

Welcome to

the Comprehensive Plan Open House!



Tonight's Agenda

Presentation

6:45 - 7:30 p.m.

Focus Area Stations

6:30 - 8:30 p.m. (throughout the evening)

Visit each of the focus area stations to learn about the proposed goals and participate in feedback activities.

**Accessible
Neighborhoods**

**Vibrant and Connected
Community Spaces**

**Adaptive and Resilient
Neighborhoods**

The purpose of this open house is...

...to share information about the plan.

- The planning process to date and upcoming steps.
- How findings from the community engagement and research shaped the plan's proposed vision, guiding principles, and goals.

...to hear from you!

Community engagement, through the focus groups, interviews, surveys, and pop-ups established the foundation for the plan. The open house is an opportunity to provide feedback to refine established community priorities that can be incorporated into the action steps.

Plan Process

Guided by a Steering Committee of local staff and community residents.

We are here!



Community engagement informs the content of the plan and is supplemented with research and data analysis.

A vision statement for the plan was drafted based on feedback from Phases 1 and 2.

Vision - Upper Dublin Connections

Upper Dublin Township is a diverse and sustainable community that blends preservation of the cherished character of our neighborhoods with an embrace for positive change that responds to existing and future community needs. Upper Dublin recognizes and respects that land use, the environment, and residents' quality of life are interconnected. Connections are the forefront of planning initiatives; neighborhoods are well-connected physically with safe routes; the wider Upper Dublin community is connected through vibrant neighborhood and commercial spaces; communities are engaged in environmental stewardship with the Township and wider region. Upper Dublin prioritizes actions that develop new connections between the Township, residents, community organizations, institutions, the business community, and more to champion a resilient and engaged community.



Accessible Neighborhoods

The Accessible Neighborhoods Focus Area details planning for neighborhoods that are physically and economically accessible: physically accessible by a range of mobility types, and economically accessible to a range of age and income levels.

Topics included in Focus Area

- Housing
- Multimodal transportation
- Historic preservation

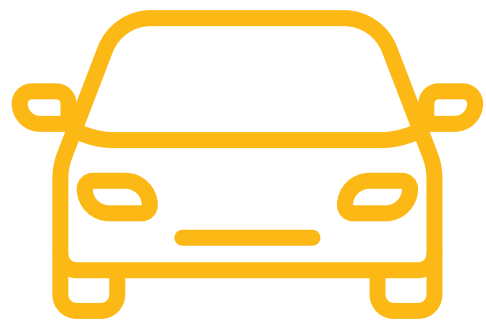


Accessible Neighborhoods Goal 1

Create safe and accessible multi-modal connections.

