



Date: April 2, 2010

To: Upper Dublin Township Comprehensive Plan Steering Committee

From: Marian Hull, Comprehensive Plan Project Manager

Subject: **March 24, 2010 Community Workshop Summary**

This memo attempts to summarize the feedback received at the March 24, 2010 Comprehensive Plan Community Workshop. To assist in your review, I have attached a copy of the display boards.

## **Open Space Preservation**

### **Should we limit future open space acquisition to existing resources or bond for more money?**

Responses to this display were relatively one-sided. The consensus was to use existing funds (rather than enact new taxes) and slightly more people wanted to focus on the priority list instead of looking to undeveloped land elsewhere.

#### **Recommendations deemed very important:**

- Maximize the Open Space Bond Fund by focusing on priority properties.
- Expand the trail network.

#### **Recommendations with mixed reaction or no opinion:**

- Working with Temple University to maintain open space on the campus got a mixed reaction, with slightly more people saying it is an important recommendation.

### **Summary**

Overall strong support to focus on the existing bond fund and leaning towards using that money on priority properties as listed in the Open Space Master Plan.

## **Economic Development**

### **How willing are you to consider new development in commercial areas to help build the tax base?**

Overwhelming support for this recommendation with almost all saying that it is a very good idea.

#### **Recommendations deemed very important:**

- Reduce flooding and flood damage in the Fort Washington Office Park.
- Create new land development codes that encourage new and higher value development in the Fort Washington Office Park. Some comments included keep industrial park as commercial/corporate center only; add entertainment options - add amusement tax to

- generate income/revenue; and change Township Code to direct portion of commercial/retail rehab permit fees to the Open Space Fund.
- Preserve the Prudential Office Campus for commercial development.
  - Permit mixed use development for the Dresher Triangle Area.
  - Encourage reinvestment – including consideration of mixed-use – in the Township’s shopping areas.

### **Summary**

Almost unanimous support for all the recommendations in this section.

## **Community Character & Historic Resources**

**How important is it to you that the appearance of Upper Dublin’s neighborhoods and commercial areas project a specific community identity and sense of place?**

Some people thought this was important but more seemed to be not concerned with this issue.

### **Recommendations deemed very important:**

- Create commercial development standards
- Use a portion of the Open Space Bond Fund to facilitate investment in historic properties.

### **Recommendations with mixed reaction or no opinion:**

- Enhance tools to protect historic structure from demolition. Many people were neutral about this issue.
- Allow adaptive reuse of historic homes. Split between those that said this was very important and those that were neutral or thought it wasn’t important.

### **Summary**

A mixed reaction, though there was at least some support for all the recommendations in this section.

## **Housing**

**What do you feel is the most important housing issue for the Township to address over the next decade?**

The top selections were to meet the needs of senior residents and to expand housing choices to attract new residents. The next choice was to encourage investment in older homes.

### **Recommendations deemed very important:**

- Encourage the development of additional senior housing options, such as apartments.

### **Recommendations with mixed reaction or no opinion:**

- Permit accessory apartments in residential neighborhoods.
- Ensure that residential infill and redevelopment fits within existing neighborhoods.
- More relaxed regulation of home-based businesses in homes located on busy streets got a mostly neutral response.

### **Recommendations that were not identified as important:**

- More than half thought simplifying the permit process by amending the zoning regulations was either not important or were neutral.

### **Summary**

The overall question and supporting questions about the recommendations seem to point towards supporting more housing choices, with an emphasis on the senior residents. Accessory apartments and general infill did not seem very important to respondents.

### **Transportation: Roadways**

#### **What are your top priorities for roadway improvements in the next decade?**

There was three way tie between 1) complete the turnpike slip ramp, 2) provide better sidewalk connections, and 3) solve the traffic problem caused by the rail bridge on Susquehanna. Addressing congestion was also identified as a priority for some.

#### **Recommendations deemed very important:**

- An eastbound Turnpike slip ramp.
- Work to eliminate the traffic pinch point at the intersection of Limekiln Pike and Susquehanna.

#### **Recommendations with mixed reaction or no opinion:**

- Increase road capacity without widening streets. This received some support as being very important, but more people indicated that they were neutral on the issue.

### **Summary**

The roadway issues seem to focus on specific areas and/or problems, such as the slip ramp and the rail bridge. More general recommendations to address congestion did not seem as important to those attending the meeting.

