paths	<input type="checkbox"/>							
Route 252 (Providence Road) North of the by-pass	<input type="checkbox"/>							
Route 252 (Providence Road) South of the by-pass	<input type="checkbox"/>							
Old State Road from Providence Road to Crum Creek Road	<input type="checkbox"/>							
Route 252 & Route 1 (at the by-pass)	<input type="checkbox"/>							
Route 252 & Providence Road (Rose Tree Park – Springton Lake MS)	<input type="checkbox"/>							
East Rose Tree Road from Route 252 to Old State Road	<input type="checkbox"/>							
West Rose Tree Road from Route 252 to Ridley Creek Road	<input type="checkbox"/>							
Ridley Creek Road from Rose Tree Road to Baltimore Pike	<input type="checkbox"/>							
Kirk Lane from Providence Road to Ridley Creek Road	<input type="checkbox"/>							
Ridley Creek Road & Baltimore Pike	<input type="checkbox"/>							

Other (please specify)

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## Upper Providence Township Resident Survey

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10. Indicate the primary cause for concern for each area you indicated as unsafe (rate 1-4) in the previous question.

	Speed	Congestion	Visibility	N/A Not an issue I rated unsafe
Bikeways/Bike Routes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks/Walking Paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Route 252 (Providence Road) North of the by-pass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Route 252 (Providence Road) South of the by-pass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Old State Road from Providence Road to Crum Creek Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Route 252 & Route 1 (at the by-pass)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Route 252 & Providence Road (Rose Tree Park – Springton Lake MS)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
East Rose Tree Road from Route 252 to Old State Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
West Rose Tree Road from Route 252 to Ridley Creek Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ridley Creek Road from Rose Tree Road to Baltimore Pike	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kirk Lane from Providence Road to Ridley Creek Road	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ridley Creek Road & Baltimore Pike	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

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11. Using a scale of 1-7 where 1="Extremely Unsafe" and 7="Extremely Safe", please rate the safety of your street.

	1 Extremely Unsafe	2	3	4	5	6	7 Extremely Safe	N/A No Opinion
Your street	<input type="checkbox"/>							

Please specify your street

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## Upper Providence Township Resident Survey

12. Please indicate your primary area of concern relative to the safety of your street.

	Speed	Congestion	Visibility	N/A Not an issue I rated unsafe
Your street	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please specify your street

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13. With relatively little undeveloped land in the Township, new development is likely to be in the form of infill (development of small parcels in existing neighborhoods with zoning or other challenges) or redevelopment. The following items are common forms of infill or redevelopment that the Township will need to address going forward. Indicate your level of support for each type of redevelopment using a scale of 1 to 7, where 1="Strongly Oppose" and 7="Strongly Support".

	1 Strongly Oppose	2	3	4	5	6	7 Strongly Support
Conversion of Existing Homes to Non-Residential Use	<input type="checkbox"/>						
Conversion of Single-Family Homes to Multi-Family Homes	<input type="checkbox"/>						
Development of Nonconforming Empty Lots	<input type="checkbox"/>						
Expansion of Non-Residential uses to Residential Areas	<input type="checkbox"/>						
Expansion of Residential Uses to Non-Residential Areas	<input type="checkbox"/>						
Placement of an "In-Law Suite" (i.e. an independent living unit) in a Single Family Home	<input type="checkbox"/>						
Construction of "Elder Cottage" (i.e. structurally separate residential unit – typically for an elderly family member) on a Lot already having a Single-Family Home	<input type="checkbox"/>						
Allowing Homeowners to Operate Limited Traffic Businesses from their Homes	<input type="checkbox"/>						
Further Subdivision of Existing Residential Properties to Accommodate Additional Homes	<input type="checkbox"/>						
Replace Single-Story Commercial Development with Multi-Story Commercial Development	<input type="checkbox"/>						

## Upper Providence Township Resident Survey

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14. Using a scale of 1-7 where 1="Strongly Disagree" and 7="Strongly Agree", please indicate your level of agreement with the following statements.

	1 Strongly Disagree	2	3	4	5	6	7 Strongly Agree	N/A
The Township has a sufficient mix of businesses to meet the needs of its residents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dealing with the Township for securing special permits is an easy process.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Township employees are courteous and friendly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
My councilperson is easily accessible/available to me.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I have adequate information concerning Township matters that are of interest to me.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I would recommend the Township as a place to live to my friends, /family, or colleagues.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Township website is easily navigable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. What additional businesses are needed in the Township?

Check all that apply.

- Dining (restaurants, coffee shops, pizza, etc.)
- Hair/Nail Salons
- Retail Sales
- Hotels/Motels
- Dry Cleaners
- Convenience Stores
- Automotive (gasoline, body or mechanical repairs)
- Car Wash
- Services (financial, insurance, real estate, legal, etc.)
- Services (medical, dental, therapy, etc.)

Other (please specify)

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## Upper Providence Township Resident Survey

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16. In 2004 Upper Providence Township purchased a 37-acre parcel of land on Ridley Creek Road (between Baltimore Pike and Rose Tree Road) for \$3.5M. This land is often referred to as Scott Park, but has also been called "The Lavin Tract." The Township has been paying and continues to pay about \$370K/year to cover financing costs associated with this purchase. Over the years, many organizations have come forward with ideas for how the Township should use this investment. Using a scale of 1-7 where 1="Strongly Disagree" and 7="Strongly Agree," please indicate your level of agreement with the following potential uses for Scott Park.

	1 Strongly Disagree	2	3	4	5	6	7 Strongly Agree	N/A
Nothing, leave the land untouched	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create an environmental education center for residents and students in K-12 and local colleges	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create active recreation (i.e. tennis courts, baseball playing fields, walking/running paths with exercise stations)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create a playground/tot lot	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create a fishing area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create a dog park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sell all or a portion to a developer to recoup the Township investment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

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## Upper Providence Township Resident Survey

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17. Every municipality has its “treasures” – places that are unique because of their beauty, appeal, historic character, or because of what they offer the citizens of the municipality. These are special places that citizens often want to preserve for future generations. In the space provided below, please identify places in Upper Providence Township – including neighborhoods, historic buildings, public buildings, businesses, and scenic spots or any other locations – that you consider an “Upper Providence Township treasure”.

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18. Please include other comments you wish to make or list other issues you believe should be addressed by the Township.

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# Upper Providence Township Comprehensive Plan Planning Process: Public Input Workshop

MARCH 19, 2019



# Objectives of Today's Discussion

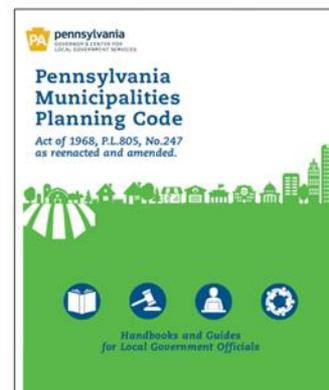
- ▶ Review Comp Planning Objectives and Process
- ▶ Review Business Interview findings and input
- ▶ Review Residential findings and input
- ▶ Conclusions
  - ▶ What's working
  - ▶ What's not working
- ▶ Next steps

# Meeting Guidelines

- ▶ Meeting length: 2 hours
- ▶ Public input is invited and encouraged
  - ▶ Due to time constraints, 5 minutes of discussion will be allotted per slide
  - ▶ Please raise your hand to provide comment. We will do our best to call on as many people as possible throughout the evening.
  - ▶ Please keep comments as concise as possible so that others may share their thoughts as well.
  - ▶ If you are not called on for a particular issue, please write your thoughts down on paper and leave with SSM following the meeting
- ▶ Survey results will be posted to Township website within 2 days of this meeting.

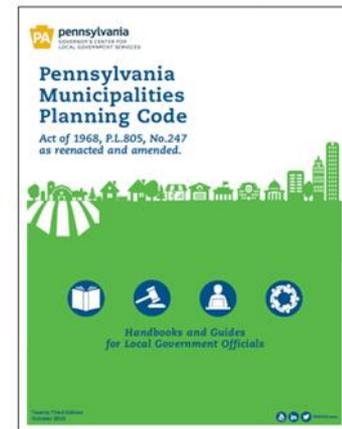
# Comprehensive Planning Process

- ▶ The Comprehensive Plan is a long range planning document tool used to guide decision making by municipal officials and provide a vision for a community's future, particularly in regards to future growth and development of a municipality.
- ▶ A Comprehensive Plan sets forth strategies and recommendations to achieve that vision and provides a plan for implementation. The current Plan illustrates that as Goals and Objectives and an Action Plan in Chapters 11 and 13.
- ▶ Comprehensive Plans address land use, how the movement of people and goods should take place, how housing should be provided and maintained, how the community should provide services to its citizens, and how the community should interact with neighboring communities.
- ▶ It is important to realize that a Comprehensive Plan does not have the force of law, although it provides the foundation for ordinance and regulations that do (e.g. Zoning Ordinance, Subdivision and Land Development Ordinance and Storm Water Management Ordinance)



# Comprehensive Planning Process

- ▶ Municipal Comprehensive Plans which are adopted shall be generally consistent with the adopted county comprehensive plan – Delaware County 2035.
- ▶ As per the Pennsylvania Municipalities Planning Code, Act 247, 23rd edition, the municipal or multi-municipal plan shall be reviewed at least every ten (10) years.
  - ▶ Upper Providence Township is not in violation of this statute as it explicitly states the plan shall be reviewed, not amended or updated. However, it is accepted as good planning practice that municipalities update or amend their comprehensive plan within the ten year timeline.
- ▶ Upper Providence Township's current Comprehensive Plan dates to 2005.
- ▶ The purpose of this Strategic Update or Addendum is to allow the Township to review current policies and update Goals and Objectives and Actions for implementation.



