



UPPER DUBLIN
— T O W N S H I P —
COMPREHENSIVE PLAN

June 13, 2024
Open House

Open House Purpose

Information Sharing

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

Feedback Opportunity

- One of multiple opportunities to provide feedback during the planning process.
- Focus groups, survey, and pop-up feedback established the foundation for the plan. This open house is an opportunity to refine established community priorities that can be incorporated into action steps.

Meeting Agenda

- 6:45 – 6:50 p.m. **What is a comprehensive plan?**
- 6:50 – 6:55 p.m. **Planning Process**
- 6:55 – 7:25 p.m. **Vision, Guiding Principles, & Goals**
- 7:25 – 7:30 p.m. **Next Steps**



WHAT IS A COMPREHENSIVE PLAN?

What is a comprehensive plan?

According to Pennsylvania Municipalities Planning Code (MPC) Guidelines, a Comprehensive Plan must:

- State **objectives concerning future development**, including location, character, and timing of future development.
- Plan for **land uses**.
- Plan to meet **housing needs** of present residents and those individuals and families anticipate to reside in the municipality.
- Plan for **movement of people and goods**.
- Plan for **community facilities and utilities**.
- Statement of **interrelationship between plan components**, which includes an estimate of the fiscal, economic development, environmental, energy conservation, and social consequences.
- Plan for the **protection of natural and historic resources**.
- Discussion of **short, medium, and long-range plan implementation strategies**.

Traditional vs Implementable Plan

TRADITIONAL COMPREHENSIVE PLAN

- Background studies and data
- Statement of community development objectives
- Land use plan
- Housing plan
- Transportation plan
- Natural and historic resources protection plan
- Statement of interrelationships of plan elements
- Statement of consistency of development with neighborhood municipalities

IMPLEMENTABLE COMPREHENSIVE PLAN

- Community vision and guiding principles
- Focus Areas (Priority Issues)
 - Data that validates the issue (Context and community input)
 - Goals
 - Recommended solution (Actions)
 - Policies, programs, and projects with associated funding sources, partners, etc.
- Future Land Use Plan
 - Land Use
 - Design considerations
 - Infrastructure and improvement considerations
- Appendix with Additional Planning Elements

Comprehensive Planning in Upper Dublin

- Current plan from 2010
- Addendum in 2017 for GFW District
- Topics
 - Enhance Our Neighborhoods
 - Reinvest in Our Shopping Centers
 - Create a Green Employment and Commercial Center at Fort Washington Office Park
 - Create an Environmentally Sustainable Future
 - Expand Transportation Options and Manage Congestion
 - Enhance Community Character
 - Work with Our Neighbors



UD Plan

UD Plan examines the priorities of the Township from 2010 and updates them by:

Considering changing trends and needs that have changed or been modified since 2010.

- Changes in how and where we work, resulting in changing commuting patterns and reducing demand for office space.
- Household size is decreasing, the population is aging, and the Township's households' median incomes are increasing.
- Climate change is occurring, felt through more frequent and severe weather events.

Incorporating the pulse of the community.

- New residents and changes in needs of long-time residents.
- Learned about the priorities of residents through a community-wide survey and pop-up engagement events.

Focusing on implementation.

- Implementable Comprehensive Plan Model supported by the Pennsylvania Department of Community and Economic Development (DCED).
- Focuses on top community priorities that practical and workable recommendations can address.
- Planning elements (e.g., transportation, housing, environment, economic development, etc.) are all interrelated. The three Focus Areas (the three top priorities) require actions from multiple planning elements to accomplish their goals.
- Each action will be accompanied by a user-friendly implementation framework.

Plan Overview

Presented today at the Open House

Next Step

VISION

What Upper Dublin Township wants to be in ten years. Provides direction for the plan's goals and paints a picture of the future if all the goals are accomplished.

GUIDING PRINCIPLES

The value system that guides the plan and future actions. Principles that serve as the foundation for aligning decisions in Upper Dublin with shared community values and the future vision. The guiding principles apply to all focus areas and goals.