### **Transportation: Expanding Options**

#### **Overall, how concerned are you about the lack of transportation options in Upper Dublin Township?**

The feedback was mixed, but about twice as many people were concerned about this than those that weren't.

#### **Recommendations deemed very important:**

- New development standards should incorporate incentives or requirements to improve the multi-modal transportation access.
- Continue to pursue County or other funding to expand the pedestrian and bike trail network.
- Advocate for improved transit services.
- Work with transportation agencies to provide service that help residents.

### **Summary**

Even though the initial question was mixed over how concerned everyone was about transportation options, there was unanimous support for all the recommendations in this section.

## Recreation, Community Facilities & Services

### What do you think is the best way to pay for the increasing costs of these services?

Most people thought that a combination of new development and tax rate increases should pay for it. A few believe that taxes alone or new development alone should pay for these increases.

#### Recommendations deemed very important:

- Expand the main library branch.
- Expand the trail network.
- Partner with School District and County Housing Authority to expand computing facilities and hours at the North Hills Library.

#### Recommendations with mixed reaction or no opinion:

- Expand facility coordination between library, Township recreation programs and schools.
- Continue to pursue park development. This was a mixed reaction with an equal number of responses for not important and very important.

#### Summary

Most recommendations seemed to be important to people, though some had mixed reactions.

## Environmental Resources

### Many of the potential next steps in protecting Upper Dublin's natural resources involve regulation of development. How willing are you to consider restrictions or prohibitions on development to protect natural resources?

All the responses indicated that participants were somewhat supportive or very supportive.

#### Recommendations deemed very important:

- Strengthen Township regulations on stormwater management.
- Pursue a regional approach to stormwater management.
- Encourage/require new development to preserve and enhance the riparian corridors.
- Encourage/require floodplain preservation and restoration in new development and redevelopment.
- Encourage green design in new development and redevelopment.

#### Recommendations with mixed reaction or no opinion:

- Prepare a greenhouse gas action plan had a slightly positive reaction, but mostly had no opinion.

#### Summary

Almost unanimous support for all the recommendations in this section with the exception of the greenhouse gas action plan.

## Civic Character and Pride

### How concerned are you about the lack of a civic core or character for Upper Dublin Township?

There was a mixed response to this, with reaction leaning towards being concerned about it.

**Recommendations deemed very important:**

- Address the aging population through a variety of initiatives.

**Recommendations with mixed reaction or no opinion:**

- Continue to pursue the development of a “civic campus”
- Work with civic and religious organizations to create places and events where civic and social interaction can occur.

**Summary**

There was mixed response for most of the recommendations in this section, seemingly making this issue not as high of a priority as some other issues, such as economic development or open space preservation.

# OPEN SPACE PRESERVATION

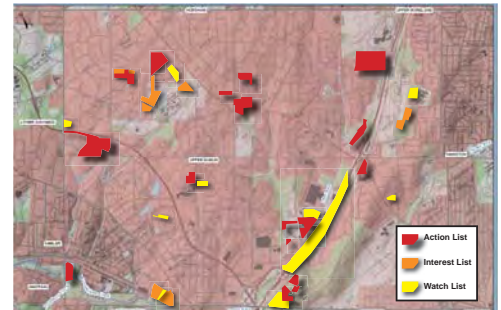
## BACKGROUND

The Township has considerable resources to purchase vacant land for open space preservation; however, existing and potential grant resources are not adequate to purchase all remaining vacant land in the Township.

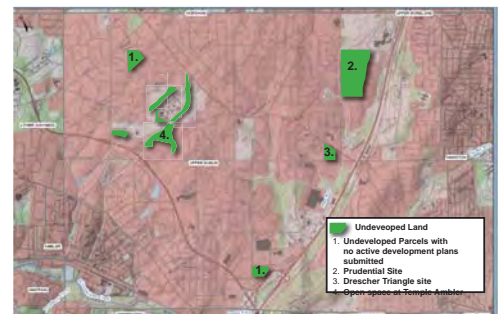
The Comprehensive Plan focuses on preserving as much land as possible through the following resources:

- Existing Township Open Space Bond Fund (\$19.5 million remaining)
- Outside grant funding
- Other agreements/partnerships with property owners

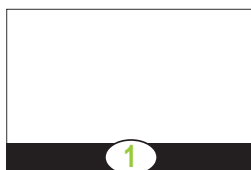
Bond fund resources will pay for acquiring some of the land listed on the Open Space Plan Priority List (all priorities shown on the map at right). Acquiring the entire list is estimated to cost \$49 million. Financing this would result in about \$250/household/year in new taxes.