# Key UPT Accomplishments – 2005 Comp Plan to the Present

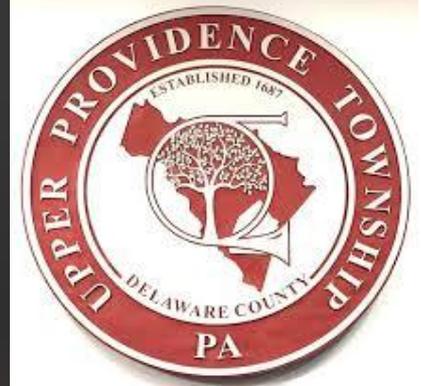
- ▶ Several new ordinances enacted (including net out and steep slopes)
- ▶ Route 252 road widening and traffic signalization improvements
- ▶ Sidewalks installed along business properties on Providence Road to facilitate pedestrian egress
- ▶ Formed task force to research and address desire for walking and biking trails throughout the Township
- ▶ Partnered with Middletown Township, Media Borough and the County to enhance Mineral Hill property
- ▶ Continue to provide high level of public safety services (police and fire equipment and training)
- ▶ Acquired environmentally sensitive properties to prevent over-development
- ▶ Undertook improvements to wastewater collection and conveyance throughout Township in accordance with Act 537.
- ▶ Supported initiatives to assist the Township in the preservation and maintenance of open space

# Small Business Interviews

- ▶ Business owners intend to conduct their businesses here in UPT over the next 5 years. None expressed a desire to relocate.
- ▶ Elected officials and Township staff are approachable on a variety of topics. Township employees credited with being extremely helpful and courteous to businesses in the area. Fire and police services are considered to be excellent.
- ▶ Streetscape improvements would be an enhancement to provide an identity for UPT and distinguish it from Media Borough.
- ▶ Common theme limiting our business environment is parking.
- ▶ Greater local government involvement publicly engaging the citizenry would be seen as a favorable venture by the community.
  - ▶ A couple of suggestions for a “Community Day” of sorts, where UPT businesses could share their business offerings with UPT residents.
- ▶ Taxes in the Township are considered to be reasonable.

# Findings: Upper Providence Township Residential Survey

MARCH 19, 2019



# Survey Administration and Logistics

- ▶ 1000 surveys mailed to a random selection of Township Residents. Reminder postcard mailed ~2 weeks after initial mailing. Online survey with option to complete hard copy as well.
  - ▶ District #1 – 211 surveys mailed
  - ▶ District #2 – 214 surveys mailed
  - ▶ District #3 – 197 Surveys mailed
  - ▶ District #4 – 153 Surveys mailed
  - ▶ District #5 – 225 Surveys mailed

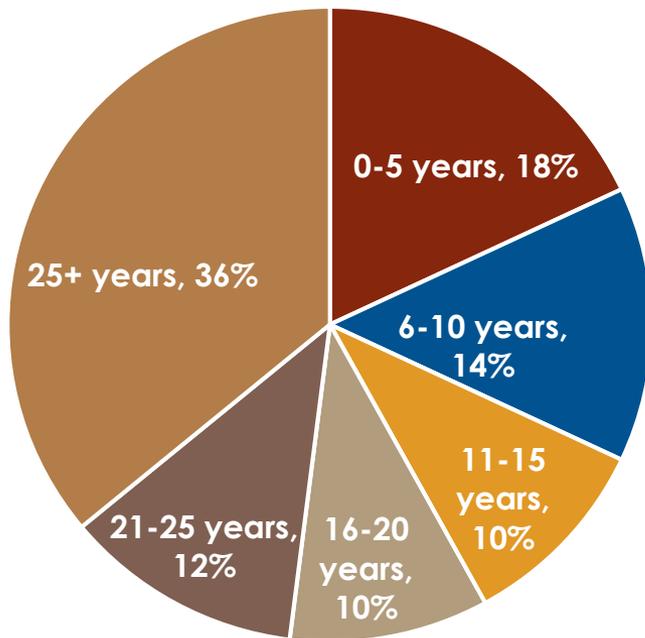
- ▶ Fielding Dates: January 31, 2019 through February 22, 2019

Completed surveys returned – 231 Total (23% overall response rate – compared to norm of ~15%)

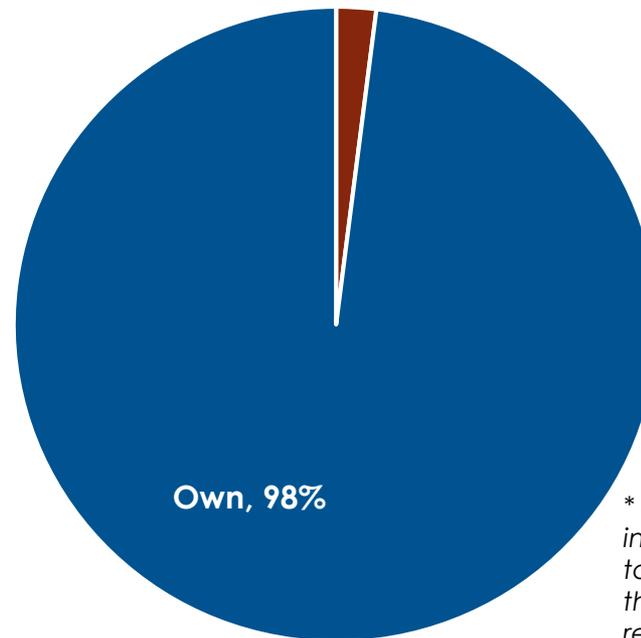
- ▶ **Returns by district**
  - ▶ District 1 – 43 or 20.4%
  - ▶ District 2 – 50 or 23.4%
  - ▶ District 3 – 43 or 21.8%
  - ▶ District 4 – 39 or 25.5%
  - ▶ District 5 – 56 or 24.9%

More than half of UPT residents surveyed have lived in the Township for more than 16 years – more than a third have resided in the Township for more than 25 years. Almost all respondents owned their home\*.

Yrs. in Township



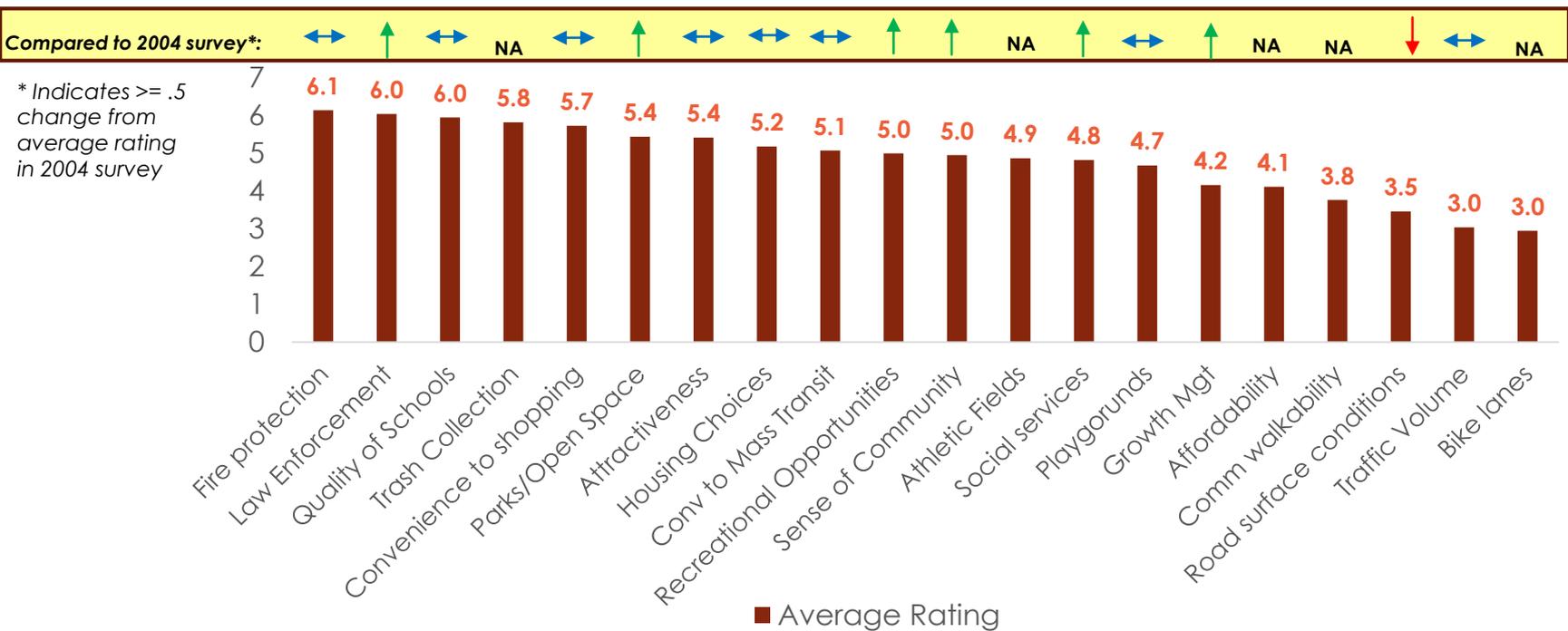
Rent, Lease, Own?



\* Note that survey invitations were mailed to taxpayers in the Township, thus eliminating many renters, so this ratio is more reflective of survey respondents than actual incidence in the Township..

Community services (fire, police, schools, trash collection) receive high ratings from residents, whereas egress infrastructure items (bike lanes, traffic volume, road surface conditions, walkability) ratings are comparatively lower. Traffic volume was cited as the #1 unappealing issue in the Township, followed by walkability.