FOCUS AREAS

Top Community Priorities. A framework to organize the plan's goals and actions based on community priorities (identified by community feedback and data trends). The focus areas demonstrate how elements of a comprehensive plan (e.g., housing, transportation, natural resources, etc.) are interrelated in accomplishing the Township's vision.

GOALS

What the plan is accomplishing. Goals outline what the plan's actions will accomplish. These are the outcomes that the Township are striving to achieve to realize its vision for the future. Measurable milestones that need to be achieved to fulfill the vision.

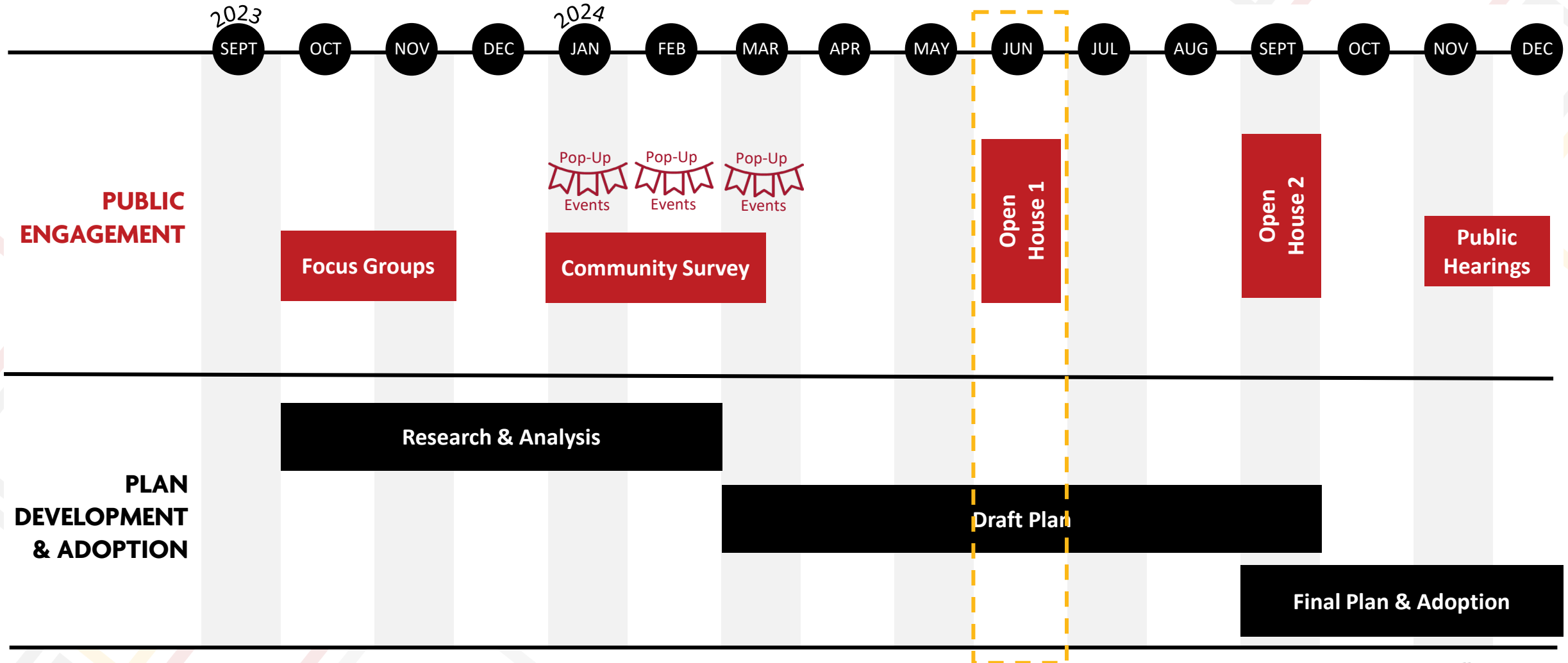
ACTIONS

How it is happening. Actions are the implementable steps that will accomplish the goals. Actions have specific outputs, such as a policy, program, or project.