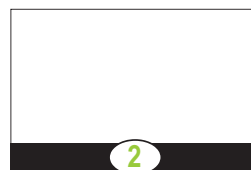
Bond fund resources are not adequate to purchase all land not included on the Priority List (shown in the map at right). Acquiring all undeveloped lands shown in the map is estimated to cost \$22.8 million. Financing this would result in about \$178/household/year in new taxes.



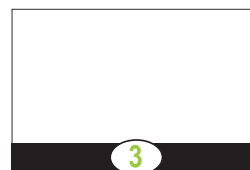
Should the open space program focus on what can be accomplished within existing Township funds, potential grants and partnerships with property owners?



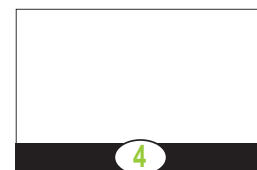
Yes, use existing resources to focus on the Open Space Plan Priority List



Yes, use existing resources to focus on undeveloped land.



No, bond for additional money to acquire the entire Priority List



No, bond for additional money to acquire all undeveloped land in the Township

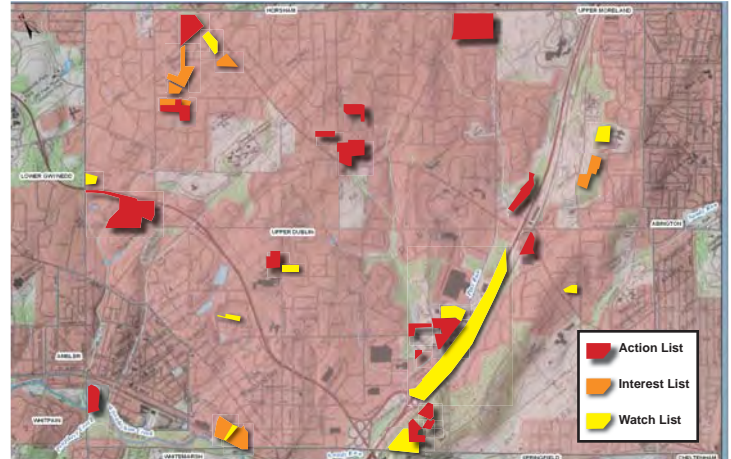
# OPEN SPACE PRESERVATION

## DRAFT PLAN RECOMMENDATIONS

**Maximize the impact of the Open Space Bond Fund by focusing purchases on already identified priorities.**

Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS	
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT		



**Work with Temple University to maintain publicly accessible open space on the campus.**

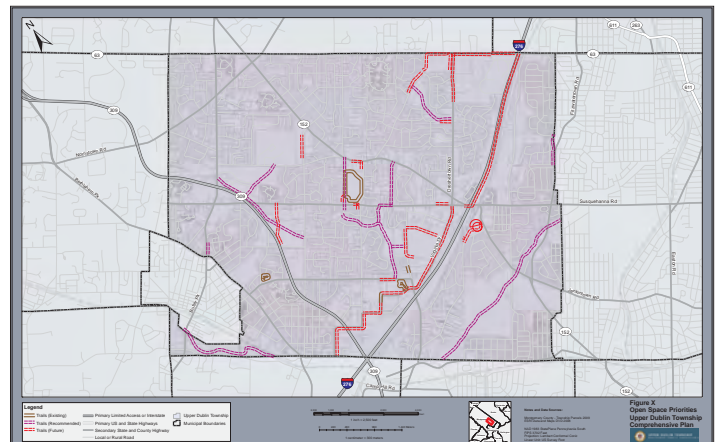
Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS	
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT		

**Expand the Township trail network.**

Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS	
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT		