How would you rate each of the following aspects of UPT in terms of overall appeal? (scale of 1-7)

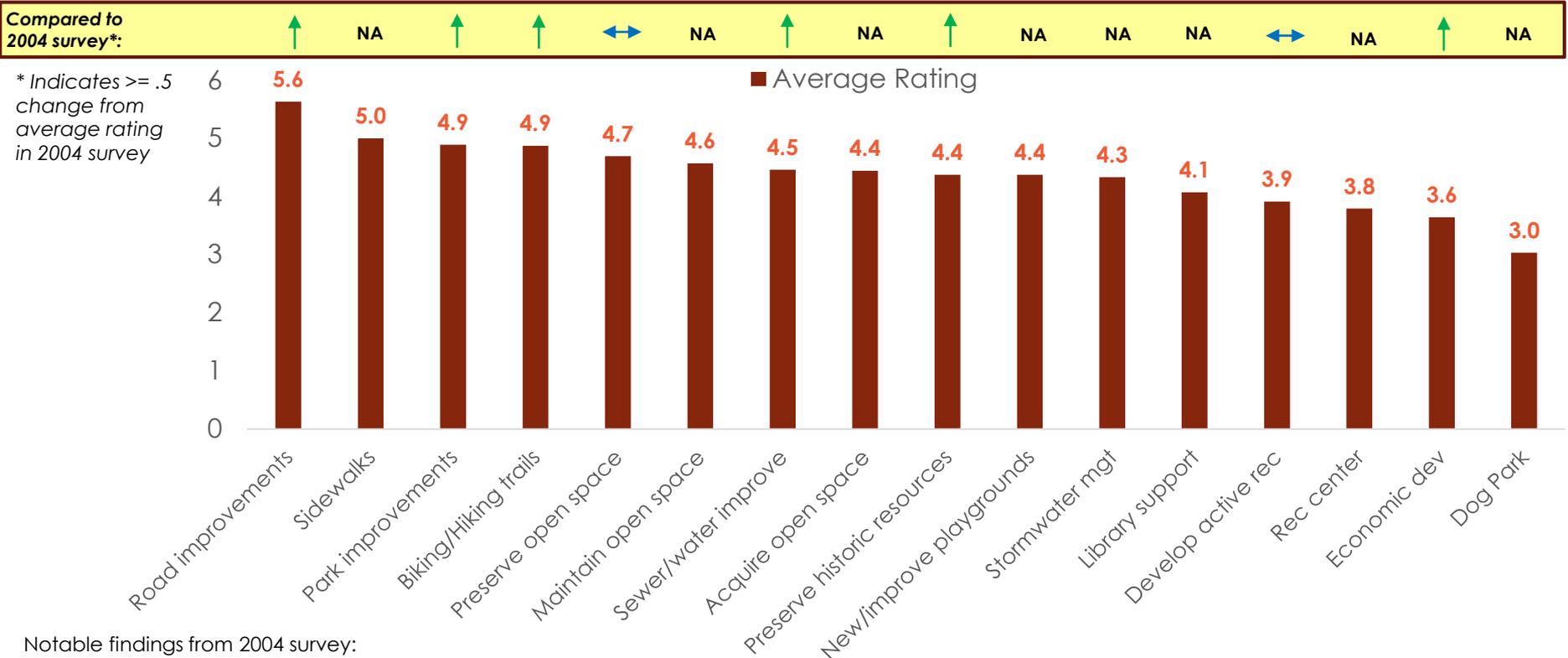


Notable findings from 2004 survey:

- Traffic volume remains the least appealing aspect of the Township (score identical to 2004) and Fire Protection remains the most appealing aspect of the Township
- Score improvements in 6 areas and reduction in 1 area with stable scores in 7 areas. Average score for road surface conditions had the greatest differential from 2004, dropping 9/10 of a point from 4.4 to 3.5.

# Residents are most willing to fund initiatives to improve road conditions in the Township and least willing to fund development of dog parks and business development efforts.

How likely would you be to support the use of Township funds to address each of the following initiatives? (scale of 1-7)

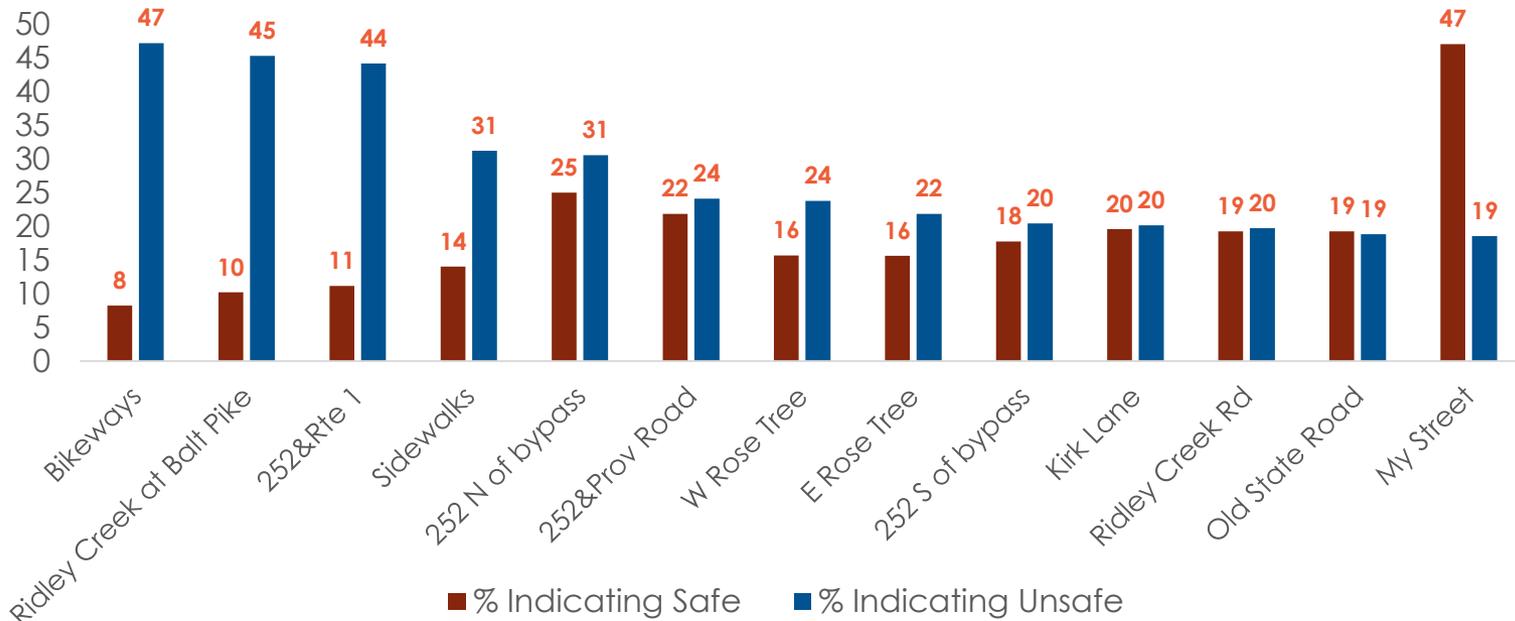


\* Indicates  $\geq .5$  change from average rating in 2004 survey

- Notable findings from 2004 survey:
- More willingness to pay for initiatives than what we saw in 2004. Highest score in 2004 was 4.6 for one item (preserve/ protect open space) compared to 6 items at or above that score in this year's survey.
  - In 2004, the top funding item was preserving/protecting open space – this item ranks 5<sup>th</sup> in the inventory this year. Road improvements, which were 5<sup>th</sup> in 2004 are the top item in this year's inventory. Willingness to fund road improvements jumped the highest from 2004, with an average rating 1.6 points higher.

Over 40% of Township residents consider bikeways, Ridley Creek at Baltimore Pike and the Route 252/Route 1 intersection (at the Media Bypass) to be extremely or very unsafe. Many believe that the street where they live is either extremely or very safe, with speed being the primary cause for concern.

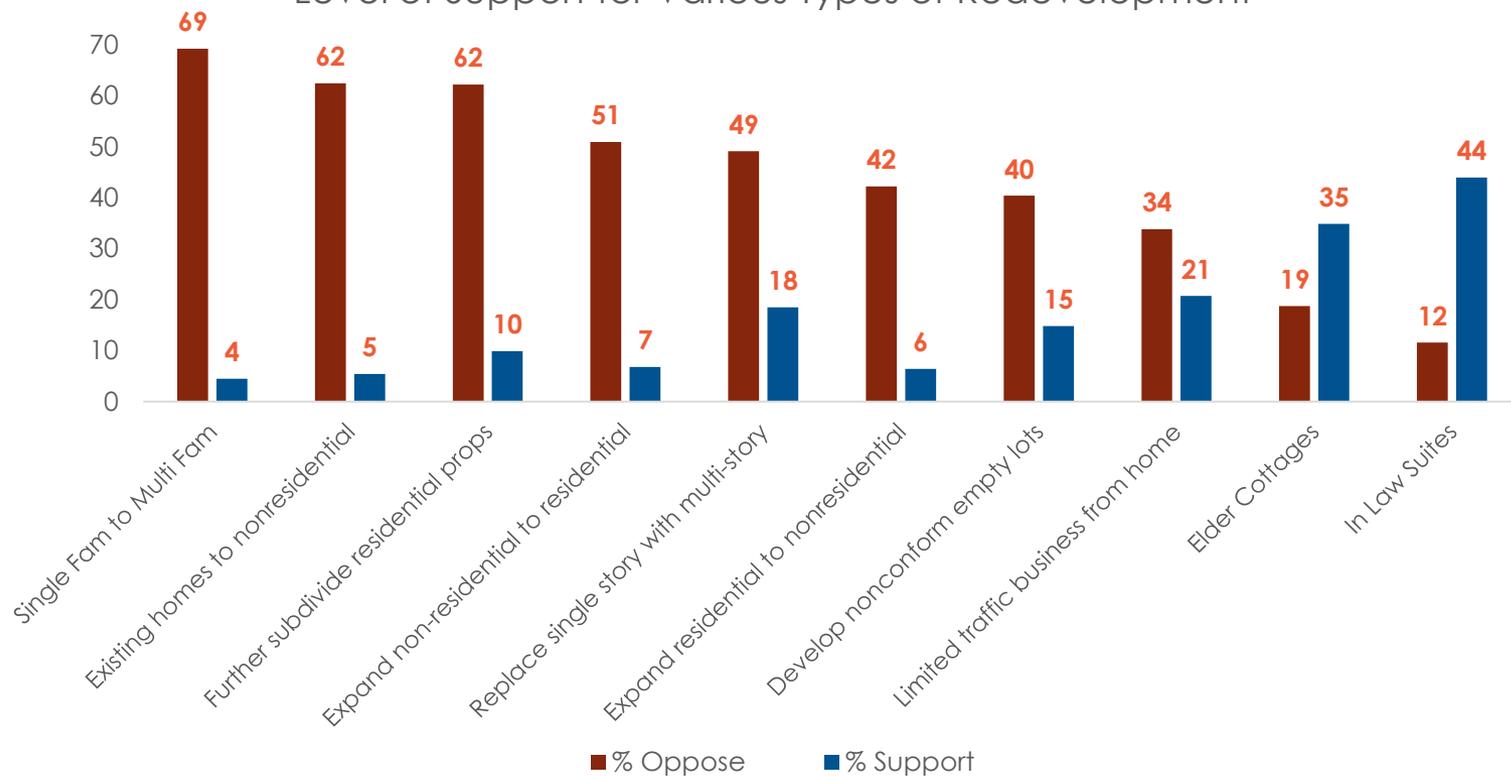
On a Scale of 1 (extremely unsafe) to 7 (extremely safe), how safe are the following routes in the Township?