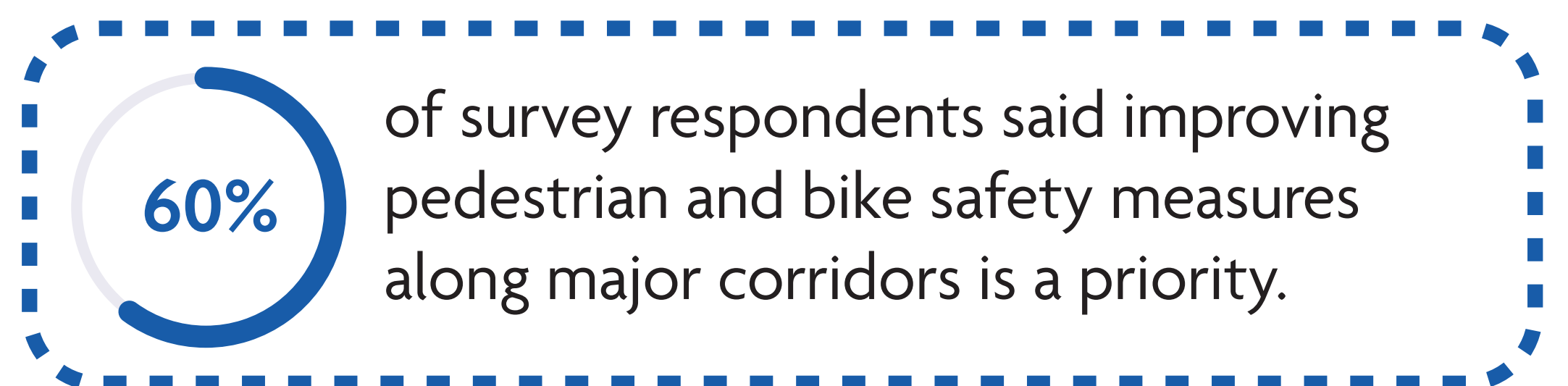
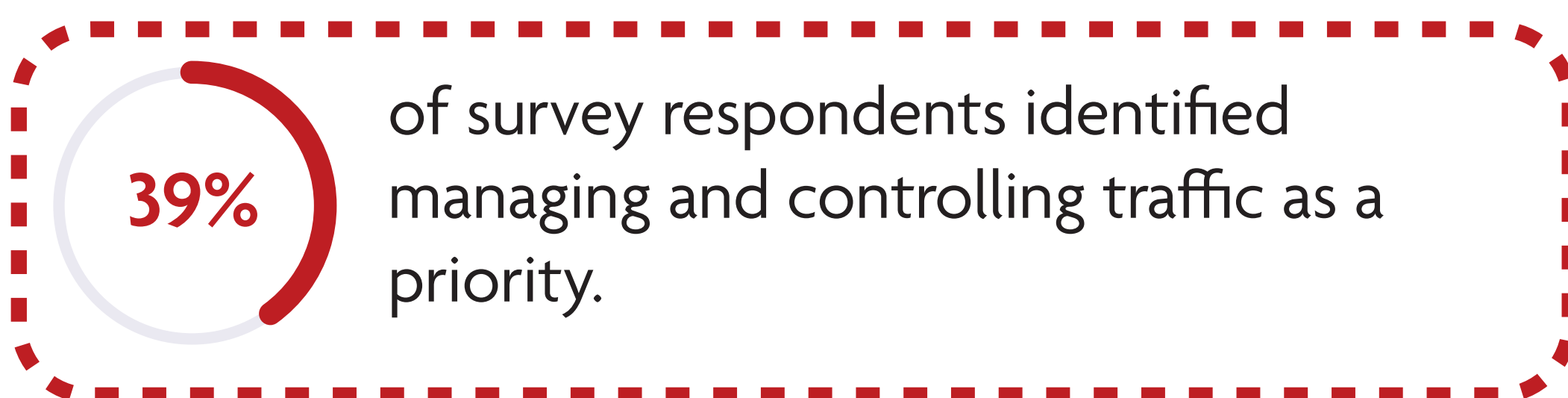
What do we mean?

A multi-modal transportation network has options for people to travel in many ways - by car, foot, bike/scooter, and public transit.

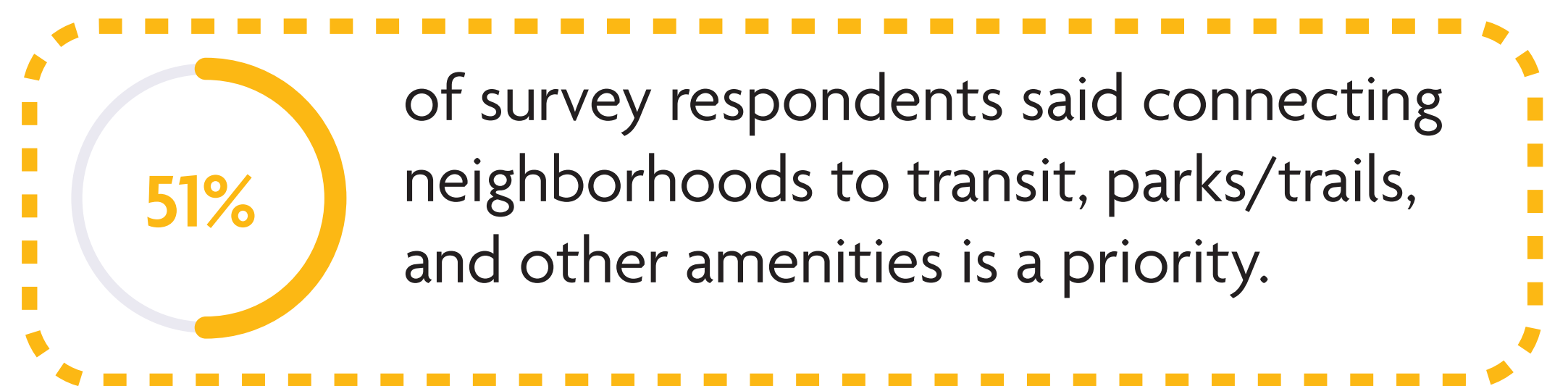


Access to these options means they are located throughout Upper Dublin, ADA-accessible, affordable, safe, and well-connected. Safe and accessible multi-modal connections are created through well-connected and maintained sidewalk networks, complete streets (streets designed for all users), and traffic calming measures.

What do we know?



The *Upper Dublin Open Space Plan* identified a list of 70 missing connections (i.e., sidewalks, trails, crosswalks, etc.) that need to be addressed.



