

DRAFT COMMUNITY DEVELOPMENT OBJECTIVES OF THE COMPREHENSIVE PLAN			
Element	Planning Commission expanded by Land Use Committee	Objectives condensed by staff 6/15/12	Land Use Committee Member edits 6/6/12
Housing & Land Use	To preserve and enhance the unique character and high quality of life for all residents in all parts of the Township. To maintain the Township’s primary role as an attractive suburban, residential community with a wide range of housing choices for a variety of income levels. To achieve a diverse population, high property values and easy access to quality local and regional community/commercial facilities. <u>To preserve existing neighborhoods, and enhance the established housing stock/neighborhood pattern and capitalize upon opportunities to add complementary attractive, high quality new housing affordable to wide range of households at appropriate densities through in-fill and redevelopment.</u> To encourage ‘complete neighborhoods’ that include pedestrian connections to public transportation, educational, commercial, recreational and cultural amenities where practical.	To preserve existing neighborhoods, and enhance the established housing stock/neighborhood pattern and also capitalize upon opportunities to add complementary attractive, high quality and affordable new housing affordable to wide range of households at appropriate densities through in-fill and redevelopment.	To promote the development of new housing affordable to a wide range of households while preserving existing neighborhoods.*
	Land Use: Economic Development	To achieve a diverse and sound economic base, to recognize the linkage between the health of the commercial areas and the residential neighborhoods, to provide high quality commercial services that are an amenity to residents, to provide employment opportunities and to preserve high property values and tax ratables to permit the continuation of the high standard of municipal services. <u>To guide future economic development of designated village and commercial centers without expanding the land area designated for commercial uses, consistent with the Future Land Use Map, to ensure that new development is compatible with the mass, scale, intensity and use of existing villages, neighborhoods and other developments and to create appropriately scaled, livable transitions between commercial and residential neighborhoods.</u> Infill and redevelopment of commercial areas should be pedestrian-accessible and transit-oriented by encouraging attractive mixed-use development. Solutions should preserve historic village cores, such as Bryn Mawr and Ardmore. The Township Code should be revised to incorporate architectural, landscape and signage design standards to promote attractive, high quality development in commercial areas and in transitional areas between commercial districts and residential neighborhoods.	To guide future economic development, of designated village and commercial centers without expanding the land area designated for commercial uses, consistent with the Future Land Use Map, to ensure that new development is compatible with the mass, scale, intensity and use of existing villages, neighborhoods and other developments and to create appropriately scaled, livable transitions between commercial and residential neighborhoods.
To further development of existing village and commercial centers without expanding the land area designated for commercial uses. *			
To ensure that new development is compatible with the mass, scale, intensity and use of existing villages and neighborhoods. *			

* Identified as potentially controversial

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Community Facilities	<u>To provide high quality community facilities, such as libraries, parks, public schools, senior centers and fire stations that are of value and accessible to all Township residents and meet the needs of each neighborhood.</u> Therefore, municipal initiatives should be strategic, and to maximize the return of municipal resources,coordinated to attract new partners and resources to maintain high levels of community facilities.	To provide high quality community facilities, such as libraries, parks, public schools, senior centers and fire stations that are of value and accessible to all Township residents and meet the needs of each neighborhood.	To promote the creation of public space for civic purposes.
Circulation	<u>To continue to provide a safe, convenient and efficient multi-modal transportation system. This may include an integrated and coordinated system of roadways, trails, walkways, bikeways and public transportation systems both within the Township and on a regional basis.</u> Therefore, municipal actions should be directed towards maximizing the efficiency of the Township’s existing multimodal transportation system, while ensuring that transportation improvements are in scale and character with their surrounding context. Recognizing both the overwhelming dependency upon the automobile and the financial/spatial constraints limiting the expansion of the Township’s transportation network, efforts should be directed towards reducing unnecessary vehicular trips by developing sidewalks and trails linking neighborhoods with public transportation, commercial, educational, recreational and cultural amenities. Expanded parking options should be developed at train stations and in conjunction with the redevelopment of higher density Village Centers to facilitate mass transit use.	To continue to provide a safe, convenient and efficient multi-modal transportation system. This may include an integrated and coordinated system of roadways, trails, walkways, bikeways and public transportation systems both within the Township and on a regional basis.	To provide a safe, convenient and efficient multi-modal transportation system that maintains existing roadways and promotes alternative modes including mass transit, trails, walkways, and bikeways.
Land Use: Institutions	<u>Maintain the vitality and diversity of private institutions, including colleges, universities, religious institutions, hospitals and private schools, recognizing their linkage to the quality of life of the residents and their importance as potential future joint community resources.</u> Recognizing that institutions may need to grow to be sustainable, Township land development codes should be revised to allow logical growth of larger institutions. Code revisions should also be made to permit the adaptive reuse of smaller institutional properties.	Maintain the vitality and diversity of private institutions, including colleges, universities, religious institutions, hospitals and private schools, recognizing their linkage to the quality of life of the residents and their importance as potential future joint community resources.	To promote growth of existing institutions in the center of campuses in exchange for buffering of adjacent residential neighborhoods and limits on the ability of institutions to acquire adjacent lots for future expansion.*

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Open Space & Historic Preservation	<p><u>To coordinate public and private efforts to preserve natural, open space, historical and cultural resources in the Township, which are essential to the character of the Township.</u> Therefore, the Township should develop a multi-faceted regulatory, programmatic and educational strategy to identify, prioritize and preserve such resources, including the use of such techniques as the Official Map. Recognize the natural constraints preventing development in certain areas, such as flood plains, steep slopes, and erosion-prone land, and the necessity of preserving and enhancing these critical areas for the benefit of all citizens through the use of appropriate land use management. Recognizing how natural systems contribute to the quality of life and sustainability of a community , future Township land use, transportation, housing and community facility policies, programs and projects should integrate environmentally sustainable and energy efficient practices to the greatest extent practical. Further recognizing the relationship between water and particularly stormwater management and the built environment, water resource management should serve as the foundation of future Township sustainability initiatives.</p>	<p>To coordinate public and private efforts to preserve natural, open space, historical and cultural resources in the Township, which are essential to the character of the Township.</p>	<p>To protect and maintain the Township’s natural and open-space resources by promoting environmentally sustainable and energy efficient development and land management practices.</p>
			<p>To preserve and maintain the Township’s historical and cultural resources.</p>
Civic Involvement	<p><u>To promote public participation at all levels of government recognizing the importance of civic engagement.</u> Therefore, Township efforts should be focused on forging new partnerships and fostering existing relationships with key non-profits and agencies.</p>	<p>To promote public participation at all levels of government recognizing the importance of civic engagement.</p>	<p>No comments provided.</p>
Regional Cooperation	<p><u>To strengthen regional services and conservation efforts.</u> Therefore, the Township should continue to partner with adjacent municipalities and the county in efforts to improve community services and to address regional issues, such as traffic congestion, public transportation, pollution, stormwater management and affordable housing. Regional partnerships will also enable the Township to attain priority funding on projects that positively impact the community.</p>	<p>To strengthen regional services and conservation efforts.</p>	<p>No comments provided.</p>
Future Land Use Map	<p>To achieve the foregoing objectives by developing a Future Land Use Map which recognizes the established land use pattern, natural and man-made constraints, existing circulation patterns and opportunities for enhancement, valued natural, historical and cultural resources worthy of preservation, and also identifies appropriate locations and densities for commercial, residential, and mixed use development. This map will also identify neighborhood units and areas for various types of neighborhood preservation techniques such as “form based zoning” and historic districts.</p>	<p>No comments provided.</p>	<p>No comments provided.</p>