In 2004 survey, Route 252 an 1 was bay far the #1 unsafe area of Township – roughly 90% of respondents considered it to be unsafe – about half the proportion who think it is unsafe today. Bikeways were #2 unsafe in 2004 and are now #1 though down to 47% today from roughly 65% in 2004. Can't compare Ridley Creek to 2004 since it was only 1 road option then and is now split into 2 sections of the road. Percent rating 'my street' as safe is roughly the same as 2004.

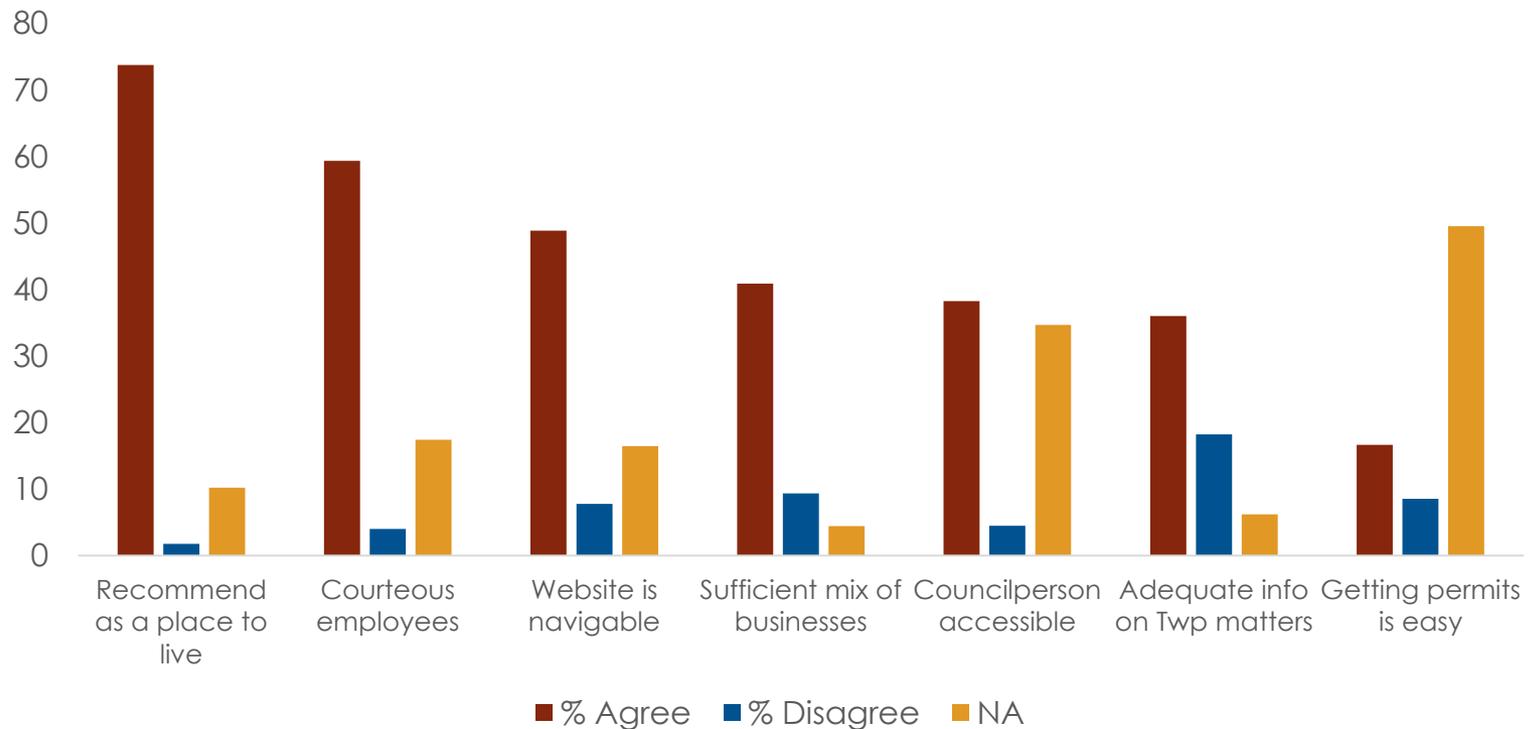
Township residents are generally opposed to most forms of redevelopment. In-law suites and elder cottages are the least opposed type of redevelopment.

Level of Support for Various Types of Redevelopment



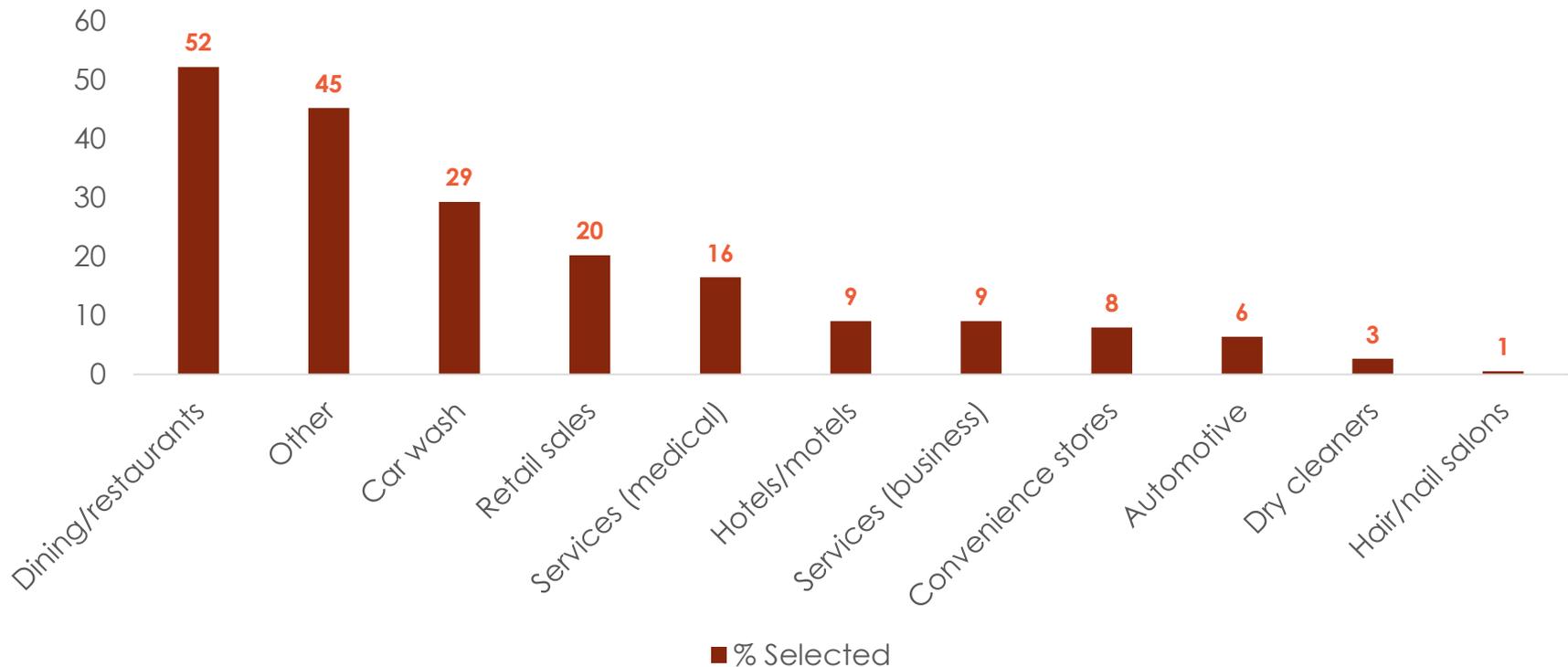
The large majority of UPT residents recommend UPT as a place to live. Township employees are overwhelmingly considered to be courteous by residents who have engaged with them. Nearly 20% of Township residents feel that they do not get adequate information on Township matters of interest to them, though most feel the website is navigable.