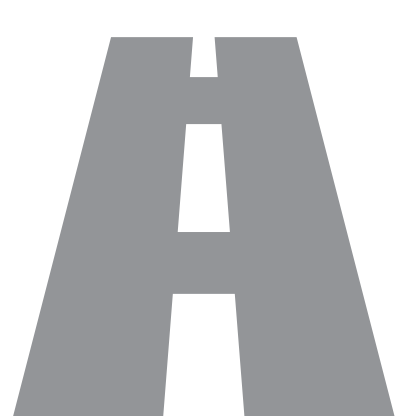
Why is this important?



The benefits of walkability and bike-ability are well documented, including positive impacts on health, the environment, safety, equity, and economic development. However, there is a mismatch between pedestrian needs and the existing infrastructure in many parts of the township, making these benefits more difficult to realize.



Lack of public transportation options means that people are forced to rely on a personal vehicle to get around the township. Filling gaps in the sidewalk network offers an alternative way for people to get to school, work, retail destinations, outdoor areas, and more.



Safe connections and complete streets create more sustainable and vibrant neighborhoods by allowing people to walk to schools, parks, and other essential neighborhood amenities.



The hidden cost of transportation impacts everyone that lives, works, and plays in Upper Dublin. Residents in the township pay between 18% and 26% of their income on transportation costs on top of housing costs and other necessary living expenses.



Accessible Neighborhoods Goal 2

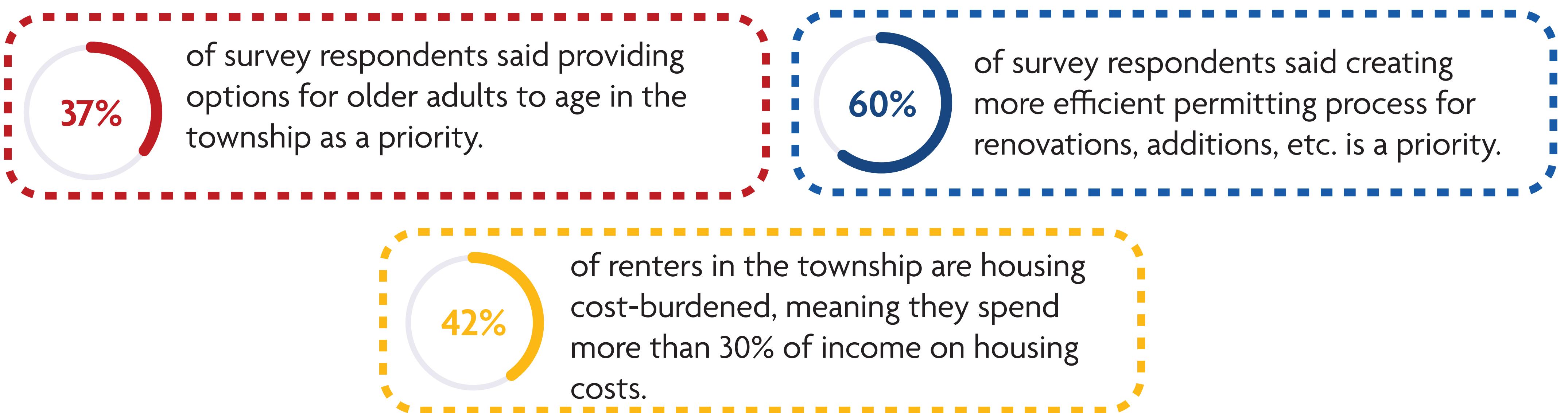
Prioritize housing that meets the varying needs of all existing and future community members.

What do we mean?

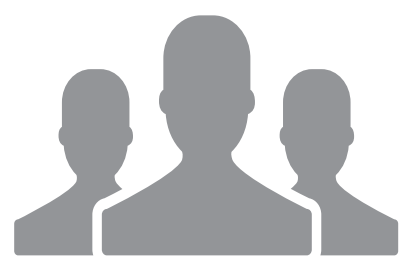
Housing is an essential part of what makes a neighborhood accessible. Do housing options in a community meet the needs of that community's residents? A greater variety of household sizes and demographics require a greater variety of housing choices, such as different needs in size and design, affordability, and available amenities.

By prioritizing the creation or rehabilitation of housing options to meet a variety of household needs, Upper Dublin supports the needs of many different community members. Action items under this goal will allow people to stay in the township as their needs change.

What do we know?



Why is this important?



Developing new housing options can alleviate tight owner and rental markets.



Addressing challenges in residential permitting processes will allow people to stay in their homes or within the township as their needs change.