# ECONOMIC DEVELOPMENT

## BACKGROUND

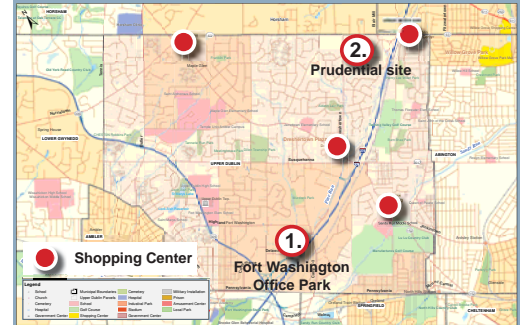
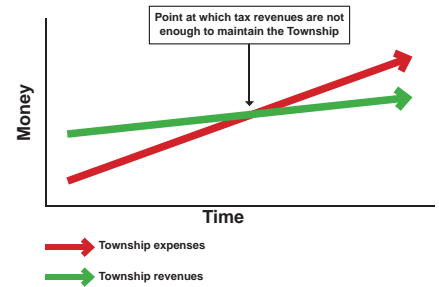
Upper Dublin Township needs to invest an estimated \$170 million in its infrastructure over the next 20 years and must increase its tax base to finance these improvements.

Since commercial development pays more in taxes than it uses in municipal and education services, it is an important part of the Township's tax base. The more commercial development a community has, the less taxes residents have to pay.

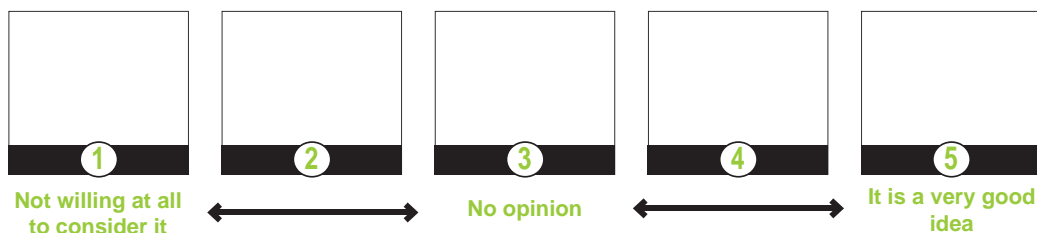
Therefore, continued economic development is critical to building and strengthening the Township's tax base and reducing pressures for tax increases on residents.

The Township's main commercial development opportunities are summarized below:

1. The Fort Washington Office Park. A critical part of the Township and School District tax base – 16.5% and 10.5% respectively. Flood mitigation and reinvestment in the Office Park is critical to maintain and improve the Office Park and its tax base.
2. The Prudential Office Campus. The largest single vacant commercially-zoned parcel in Upper Dublin. It offers significant tax base potential. Its location at the Township boundary limits traffic and other negative impacts of development on the Township as a whole.
- The Township's shopping centers. These will require investment to remain economically strong and effective contributors to the tax base.



How willing are you to consider new development or redevelopment of land located in commercial areas to help the Township build its tax base to pay for growing costs of services and needed infrastructure improvements?



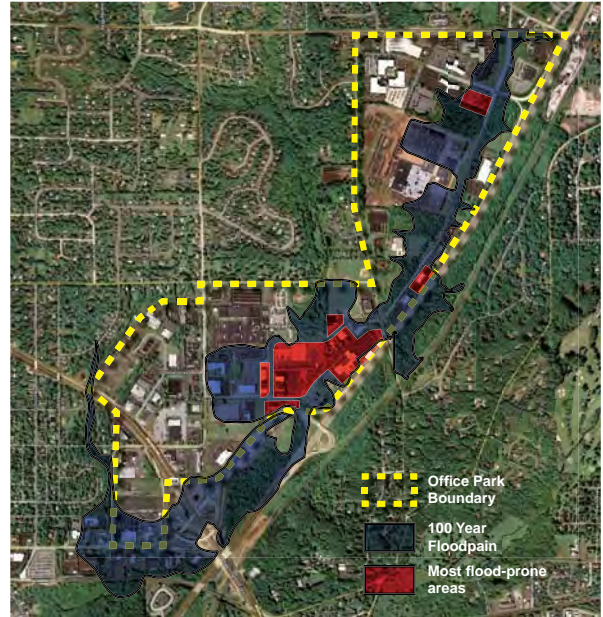


# ECONOMIC DEVELOPMENT

## DRAFT PLAN RECOMMENDATIONS

**Reduce flooding and flood damage in the Fort Washington Office Park by:**

- **Constructing new flood control dams**
- **Stronger storm water management regulation**
- **Restricting new development in the areas most prone to flooding**
- **Proactively working to move development away from the areas most prone to flooding**



Do you think these recommendations are important to the future health and vitality of the Township?

			COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

**Create new land development codes that encourage new and higher value development in the Fort Washington Office to expand the tax base:**

- **Permit a broader range of uses that complement the Office Park’s existing development, including smaller-scale retail, entertainment, restaurant and residential development**
- **Increase development intensity to create more tax base, while buffering adjacent neighborhoods from more intense development**
- **Encourage “green” design**

Do you think these recommendations are important to the future health and vitality of the Township?

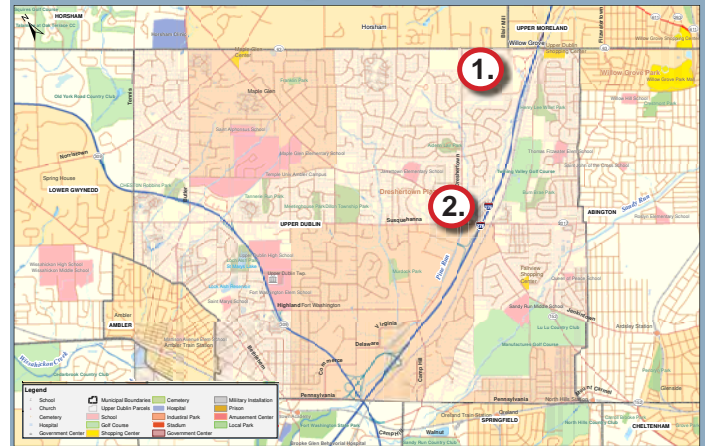
			COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

# ECONOMIC DEVELOPMENT

## DRAFT PLAN RECOMMENDATIONS

Preserve the Prudential Office Campus site **1.** for high-value commercial development that is compatible with the adjacent residential neighborhood – such as a high-quality office campus development.

**1.** Prudential site **2.** Dresher Triangle



Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

Permit mixed-use development for the Dresher Triangle Area, **2.** understanding that any such development **MUST** include development standards that protect the surrounding neighborhood; such as

- Design guidelines to facilitate attractive buildings
- Buffers and screening to protect adjacent neighbors from light and noise
- Transportation facility improvements to control traffic impacts

Do you think these recommendations are important to the future health and vitality of the Township?

			COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

Encourage reinvestment – including consideration of mixed-use development – in the Township’s shopping areas including:

- Fairway
- Maple Glen
- Upper Dublin
- Other shopping strips

Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

# COMMUNITY CHARACTER & HISTORIC RESOURCES

## BACKGROUND

Many of Upper Dublin's neighborhoods convey a distinct community character and identity, but the Township overall lacks an identifiable character as it relates to the appearance of its streetscapes and gateways.

The Township enjoys a wide range of historic resources, and the continued preservation and enhancement of these is an important element in the overall character of the Township.

Upper Dublin Township has a Historic Preservation Ordinance that protects the most important historic resources from demolition and establishes a Historical Commission to advise the Board of Commissioners regarding historic preservation matters.



How important is it to you that the appearance of Upper Dublin's neighborhoods and commercial areas project a specific community identity and sense of place?

1 2 3 4 5

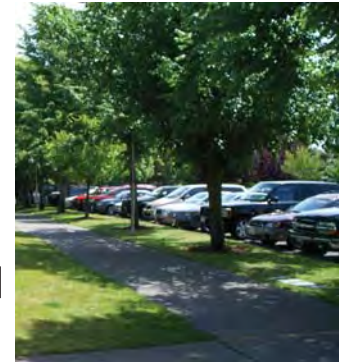
Very Important ← Not concerned → Not Important

# COMMUNITY CHARACTER

## DRAFT PLAN RECOMMENDATIONS

Create commercial development standards that:

- Buffer adjacent residential homes from commercial uses
- Regulate building design and position on the lot
- Create standards for public facilities, such as sidewalks, transit shelters, lighting, signage, and landscaping



Do you think these recommendations are important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

Enhance tools to protect historic structures from demolition by:

- Making impacts to historic resources a consideration of requests for variances, special exceptions and conditional uses
- Establishing a monetary penalty for demolition without a permit
- Allowing consideration of nonconforming zoning uses when the uses will facilitate the preservation, rehabilitation and restoration of historic resources



Do you think these recommendations are important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