### Township Staff and Services



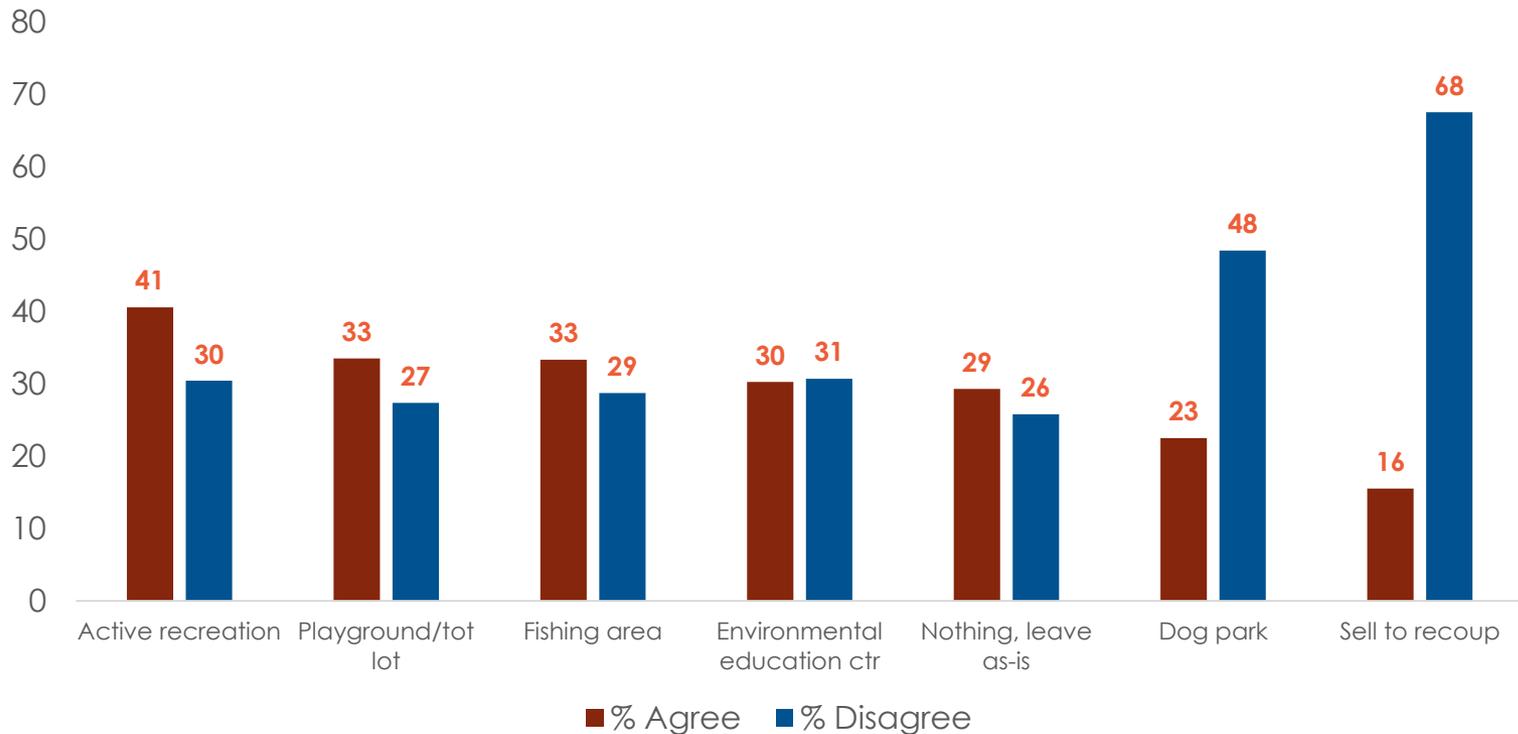
More than 50 percent of residents would like to see more restaurants and dining establishments in the Township. Other tested ideas received much less support. Several respondents provided 'other' comments as to what they would like to see and the overwhelming top response was "nothing" – no additional businesses in the Township.

What additional businesses are needed in the Township?



There is mixed support for potential uses of Scott Park. Roughly 25% of residents want nothing done at the park while another ~25% want something done at the park. Active recreation, playgrounds and fishing areas were the top uses cited by residents. An overwhelming number of residents are opposed to the Park being sold to recoup costs

### Potential Uses for Scott Park



**Resident Comments on Scott Park Question varied significantly. Key theme were comments about not selling to developers and to add walking trails. Several desired types of active recreation were mentioned and many asked why the land could not accommodate all of the potential uses. There were also several comments about the purchase being a bad investment and to find a way to recoup costs.**

- ▶ Do not sell or build
  - ▶ *"This land should not be developed for retail or residential. It should be used to enrich the community of the people that are already here."*
  - ▶ *"That last item, "Sell all or a portion to a developer to recoup the Township investment", is extremely frightening, and would be a reason to move from the area."*
- ▶ Create walking trails
  - ▶ *"Develop trails and encourage people watching TV to get outside and walk! Be in nature"*
  - ▶ *"Would love to have a park, walking trail, or place to fish"*
- ▶ Create various forms of active recreation
  - ▶ *"Disc Golf, hiking and biking trails but mainly disc golf"*
  - ▶ *"Active recreation, the tennis courts would be problematic from a run-off standpoint in low lying area, so soccer / lacrosse/football /rugby fields might be better. Less paving and hard surfaces."*
- ▶ Sell it/recoup the costs
  - ▶ *"If the price to the Township " has been paying and continues to pay about \$370K/year to cover financing costs associated with this purchase" that seems too expensive and not a viable financing cost given alternative open spaces exist. This is a high cost project - sell it."*
  - ▶ *"Let's not spend any more of my money on wasted land. Sell it and spend the money on fixing our roads "*
- ▶ Accommodate all uses
  - ▶ *"How about a combination? 37 acres is a lot.... some residential, some commercial/retail, plus a park."*
  - ▶ *"This land should support both active recreation and environmental enjoyment. It is big enough for both."*

# Top 3 Critical Items in Township

*(Items ranked as 1st, 2nd, or 3rd most critical for Township to address)*

***What are the three most critical opportunities that should be addressed by the Upper Providence Township Council?***

## Top Responses Ranked in Order of #1 Township Items

1. Traffic Volume, traffic, or congestion
  - ▶ 120 responses (52%) ;
2. Road Surface Conditions
  - ▶ 103 responses (45%)
3. Community Walkability
  - ▶ 52 responses (23%)
4. Parks /Open Space
  - ▶ 14 responses (6%)
5. Growth/Development Management
  - ▶ 38 responses (16%)
6. Bike Lanes
  - ▶ 32 responses (14%)

# Township Treasures

- ▶ Neighbors overwhelmingly cited **Rose Tree Park** as a top “treasure” in the Township
  - ▶ Ridley Creek State Park, the Arboretum and downtown Media were also frequently cited, but are not within the Township boundary.
- ▶ Additional treasures that were cited by 5 or more respondents include:
  - ▶ Rose Tree Tavern
  - ▶ Historical buildings and homes
  - ▶ Springton Reservoir
  - ▶ Cherry Street field
  - ▶ Scott Park



# Additional Survey Comments

- ▶ Leading comment themes: Traffic volume and congestion, protect environment, more open space, need more sidewalks/walking paths, better municipal communication with citizenry, and allow sewer bills to be paid on-line.
- ▶ Every voting district comments included how much they enjoyed and/or love living in UPT.
- ▶ As like the previous survey, some residents thanked the UPT for the opportunity to participate in the survey.
- ▶ Voting Districts #1 and #5 respondents encourage more collaboration and cooperation with municipal neighbors in providing services.

The top commentary from 2004 revolved around high taxes. This was barely mentioned this year. The second most mentioned comment in 2004 was around needing public sewers – this was not raised in 2019. The third highest in 2004 was complaints about trash collection – again barely mentioned in 2019 and more in the context of makeup days than complaints with the service.

# Selected Suggestions

Respondents made a some suggestions for improvement – examples are provided below.

- ▶ Better municipal communication through social media, more regular newsletter and website enhancements.
- ▶ We need more sidewalks, pathways, bike lanes to enhance multi-modal opportunities to include paved sidewalk/path in Rose Tree Park.
- ▶ Need to protect environment and preserve open space to provide more community gathering places.
- ▶ Intersection improvements to Ridley Creek Road and Baltimore Pike and Providence Road and Baltimore Pike – more coordination with Penn DOT.
- ▶ Consider placing more lighting along secondary roads making driving safer and easier at night, as well as improving sight distances by removing tree limbs, brush and vegetation along roadways.

# Conclusions: What's Working

- ▶ **Residents like UPT:** Once again the residents overwhelmingly indicated how much they like and enjoy living in the Township.
- ▶ **Township Services:** Township 1<sup>st</sup> responders, fire protection and law enforcement were rated very highly by the residents.
- ▶ **UPT attractiveness:** Residents find this a very attractive place to live and finds the quality of schools to be appealing.
- ▶ **Existing parks/open space are appreciated:** Rose Tree Park is recognized as an UPT “Treasure” and a majority of respondents would like Scott Park utilized for recreational purposes.
- ▶ **Convenience/Proximity to Shopping:** Overall, the community is satisfied with the location and number of retailers in both the Township and nearby communities.

# Conclusions: What's Not Working

- ▶ **Biggest Township Issues – traffic volume and road surface conditions:** As indicated in the previous residents survey, traffic along Route 252 is of particular concern. The Providence Road and the Baltimore Pike intersection and the Ridley Creek Road and Baltimore Pike intersection were noted specifically in this survey. A significant amount of residents want the road surface conditions to improve.
- ▶ **Community Walkability/Bikeability:** Residents want more sidewalks/walking paths/bike lanes or pathways to enhance multi-modal opportunities in the Township.
- ▶ **Growth Management:** UPT it a desirable place to live, work, and play, so the Township needs to more effectively coordinate land use with its municipal neighbors as the region continues to grow.
- ▶ **Recreational facilities need to be added and/or enhanced within the Township:** Many Township residents believe the Township lacks sufficient playgrounds, biking and walking paths. Rose Tree Park is seen as a Township “Treasure”; however, some residents would like to see, at minimum, walking path enhancements within the park.

# Upper Providence Township – Next Steps

- ▶ Tonight's Public Presentation – Survey Results, Task Force and Public input
- ▶ April 2, 2019 – CP Task Force Workshop #1- 6:00 p.m.
- ▶ April 16, 2019 – CP Task Force Workshop #2 – 6:00 p.m.
- ▶ May 14, 2019 – CP Task Force Final Workshop – 6:00 p.m.
- ▶ Public Meeting – June 2019 – 6:00 p.m.
- ▶ Public Hearing – July 2019 – 6:00 p.m.