Nearby communities have higher shares of multi-family housing options like duplexes and townhouses. If Upper Dublin does not increase the availability of these options people may be forced to move to other areas for housing that meets their needs.



There is very little vacant land left for development in Upper Dublin. Supporting maintenance of the existing housing stock and prioritizing redevelopment over development in open space and natural lands are key to preserving vacant land for other uses.



Vibrant & Connected Communities

The Vibrant and Connected Community Spaces Focus Area details planning for services and amenities in proximity to where residents' live while reducing the transportation and environmental impacts of increased commercial and mixed-use development. The services and amenities will meet the needs and desires of existing residents, while contributing to the fiscal sustainability of the Township's tax base.

Topics included in Focus Area

- Businesses & Jobs
- Historic Preservation
- Congestion management
- Main Street/ community hubs
- Tree Canopy
- Community facilities



Vibrant & Connected Communities Goal 1

Cultivate neighborhood hubs.

What do we mean?


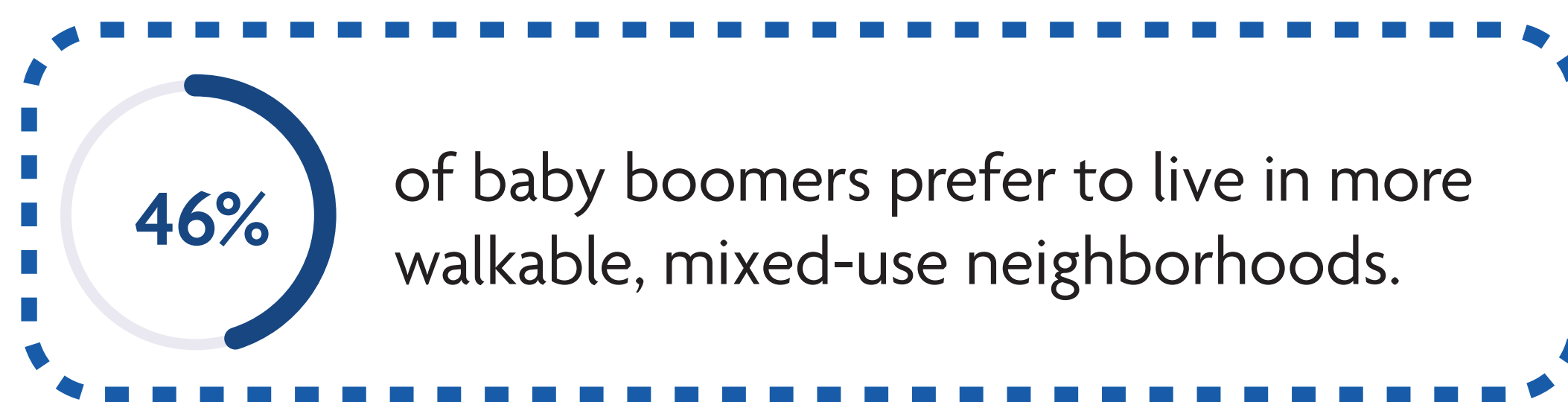
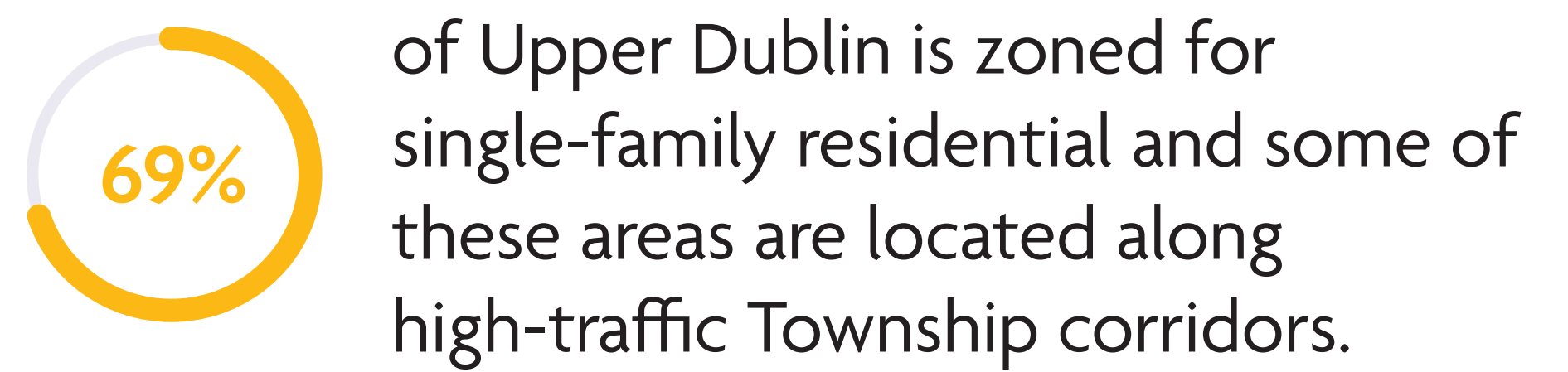
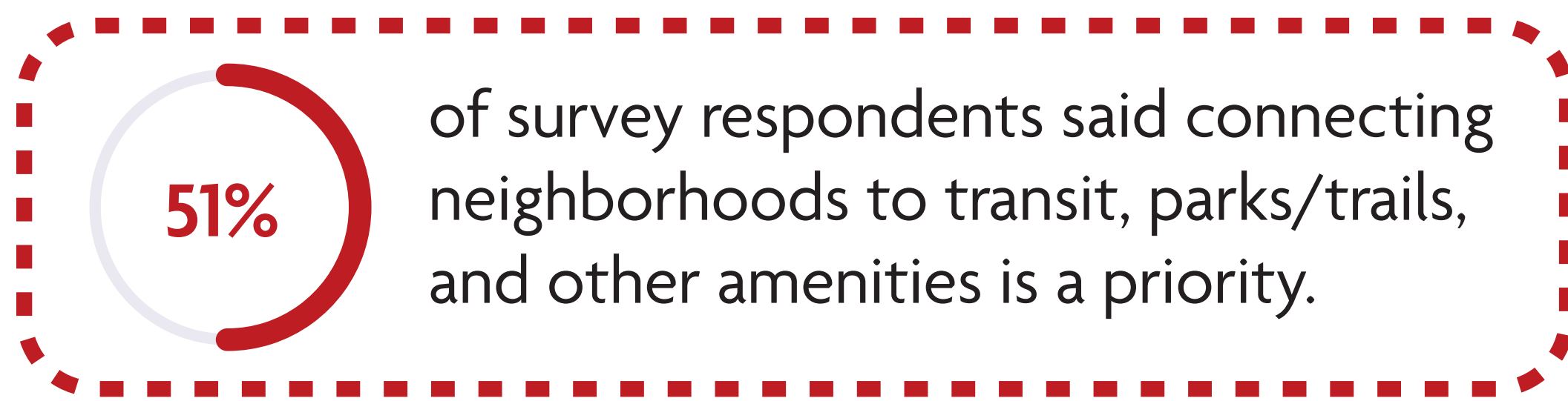
Neighborhood hubs provide spaces for people to gather, socialize, relax, and enjoy activities. These spaces are sometimes referred to as “third spaces” (first spaces being the home and second spaces being workplaces). Neighborhood hubs play a key role in building community understanding, providing amenities (recreational, educational, environmental, retail, and otherwise), and creating a high-quality of life for residents. Neighborhood hubs come in different forms:

