

CHAPTER H

PLANNING ASSUMPTIONS

The previous sections of this plan analyzed subjects that provide a framework for projecting future development patterns. The background studies also clarified existing conditions in the township, and set forth the problems and limitations affecting the municipality. From these reports it is possible to enumerate the assumptions that will affect future development. These assumptions preface the statement on goals and policies, which is one of the most important building blocks of the comprehensive plan. The plan assumes:

1. That, considering the 7% population increase in the 1960-1970 decade and the relatively small increase realized since 1970, future population growth will be very limited during the next several decades.
2. That the township's population will continue to mature so that there will be more people aged 65 years old and over, and less people in the under 18 age brackets.
3. That single family developments will continue to occupy the least utilized portions of the township, while multi-family projects will occur within the densely populated portions of the municipality.
4. That the township's desirable location in the Philadelphia region and the ease of access by automotive and public transportation to nearby employment centers will continue to enhance the township as a residential community.
5. That the demand for housing will remain high due to the shortage of developable land and the general desirability of township's living quality.
6. That the trend will continue towards reduced lot sizes with commensurate sized homes to compensate for inflationary pressures. This trend also saves energy.
7. That the trend towards smaller family sizes will result in smaller population increases for the township.
8. That the age of housing stock in the southern portion of the township will require a strong code enforcement program to preserve the existing high standards of development.

9. That new multi-family units will continue to be constructed in the location of high population concentrations along public transportation and commercial corridors, thereby affording accessibility to all community facilities.
10. That the change in the population base of the township will require the continuation of the extensive and well diversified recreation system that now exists.
11. That automobile traffic will continue to increase in volume, placing additional strains on the existing circulation system.
12. That the commercial areas along Lancaster and Montgomery Avenues in Ardmore and Bryn Mawr will be recognized as the central business districts and will be physically enhanced by means of various design techniques.
13. That ecologically sensitive lands will continue to be recognized and preserved in future land developments in the township.
14. That extensive open lands are no longer found in areas of population concentrations. Therefore, some travel will be necessary in order to use open space or recreation lands.
15. That the administration of ordinances with proper site and design review procedures will preserve environmentally sensitive streams, soils, and wooded areas.
16. That the stability of the township will allow for a high standard of public facilities and services to be maintained, including parks, playgrounds, schools, and utilities.