Please email additional Public Input to Randall Heilman, Senior Community Planner, SSM Group at [randall.heilman@ssmgroup.com](mailto:randall.heilman@ssmgroup.com)

## **Appendix 2: Meeting Agendas and Minutes**

Upper Providence Township  
Comprehensive Plan Task Force Committee  
Meeting Minutes  
January 28, 2019

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The Upper Providence Township Comprehensive Plan Task Force Committee (CPTFC) held a meeting on Monday, January 28, 2019 in the Township Council Room. The meeting was called to order at 6:00 PM. CPTFC members present were Bill Campi, Joseph Maylish, Kathy Heupler & Dan Woody. Also present were: Beth Naughton-Beck, Township Solicitor and Gregory Lebold, Township Manager and Zoning Officer.

Mr. Lebold noted that the meeting was advertised in the Delaware County Daily Times and posted on the Township website.

Mr. Campi made a motion to approve the minutes from the October 22, 2018 meeting. The motion was seconded by Mr. Maylish and unanimously approved by the Committee.

Ms. Heupler then opened the meeting with a discussion on the Comprehensive Plan Survey. Ms. Heupler reviewed a schedule of meetings and target dates for various activities related to the completion of the Plan. Ms. Heupler also updated the Committee on the conversations she has had with SSM representatives and the results from the meeting that Mr. Campi, Mr. Lebold and Ms. Heupler had attended with SSM representatives.

It was mutually agreed that the next meeting will be held on March 5, 2019 at 6:00 PM.

The meeting ended at 6:50 PM.

Submitted by:

**Gregory C. Lebold**

Gregory C. Lebold  
Township Manager

## **Upper Providence Township Comprehensive Plan Task Force Meeting**

**March 5, 2018 – 6:00 p.m.**

### **AGENDA**

- 1.) Review and discussion of the residential survey results – Survey Monkey
- 2.) Input from Business and Organization interviews
- 3.) What do the survey results mean with respect to potential policy statements and/or revisions to existing policy statements?
- 4.) What type of presentation of the research findings would the Task Force like to see for the upcoming public presentation/public forum? Goals and vision for public forum?
- 5.) Brief overview and review of Chapters 11 and 13 – Summary of Goals & Objectives and Action Plan
- 6.) What does the Task Force want to have this Comp Plan Strategic Update/Addendum accentuate that the current Plan does not? What actionable and/or implementable policies should be the focus of this planning effort?
- 7.) Other items Task Force would like to raise
- 8.) Adjournment

Upper Providence Township  
Comprehensive Plan Task Force Committee  
Meeting Minutes  
March 5, 2019

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The Upper Providence Township Comprehensive Plan Task Force Committee (CPTFC) held a workshop meeting on Tuesday, March 5, 2019 in the Township Council Room. The meeting was called to order at 6:00 PM. CPTFC members present were Bill Campi, Joseph Maylish, Kathy Heupler & Tim Broadhurst. Also present were: James P. Kelly, P.E., Township Engineer, Gregory Lebold, Township Manager and Zoning Officer and Randall Heilman from Spotts, Stevens & McCoy (SSM).

Mr. Lebold noted that the meeting was advertised in the Delaware County Daily Times and posted on the Township website.

In addition to the members of the CPTFC, representatives from the other Township Boards and Commissions were present, which included Penny Joines (Environmental Commission), Michael Byrne (UPTSA), David Daniel (Zoning Hearing Board) and Rich Kron (Recreation Board). Beth Glassman, 1<sup>st</sup> District Councilwoman was also present.

Ms. Heupler opened the meeting with a discussion on the Comprehensive Plan Survey results. Ms. Heupler reviewed the results from the recent survey that was mailed to a random list of residents, which were equally distributed to each of the five (5) voting districts. Ms. Heupler summarized the work that has been completed with the current Comp Plan update and then turned the meeting over to Mr. Heilman from SSM. Mr. Heilman summarized the work that his firm has undertaken for other organizations and offered suggestions and recommendations to the Committee.

A general discussion on the interview results with the businesses that were contacted was conducted and the various members of the other Boards and Commissions offered their input and recommendations.

It was mutually agreed that the next meeting will be held on March 19, 2019 at 6:00 PM. This meeting will be a presentation of the survey results to the public.

The meeting ended at 8:10 PM.

Submitted by:

**Gregory C. Lebold**

Gregory C. Lebold  
Township Manager

**Upper Providence Township Comprehensive Plan Task Force Meeting –  
Public Presentation of Survey Results**

**March 19, 2018 – 6:00 p.m.**

**AGENDA**

- 1.) Greetings, Intros, Today's Objectives (provide overview of plan process, where we are to date and share findings from recent residential and business research)
- 2.) PowerPoint Presentation –
  - a. Comprehensive Planning Process
  - b. Key UPT Accomplishments 2005 Comprehensive Plan to the Present
  - c. Survey Methodology and Response Rates
  - d. Overview of Meeting Flow and Rules of Order (meeting flow would be what topics we will be discussing: Township Appeal, Funding for Township Improvements, Roadway Safety, Redevelopment Support, Engaging with the Township, Business Development, Scott Park)
- 3.) Township Appeal
  - a. Survey Results
  - b. Task Force comments
  - c. Public comments
- 4.) Funding for Township Improvements
  - a. Survey Results
  - b. Task Force comments
  - c. Public comments
- 5.) Roadway Safety
  - a. Survey Results
  - b. Task Force comments
  - c. Public comments
- 6.) Redevelopment (same as above)
- 7.) Engaging with the Township (same as above)
- 8.) Business Development (same as above)
- 9.) Scott Park (same as above)
  
- 10.) Next steps (will also include info on how to provide input to Township via email)
  
- 11.) Adjournment

Upper Providence Township  
Comprehensive Plan Task Force Committee  
Meeting Minutes  
March 19, 2019

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The Upper Providence Township Comprehensive Plan Task Force Committee (CPTFC) held a meeting on Tuesday, March 19, 2019 in the Township Council Room. The meeting was called to order at 6:00 PM. CPTFC members present were Michael Crotty, Bill Campi, Joseph Maylish, Joseph Solomon, Kathy Heupler & Tim Broadhurst. Also present were: Beth Naughton-Beck, Esq., Township Solicitor, Gregory Lebold, Township Manager and Zoning Officer and Randall Heilman from Spotts, Stevens & McCoy (SSM).

Mr. Lebold noted that the meeting was advertised in the Delaware County Daily Times and posted on the Township website.

Ms. Heupler and Mr. Heilman opened the meeting with a discussion on the Comprehensive Planning Process. The survey results were displayed by a power point presentation. The presentation provided a summary of the survey results, which included an update on key accomplishments since the last Comprehensive Plan, the results from the small business interviews, the survey administration and logistics and how the respondents had ranked the level of importance with the items listed on the survey.

After each slide was presented, the public was offered the opportunity to comment and provide suggestions.

It was mutually agreed that the next workshop will be held on April 2, 2019 at 6:00 PM.

The meeting ended at 8:20 PM.

Submitted by:

**Gregory C. Lebold**

Gregory C. Lebold  
Township Manager

## **Upper Providence Township Comprehensive Plan Task Force Meeting**

**April 2, 2018 – 6:00 p.m.**

### **AGENDA**

- 1.) A short debriefing Public Meeting – Presentation of the Survey Results and Citizen Input on March 19<sup>th</sup>.
- 2.) Review of Chapter 4 – Vision of the Township.
- 3.) Review of Chapters 11 and 13 – Summary of Goals & Objectives and Action Plan.
- 4.) Review of Chapter 16 – Characteristics of Population and Housing
- 5.) What mapping does the Task Force want updated and/or illustrated as part of this CP Update? Base Map (Figure 2.2), Future Land Use Map (Figure 7.1), Surrounding Zoning (Figure 14.1), Existing Land Use Map (Figure 15.1), Infill Development Potential (Figure 15.2), Transportation & Identified Problem Area Map (Figure (17.1), Transportation Map (Figure 17.2), and Community Facilities & Service Map (Figure 18.1).
- 6.) What does the Task Force want to have this Strategic Update/Addendum accentuate that the current Plan does not? What actionable and/or implementable policies should be the focus of this planning effort?
- 7.) Other items Task Force would like to raise
- 8.) Adjournment

Upper Providence Township  
Comprehensive Plan Task Force Committee  
Meeting Minutes  
April 2, 2019

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The Upper Providence Township Comprehensive Plan Task Force Committee (CPTFC) held a work session on Tuesday, April 2, 2019 in the Township Council Room. The meeting was called to order at 6:00 PM. CPTFC members present were Bill Campi, Joseph Maylish, Daniel Woody, Joseph Solomon, Kathy Heupler & Tim Broadhurst. Also present were: Penny Joines, Environmental Committee Chairwoman; Richard Kron, Recreation Board Chairman; James P. Kelly, Township Engineer; Gregory Lebold, Township Manager and Zoning Officer and Randall Heilman from Spotts, Stevens & McCoy (SSM).

Mr. Lebold noted that the meeting was advertised in the Delaware County Daily Times and posted on the Township website.

The minutes from the March 19, 2019 meeting were approved.

Mr. Heilman opened the meeting with a discussion on the comments from the public presentation of the survey results that were presented on March 19, 2019. The Committee proceeded to discuss comments that were made regarding various items ranging from a desire for street scape improvements, efforts to improve pedestrian movement, the limitations to enhance the business districts along Providence Road and State Road. The Committee also noted that the Rotary organization should be contacted to obtain input on enhancements to the business district and the possible creation of a Businessman Association.