PLANNING PROCESS

Planning Process





VISION, GUIDING PRINCIPLES, & GOALS

How We Got Here

Identified priorities from:

- Community outreach and engagement activities.
- Past plan and existing conditions research.
- Steering committee input.
- Market Analysis.

Top Community Priorities

- A more walkable and bikeable community.
- Reduce traffic congestion and speeding.
- Redevelop before new development on existing open space.
- Identifiable neighborhoods centers.
- Housing affordability and a greater variety of options.
- Resolve barriers in permitting processes for development and home renovations.



*To read the entire
community engagement
report, visit the UD Plan
website!*

Vision & Guiding Principles

- The vision statement and guiding principles represent the expression and explanation of the Upper Dublin community values revealed during community engagement, setting the context for each focus area and its associated goals and actions.
- The following inputs were used to draft the vision statement:
 - Steering Committee Strengths, Weaknesses, Opportunities, Threats Activity
 - Focus Groups
 - UD Plan Community Survey
 - Pop-Up Events

Vision – “Upper Dublin Connections”

What Upper Dublin Township wants to be in ten years. The vision provides direction for the plan's goals and paints a picture of the future if all the goals are accomplished.

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.

Guiding Principles

The value system that guides the plan and future actions. Principles that serve as the foundation for aligning decisions in Upper Dublin with shared community values and the future vision. The guiding principles apply to all focus areas and goals.

Promoting community for all.

Upper Dublin will...

- Acknowledge the conditions that economically/socially marginalized populations in the Township face and prioritize actions that adjust imbalances between those in Upper Dublin. Imbalances may be in access to housing, education, amenities and services and a sense of safety.
- Work with communities, especially those that have been historically economically/socially marginalized, to understand their needs and engage these communities in decision making processes.

Centering environmental sustainability and resilience.

Upper Dublin will...

- Advance initiatives that protect neighborhoods from the impacts of climate change and make the Township more resilient in the face of natural disasters.
- Prioritize environmental protection and preservation in new development and redevelopment.
- Collaborate with residents and regional partners to advance initiatives that make Upper Dublin more environmentally sustainable.

Facilitating coordinated development.

Upper Dublin will...

- Encourage redevelopment over developing existing open space and focus on sustainable and smart growth.
- Promote collaboration among residents to guide planning and development.
- Upgrade Township infrastructure to match needs of new developments.
- Make complementary land use decisions, such as using compact urban form to reduce carbon and protect open space.

Focus Area 1: Accessible Neighborhoods

Goals in this Focus Area

- Create safe and accessible multi-modal connections.
- Prioritize housing that meets the varying needs of all existing and future community members.

Topics in this Focus Area

- Housing
- Multimodal transportation, including trails
- Historic preservation
- Trails as greenways

Community Priorities. A framework to organize the plan's goals and actions based on community priorities identified by community feedback. The focus areas demonstrate how elements of a comprehensive plan (e.g., housing, transportation, natural resources, etc.) are interrelated in accomplishing the Township's vision.

Focus Area 2: Vibrant and Connected Community Spaces

Goals in this Focus Area

- Cultivate neighborhood hubs.
- Invest in community-serving commercial and mixed-use districts.
- Support and encourage local business.

Topics in this Focus Area

- Business & jobs
- Historic preservation
- Congestion management
- Main Street/community hubs
- Tree canopy
- Facilities

Focus Area 3: Adaptive and Resilient Environment

Goals in this Focus Area

- Build environmental sustainability and resiliency.
- Increase community-wide participation in environmental stewardship.

Topics in this 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)



NEXT STEPS

Next Steps

- **Right now:** Visit the Focus Area stations to learn more and submit your feedback.
- **Later tonight (or tomorrow):** Visit the Upper Dublin website and sign up to receive email updates on the plan.
- **Early Fall:** Open House to review the Draft Plan.
- **Late Fall:** Adoption Process
 - Planning Commission Hearing
 - Board of Commissioners Hearing





QUESTIONS?