Civic, Community, & Educational Spaces: These include libraries, community centers, schools, and municipal buildings. These spaces host community events and meetings, and can also provide services.

Low-Impact Neighborhood Commercial Spaces: These commercial spaces have small footprints and do not generate a significant amount of traffic or noise. They have limited hours that are respectful of surrounding residential areas. Examples include a small coffee shop, bakery, florist, bookstore, dry cleaner, etc.

Parks & Rec Areas: Parks, playgrounds, and recreational fields. These areas can have active (fields, equipment, etc.) or passive (walking trails, benches, etc.) recreational uses and have programming some of the time or none of the time.

What do we know?



North Hills residents shared the importance of the North Hills Community Center as a community hub throughout the decades. Many residents would like to see the property recognized as a historic building.

Why is this important?



Providing amenities and services within proximity to neighborhoods reduces dependency on vehicles for travel within the township, reducing carbon emissions and traffic congestion, and increasing access. By investing in sidewalk connectivity near these amenities, it increases safe access by walking or biking.



By cultivating new neighborhoods hubs and improving access to existing hubs, Upper Dublin builds, attracts, and retains community.



Additional small retail spaces provide economic opportunity for small businesses and entrepreneurs and help to increase the tax base.

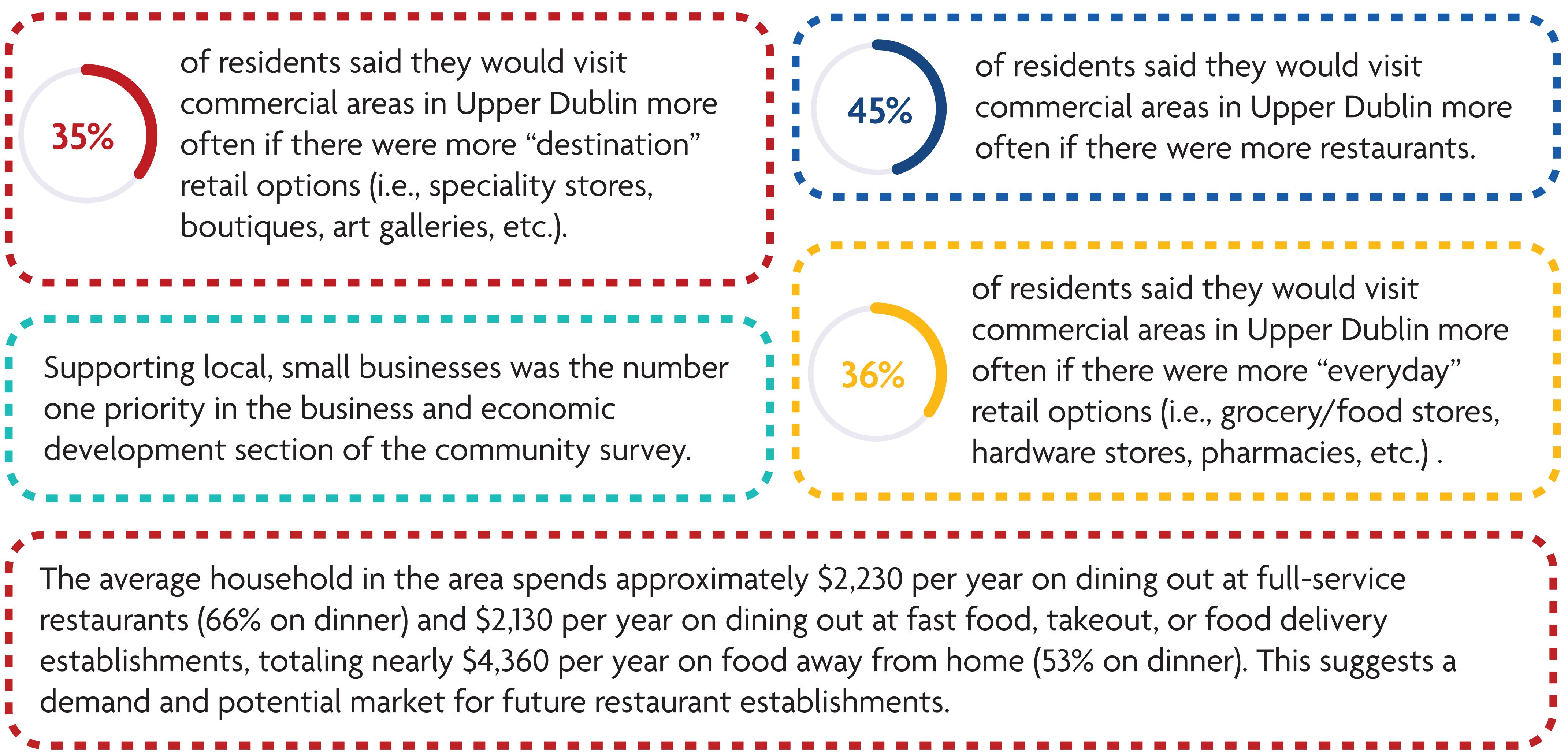


Support and encourage local businesses.

What do we mean?

A local business is a business that provides goods or services to people who live or work nearby. In this case, we also mean a business that is locally owned and not a chain business. Local, small businesses are more beneficial to the local economy than larger corporations for the following reasons:

- Local businesses have more of an impact by contributing to the local expertise, direct community reinvestment, and the resilience and sustainability of the economy.
- Local businesses tend to hire locally, ensuring that money stays within the community and fostering local employment.
- Local businesses can adapt to changes in local community demand.
- Local businesses are more resilient. When businesses are diversified, downturn in one industry has a much smaller reach across the local economy.



Why is this important?



Commercial land use helps taxpayers by paying more than they require in services.



More small businesses leads to increased consumer spending and tax revenues.



Thriving businesses attract families and younger generations to the area, diversifying the age groups within the Township.