The Committee then proceeded to review and amend the Goals and Objectives that were noted in Chapter 11 of the previous Comprehensive Plan. It was agreed that a new Chapter would need to be created which would precede the Goals and Objectives with a summary of accomplishments achieved from the previous Comprehensive Plan. A discussion on the vision statement prepared by Kathy Heupler was also discussed. In addition to amending the Goals and Objectives, new Goals were discussed and a summary of the Goals and Objectives importance was created.

It was mutually agreed that the next workshop will be held on April 16, 2019 at 6:00 PM.

The meeting ended at 8:30 PM.

Submitted by:

**Gregory C. Lebold**

Gregory C. Lebold  
Township Manager

## **Upper Providence Township Comprehensive Plan Task Force Meeting**

**April 16, 2018 – 6:00 p.m.**

### **AGENDA**

- 1.) Review of the revised Summary of Goals & Objectives and the partially revised Action Plan.
- 2.) Review of Chapter 16 – Characteristics of Population and Housing – What demographic data is important to highlight as part of this Addendum?
- 3.) What mapping does the Task Force want updated and/or illustrated as part of this CP Update? Base Map (Figure 2.2), Future Land Use Map (Figure 7.1), Surrounding Zoning (Figure 14.1), Existing Land Use Map (Figure 15.1), Infill Development Potential (Figure 15.2), Transportation & Identified Problem Area Map (Figure (17.1), Transportation Map (Figure 17.2), and Community Facilities & Service Map (Figure 18.1).
- 4.) What does the Task Force want this Addendum to accentuate that the current Plan does not? What actionable and/or implementable policies should be the focus of this planning effort?
- 5.) Other items Task Force would like to raise.
- 6.) Adjournment

Upper Providence Township  
Comprehensive Plan Task Force Committee  
Meeting Minutes  
April 16, 2019

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The Upper Providence Township Comprehensive Plan Task Force Committee (CPTFC) held a work session on Tuesday, April 16, 2019 in the Township Council Room. The meeting was called to order at 6:00 PM. CPTFC members present were Bill Campi, Joseph Maylish, Daniel Woody, Joseph Solomon, Kathy Heupler & Tim Broadhurst. Also present were: James P. Kelly, Township Engineer; Gregory Lebold, Township Manager and Zoning Officer and Randall Heilman from Spotts, Stevens & McCoy (SSM).

Mr. Lebold noted that the meeting was advertised in the Delaware County Daily Times and posted on the Township website.

The minutes from the April 2, 2019 meeting were approved.

A review of the revised Summary of Goals and Objectives was conducted in addition to the partially revised Action Plan.

A review of Chapter 16 – Characteristics of Population and Housing was discussed, in addition to mapping information and how to best present the addendum to the public.

The meeting ended at 8:30 PM.

Submitted by:

*Gregory C. Lebold*

Gregory C. Lebold  
Township Manager

Upper Providence Township  
Planning Commission  
Regular Meeting  
June 24, 2019

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The Upper Providence Township Planning Commission held its regular monthly business meeting on Monday, June 24, 2019 in the Township Council Room. The meeting was called to order at 7:00 PM. The meeting was opened with the Pledge of Allegiance. PC members present were Chairman Michael Crotty, Vice-Chairwoman Jackie Larkin, Brian Carr, Joseph Maylish, Joseph Solomon and James Zaccaria. Also present were: James P. Kelly - Planning Commission Engineer, Ms. Jacquelyn Gaffney, (substituting for Ms. Naughton-Beck) Planning Commission Solicitor, Gregory Lebold, Township Manager and Kim McCloskey, Administrative Assistant.

**Approval of Minutes**

Mr. Crotty made a motion seconded by Mr. Solomon to approve the minutes of the May 20, 2019 meeting.

Mr. Carr - Yes

Mr. Solomon - Yes

Ms. Larkin - Yes

Mr. Zaccaria - Yes

Mr. Maylish - Yes

Mr. Crotty - Yes

Motion passed 6-0

**Public Comments and Questions**

None

**Communications**

None

**Special Reports by Officers or Committees**

None

**Old Business**

Comprehensive Plan Taskforce member, Kathy Heupler along with Randy Heilman from Spots, Stevens and McCoy, Engineering Firm, presented the Comprehensive Plan Addendum 2019. An overview of the process, vision, goals, objectives and action plan were explained. Corrections and additions were discussed.

Mr. Crotty made a motion seconded by Mr. Solomon to Recommend the Comprehensive Plan Addendum with corrections and additions be approved by Council.

Mr. Carr - Yes  
Ms. Larkin - Yes  
Mr. Maylish - Yes

Mr. Solomon - Yes  
Mr. Zaccaria - Yes  
Mr. Crotty - Yes

Motion passed 6-0

**New Business**

**Ordinance Amendment - Fence/Wall Height**

The proposed Ordinance amending the current zoning code requirements for fencing, as well as temporary fencing ideas were discussed, between residential and non-residential incompatible uses. The proposal stemmed from discussions during the meetings on the hotel project. Mr. Joseph Solomon, former Council Chairman, stated his concerns about creating an ordinance setting a precedent for such a high fence and what it may cause in the Township.

Mr. Crotty made a motion, seconded by Ms. Larkin, to recommend amending an Ordinance of the Zoning Code to increase the permitted height of fences abutting residential districts with written permission from both parties and installation during the period of construction.

Mr. Carr - No  
Ms. Larkin - No  
Mr. Maylish - No

Mr. Solomon - No  
Mr. Zaccaria - No  
Mr. Crotty - Yes

Motion Denied 5-1

**Adjournment**

With no further business to conduct, the meeting was adjourned at 8:13 PM.

Submitted by:

**Kimberley McCloskey**

Kimberley McCloskey  
Administrative Assistant

UPPER PROVIDENCE TOWNSHIP  
DELAWARE COUNTY  
BUSINESS MEETING  
July 11, 2019

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The Upper Providence Township Council held the regularly scheduled monthly Business meeting on Thursday, July 11, 2019 at the Upper Providence Township Building. Chairman Timothy Broadhurst called the business meeting to order at 7:31 PM. Mr. Broadhurst led the Pledge of Allegiance.

**Roll Call**

Present: Mr. Timothy Broadhurst, Chairman, Ms. Kathy Heupler, Vice Chair, Ms. Beth Glassman and Mr. Ray Wilson. Also in attendance, Mr. Gregory Lebold, Township Manager, Ms. Naughton-Beck, Township Solicitor, Mr. J.P. Kelly, Township Engineer, Ms. McCloskey, Adm. Assistant and Walt Omlor, Constable.

Not Present: Mr. Edward McLoughlin

**Awards, Presentations and Announcements**

Randy Heilman of Spots Stevens McCoy presented the Comprehensive Plan Addendum and the changes that have been made since the last presentation at the Planning Commission meeting. The next step is to get approval to move forward with the Addendum. Ms. Heupler summarized what the residents are looking for and issues they have per the survey. Beautification and funding was discussed.

There will be a household hazardous waste collection at Delaware County Community College on July 20<sup>th</sup> from 9-3.

**Public Forum**

None

**Approval of Minutes**

Ms. Heupler made a motion, seconded by Mr. Wilson, to approve the June 13, 2019 Regular Council Business Meeting minutes.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**Municipal Boards, Authorities, Commissions and Committees**

Current vacancies noted

**Zoning, Subdivision and Land Development**  
**Nuvo Self-Storage – Preliminary SDLD Approval**

Greg Heleniak, Esquire, Sheldon Danley, Jr., PE and Tonya Mellen, PE presented the Nuvo Self-Storage Preliminary/Final SDLD plans and renderings. They are asking for three waivers;

1. Partial waiver from the buffer requirements;
2. Waiver from the location of plantings in the parking area; and
3. Waiver for this to be a Preliminary and Final approval.

They received approval with conditions at the May 20, 2019 Planning Commission meeting. They will comply with all of the conditions. Comments from the Fire Marshall were addressed.

Ms. Heupler made a motion, seconded by Ms. Glassman, to approve the Preliminary and Final SDLD application from Nuvo Self-Storage including the waivers necessary pursuant to the following conditions as recommended by the Planning Commission:

1. No signage No signage on the roof or above the roof line;
2. Fire Marshal approval;
3. The plans shall be revised to set forth any and all conditions of approval in the ZHB Decision;
4. Satisfaction of all conditions and notes and outstanding items in the Kelly and Close review letter dated May 19, 2019.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**695 W. Baltimore Ave. – Reverse Subdivision**

Keith Beidel, the owner of 695 W. Baltimore Ave., stated that the purpose of his application is to consolidate two parcels that he owns 35-00-0003-00 and 35-00-00003-01 into one parcel and remove the lot line to make it one property. There will be no development, he will eventually be putting in a shed.

Ms. Heupler made a Motion, Seconded by Mr. Wilson to approve the reverse subdivision/parcel consolidation at 695 W. Baltimore Avenue as recommended by the Planning Commission.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**923-925 N. Orange Street - Darhun 3 Lot Subdivision**

Lee Stivale, Esquire explained the background of this project from when it started 4-5 years ago until now. They have been before the ZHB and the Planning commission multiple times. It started as 5 lots and is now down to 3 lots on a private drive. They are asking for approval of this Preliminary Plan. They have submitted a proposed formal development, financial security and easement agreements.

Mike Ciocco with Catania Engineers described the parcel and the lots. All the set backs are being met. They have applied for an NPDES permit with the Delaware County Conservation District.

Ms. Beck asked Mr. Stivale to clarify that there would be no homeowners association and that is why they created the easement. The demolition process was discussed.