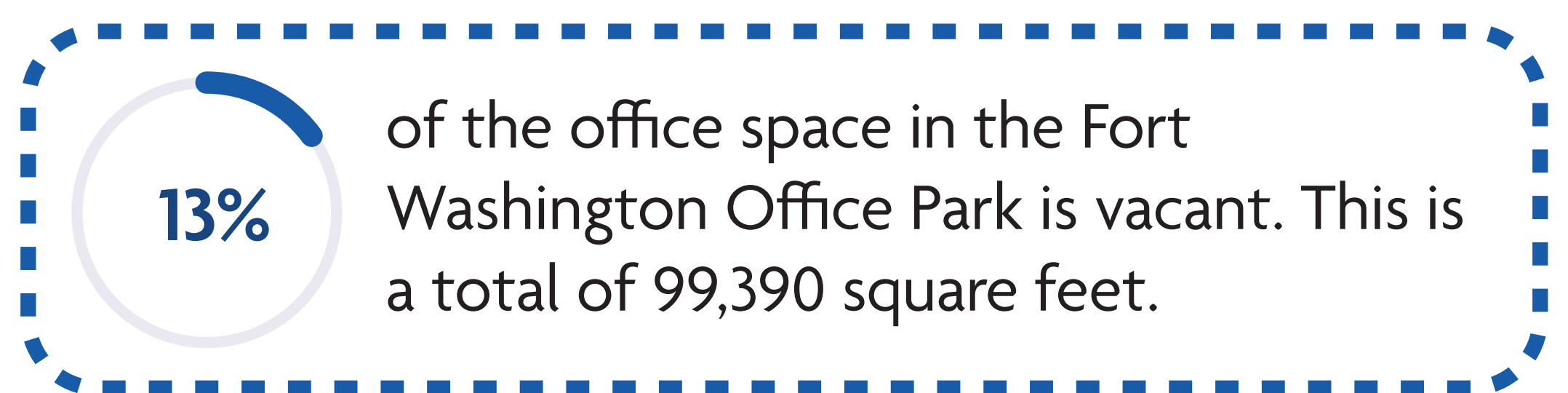
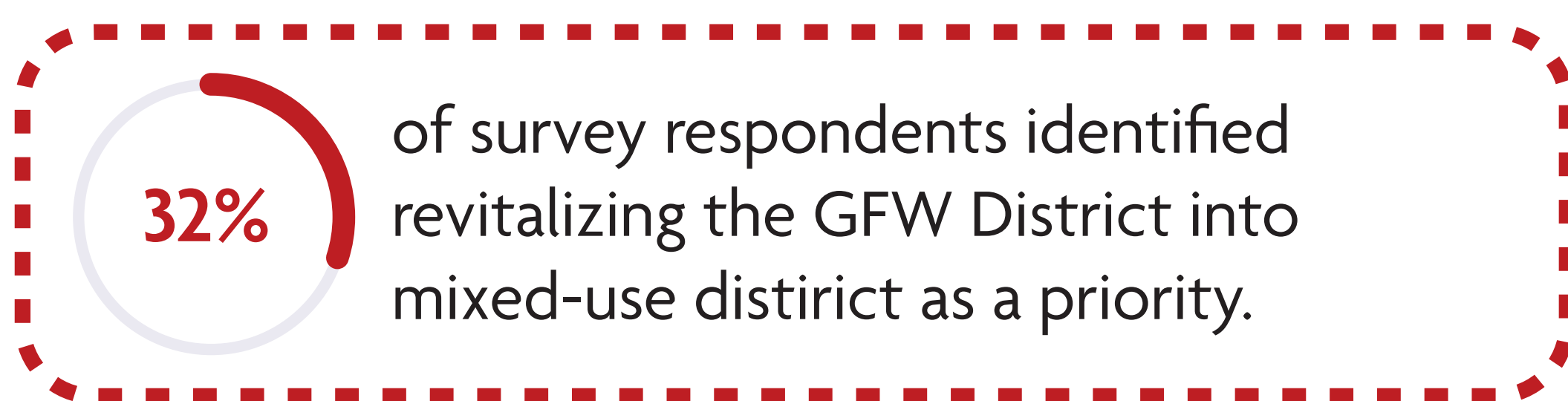
Vibrant & Connected Communities Goal 3

Invest in community-serving commercial and mixed-use districts.

What do we mean?

This goal looks at how the Township can enhance existing commercial districts (i.e., the shopping centers) and create mixed-use districts in underutilized areas of the Township to diversify and strengthen the tax base and meet the needs of existing and future residents.

What do we know?