Ms. Heupler made a Motion, Seconded by Ms. Glassman to approve the Preliminary Land Development Application for Darhun Construction at 923-925 N. Orange Street with the conditions noted by the Township Planning Commission at their September 24, 2018 meeting.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**Unfinished Business**

None

**New Business**

**Voucher List for April, 2019**

Ms. Heupler made a motion, seconded by Mr. Wilson, to approve the voucher list for June, 2019 in the amount of \$418,387.92.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**Fence Waiver**

Ms. Heupler made a Motion, Seconded by Ms. Glassman to **not** approve the request from the property owner at 600 Farnum Road, to install a fence in accordance with the plan submitted by the homeowner, subject to the homeowner obtaining a permit and providing the Township with a release and hold harmless agreement.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**PCCD Grant**

Ms. Heupler made a Motion, Seconded by Mr. Wilson to approve the Upper Providence Township Police Department grant application to the Pennsylvania Commission on Crime and Delinquency in the amount of \$9,992.00 for Taser Weapon Technology.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**SSM Additional Services**

Ms. Heupler made a Motion, Seconded by Ms. Glassman to approve the authorization of additional services submitted by Spotts, Stevens and McCoy, dated June 25, 2019, in the amount of \$2,730.00.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**Escrow Release**

Ms. Heupler made a Motion, Seconded by Mr. Wilson to approve the special escrow release for 22 Ruskin Lane to Darhun Construction in the amount of \$3,000.65.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**Comprehensive Plan**

Ms. Heupler made a Motion, Seconded by Ms. Glassman to authorize release of the Upper Providence Township Comprehensive plan for review by the School District, the County, and neighboring municipalities.

Ms. Glassman	Yes	Mr. Wilson	Yes
Ms. Heupler	Yes	Mr. Broadhurst	Yes

Motion approved 4-0

**Council's Administrative Reports**

None

**Engineers Report**

Mr. Kelly stated that the 2019 Road Program is 95% complete. Also, the Multi Modul Application that we applied for last year and were unsuccessful at, is due by the end of July and will be submitted.

**Adjournment**

There being no further business, Mr. Broadhurst made a motion to adjourn the meeting. The motion was approved by unanimous voice vote and the meeting was adjourned at 8:33 PM.

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Gregory C. Lebold  
Township Secretary

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Timothy Broadhurst  
Council Chairman

**UPPER PROVIDENCE TOWNSHIP  
DELAWARE COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2019-13**

**A RESOLUTION OF UPPER PROVIDENCE TOWNSHIP, DELAWARE COUNTY, PENNSYLVANIA, ADOPTING A COMPREHENSIVE PLAN UPDATE ENTITLED ROAD MAP TO 2030 – UPPER PROVIDENCE COMPREHENSIVE PLAN ADDENDUM - 2019.**

**WHEREAS**, the Township of Upper Providence ("Township"), has heretofore adopted a comprehensive plan for the Township entitled, Comprehensive Plan of 2005; and

**WHEREAS**, the Township, in accordance with Article III of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (the "MPC"), has completed the process of reviewing the 2005 Comprehensive Plan; and

**WHEREAS**, the Township, in cooperation with Spotts, Stevens & McCoy, has drafted an update to the 2005 Comprehensive Plan, entitled *Road Map to 2030 – Upper Providence Comprehensive Plan Addendum - 2019* (2019 Comprehensive Plan Addendum) and;

**WHEREAS**, the 2019 Upper Providence Comprehensive Plan Addendum has been reviewed by the Delaware County Planning Department on August 15, 2019;

**WHEREAS**, the 2019 Upper Providence Comprehensive Plan Addendum has been offered for review on July 16, 2019 to the contiguous municipalities of Edgmont Township, Marple Township, Middletown Township, Nether Providence Township, Newtown Township, Springfield Township, Media Borough and Rose Valley Borough and no comments were provided; and

**WHEREAS**, the 2019 Upper Providence Comprehensive Plan Addendum has been offered for review by the Rose Tree Media School District on July 16, 2019 and no comments were provided; and

**WHEREAS**, the Upper Providence Township Planning Commission held a public meeting on the 2019 Comprehensive Plan Addendum on June 24, 2019; and

**WHEREAS**, the Upper Providence Township Council held a public hearing on the 2019 Comprehensive Plan Addendum on October 10, 2019.

**NOW THEREFORE, BE IT RESOLVED**, that the Council members of Upper Providence Township, Delaware County, Pennsylvania hereby adopts the Comprehensive Plan update entitled Road Map to 2030 – Upper Providence Comprehensive Plan Addendum -2019, in the form attached hereto as Exhibit "A", as the official Comprehensive Plan of the Township;

**AND BE IT FURTHER RESOLVED**, that this Resolution shall in no way limit or invalidate prior actions of the Township, taken in connection with the subject matter hereof, such actions being expressly ratified and confirmed in all respects; and

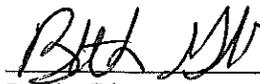
**BE IT FURTHER RESOLVED**, that all parts, sections, sentences or clauses of the Resolution which shall be found by a court of competent jurisdiction to be invalid, unlawful or unconstitutional, shall be deemed severed from this Resolution with all other provisions of the Resolution not so found remaining in full force and effect; and

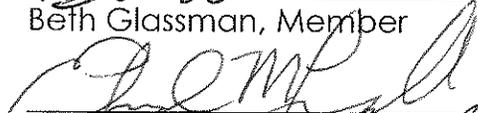
This Resolution **APPROVED** and **ADOPTED** this 10<sup>th</sup> day of October, 2019.

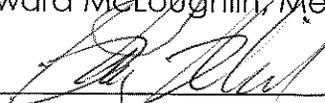
**UPPER PROVIDENCE TOWNSHIP COUNCIL**

  
\_\_\_\_\_  
Timothy Broadhurst, President

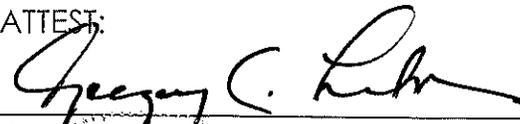
  
\_\_\_\_\_  
Kathleen Heupler, Vice-President

  
\_\_\_\_\_  
Beth Glassman, Member

  
\_\_\_\_\_  
Edward McLoughlin, Member

  
\_\_\_\_\_  
Ray Wilson, Member

ATTEST:

  
\_\_\_\_\_  
Gregory C. Lebold  
Secretary

(Township Seal)



**DELAWARE COUNTY PLANNING COMMISSION**

**1055 E. Baltimore Pike**

**Media, PA 19063**

**Phone: (610) 891-5200**

**Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)**

**COUNCIL**

**JOHN P. McBLAIN  
CHAIRMAN**

**COLLEEN P. MORRONE  
VICE CHAIRMAN**

**MICHAEL F. CULP  
KEVIN M. MADDEN  
BRIAN P. ZIDEK**

**LINDA F. HILL  
DIRECTOR**

August 15, 2019

Mr. Gregory Lebold  
Upper Providence Township  
935 N. Providence Road  
Media, PA 19063

RECEIVED

AUG 20 2019

RE: Name of Petition: Comprehensive Plan Addendum  
DCPD File No.: CP-48-7579-19  
Petitioner: Upper Providence Township  
Recv'd in DCPD: July 18, 2019

UPPER PROVIDENCE TOWNSHIP  
DELAWARE COUNTY

Dear Mr. Lebold:

In accordance with the provisions of Section 609 of the Pennsylvania Municipalities Planning Code, the above described proposal has been sent to the Delaware County Planning Commission for review. At a meeting held on August 15, 2019, the Commission took action as shown in the recommendation of the attached review.

Please refer to the DCPD file number shown above in any future communications related to this application.

Very truly yours,

Linda F. Hill  
Director



1055 E. Baltimore Pike

Media, PA 19063

Phone: (610) 891-5200

Email: [planning\\_department@co.delaware.pa.us](mailto:planning_department@co.delaware.pa.us)

Date: August 15, 2019

File No.: CP-48-7579-19

PETITION: Comprehensive Plan Addendum

DATE OF PETITION: July 28, 2019

PETITIONER: Gregory C. Lebold

MUNICIPALITY: Upper Providence Township

TYPE OF REVIEW: Comprehensive Plan Addendum

PROPOSAL: Update the Township Comprehensive Plan of 2005 with the addition of an addendum to the plan, entitled "Roadmap to 2030"

RECOMMENDATIONS: Approval

STAFF REVIEW BY: Sam Haber/Kiersten Mailler

REMARKS:

### COMPREHENSIVE PLAN AMENDMENT

The Township proposes to amend the municipal Comprehensive Plan of 2005 with a Plan Addendum entitled Roadmap to 2030. Because the current plan is over 10 years old, it was necessary for the Township to review the plan, as required by the Municipalities Planning Code (MPC). The Township began its formal review in 2015, and created a Task Force in 2017 to update the plan in the form of an addendum. Multiple meetings of the task force were held as well as 5 public workshops and an online survey of community residents.

While there is some refinement and update to the goals, objectives and recommendations, particularly relating to transportation improvements and access and connectivity to the Township commercial corridors, many of the goals and guiding principles of the addendum remain similar to those of the 2005 plan.



Date: August 15, 2019  
File No.: CP-48-7579-19

REMARKS (continued):

**PLAN AMENDMENT FINDINGS**

An addendum is an acceptable solution to bring the plan up to date, especially with the inclusion of updated demographic and land use data. The Township is principally built-out with future development opportunities primarily available in the form of infill and redevelopment. The overall vision and goals of the addendum are to retain the existing character and natural, environmental and open space features of the Township while accommodating a mix of residential uses and improving the appearance and character of Township's commercial corridors.

The 2005 Plan was carefully reviewed to ensure the relevance of the vision, goals and objectives with current conditions. The addendum was also reviewed for consistency with the County comprehensive plan, Delaware County 2035 and DVRPC's plan for the Philadelphia region, Connections 2045. The Township has provided a list of accomplishments since 2005, highlighting work with other agencies, an updated SALDO, and several adopted plans that relate to health, safety and welfare of the residents. The Addendum also contains an updated Action Plan based on the update vision, goals and objectives, and encourages increased joint planning and cooperation with neighboring municipalities.

**ADOPTION**

In accordance with Section 306(b) of the Pennsylvania Municipalities Planning Code, within 30 days after adoption, the governing body of the municipality shall forward a certified copy of the comprehensive plan to the County Planning Department for its files.