“A downtown does not exist in Upper Dublin. We need a vibrant, unique main street that attracts small businesses.”
- Survey Quote

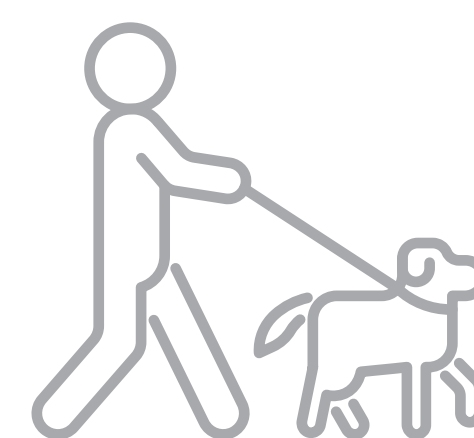


Pennsylvania Avenue, specifically the Fort Washington Village area, needs to balance competing land use and transportation impacts.

Why is this important?



Development of commercial spaces will help build the tax base and reduce tax burden on residents.



Creating more walkable commercial and mixed-use districts will attract younger generations who seek walkable, mixed-use neighborhoods. It also helps reduce dependency on personal vehicles.



The existing neighborhood shopping centers are aging, but they continue to serve the community. Reinvestment in these areas will ensure that residents continue to have access to amenities within proximity to their residences.



Mixed-use districts can accommodate a variety of housing unit types to meet the needs of residents.



Thriving commercial and mixed-use districts provide jobs opportunities.



Adaptive and Resilient Environment

The Adaptive and Resilient Environment Focus Area details planning for an engaged and proactive local government and community that champions environmental protection, sustainable action, and disaster resilience.

Topics included in Focus Area

- Ecosystem vulnerability
- Open space and park network
- Community environmental education
- Climate hazards
- Green facilities and utilities
- Waterways and Flood Risk
- Natural resources (including tree canopy)



Adaptive and Resilient Environment Goal 1

Build environmental sustainability and resiliency.

What do we mean?

Sustainability is the ability to meet the needs of the current population without compromising that ability for future generations. Resiliency is the ability of a system to prepare for threats, absorb impacts, and recover and adapt after disruptive events. These concepts work in tandem when considering the Township's operations, facilities, and policies. This goal focuses on actions that the Upper Dublin Township government can take to build the sustainability and resiliency of the Township's facilities, fleet, and natural environment, serving as an example and model to residents.

What do we know?

Upper Dublin has invested in parks, recreation, and open space. There are currently 45 municipally-owned parks and open spaces which include undeveloped and protected natural areas.

Upper Dublin has Tree City USA status from the Arbor Day Foundation which means that Upper Dublin meets the following criteria: a tree board or department, a tree-care ordinance, an annual community forestry budget of at least \$2 per capita and an Arbor Day observance and proclamation.

The Transition Plan for Upper Dublin Township Municipal Operations documents existing challenges and proposed solutions to building energy conservation and renewable energy efforts.

Upper Dublin is committed to environmental sustainability and energy efficiency in its new Township building. The building will be net-zero and is applying green building and construction practices such as efficient building design, reducing impervious cover, generating energy on-site, providing EV charging, and more.

Stormwater management and **restoring and expanding the tree canopy** were the top two environmental priorities from the survey.

Why is this important?



Climate Change impacts are occurring at rates even faster than first predicted.



There are human, environmental, and economic costs to these climate change impacts that is only exacerbated by inaction.



There are high costs associated with recovering from hazard events. Building resilience to natural hazards reduces loss and associated costs.



Adaptive and Resilient Environment Goal 2

Increase community-wide participation in environmental stewardship.

What do we mean?

The Township can play a role in engaging community members in building environmental sustainability and resilience and being good stewards of the environment. This can be done through the “carrot” or the “stick.” The carrot approach provides incentives and education to encourage environmental stewardship. If the Township imposes specific regulations for property owners and residents regarding environmental stewardship, then the stick approach would be the fine or penalty imposed if the regulation is not followed.

What do we know?

Upper Dublin provides opportunities for residents to engage in environmental stewardship.



UD Litter Patrol: The UD Litter Patrol partners with UD Parks and Recreation and UD CARES on coordinated litter events.



Residents have access to a compost facility to drop off yard waste and collect mulch.



The Township offers weekly mixed-recycling.



EPAB organizes a yearly Earth Day initiative and environmental open house.



“Provide incentives and leadership for building and construction to prioritize adaptive reuse and renovations, integrate renewable energy, exceed basic energy codes on insulation and airtightness, promote lower carbon mechanical systems and building materials, etc.” -

Survey Quote

Why is this important?



Environmental stewardship is the responsibility of everyone. The Township can be a leader in this field and through accomplishing Adaptive and Resilient Environment Goal 1, lead through example; however, all Township residents and business owners need to be partners in this work.



Seemingly small, individual actions taken to protect the environment can have a large impact when many individuals participate.