# COMMUNITY CHARACTER

## DRAFT PLAN RECOMMENDATIONS

**Facilitate investment in historic properties by using a portion of the Open Space Bond Fund to pay for programs to assist with preservation including low interest loans and design assistance.**



Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

**Allow “adaptive reuse” of historic homes to facilitate their preservation. Such uses could include home-based businesses, bed and breakfast inns, professional offices and/or conversion to multi-family use. Any adaptive reuse should be closely regulated to ensure that it does not have negative impacts on the surrounding neighborhood.**



Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

# HOUSING

## BACKGROUND

Upper Dublin residents deeply value and identify themselves with their neighborhoods. Preserving and enhancing these neighborhoods to ensure they meet the needs of current and future residents is the theme of the Comprehensive Plan housing recommendations.

The following issues emerged through the plan process.

- The average age of Township residents is climbing – increasing faster than the state or county. Retaining these residents require modifications to the housing stock and community services.
- A significant portion of the housing stock is older, and land values are high. This increases redevelopment pressure including tear-downs replaced with modern homes. When asked in prior surveys and workshops during the comprehensive planning process, most people supported construction of a different housing type (such as townhouses or twin homes instead of detached single-family) provided it matched existing homes in scale and design.
- Many homes in Upper Dublin are located on busy streets, such as Welsh Road and Limekiln Pike, which are less desirable locations for family homes.



What do you feel is the most important housing issue for the Township to address over the next decade? Please select one.

Meeting needs of senior residents

Encouraging investment in older homes

Creating compatible infill development

Expanding housing choices to attract new residents



# HOUSING

## DRAFT PLAN RECOMMENDATIONS

Ensure that residential infill and redevelopment fits well with the surrounding existing neighborhood in terms of bulk, scale and design.

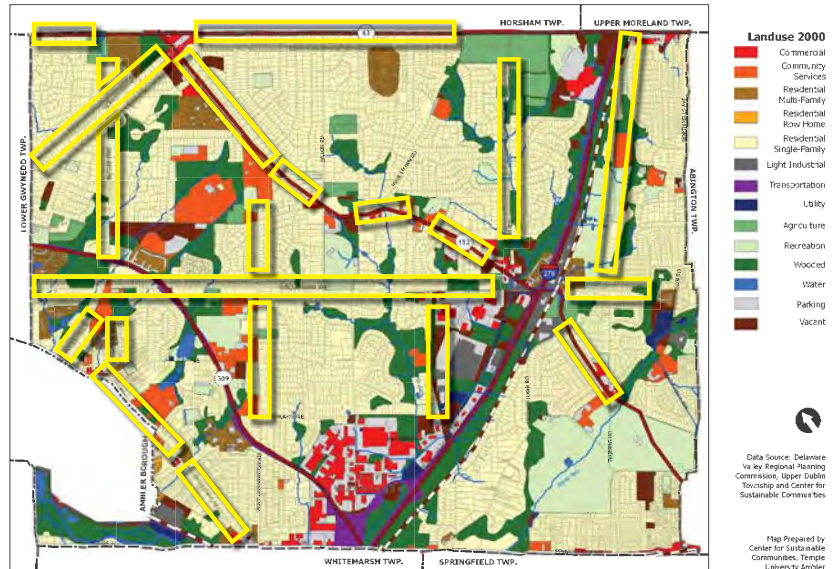
Do you think this recommendation is important to the future health and vitality of the Township?

			<b>COMMENTS</b>
<b>NOT IMPORTANT</b>	<b>NEUTRAL</b>	<b>VERY IMPORTANT</b>	



Permit somewhat more relaxed regulation of home-based businesses in homes located on busy streets as long as the home appears to be residential in function from the outside.

The map below shows where existing homes are located on high traffic streets.



Do you think this recommendation is important to the future health and vitality of the Township?

			<b>COMMENTS</b>
<b>NOT IMPORTANT</b>	<b>NEUTRAL</b>	<b>VERY IMPORTANT</b>	



# TRANSPORTATION: ROADWAYS

## BACKGROUND

Mobility and access are important transportation issues for the Township. Its regional location at the intersection of the Pennsylvania Turnpike and Route 309 as well as Regional Rail service have played a major role in attracting residents and businesses.



A slip ramp to the Turnpike was recently added for the westbound direction and there has been interest in adding another slip ramp for eastbound traffic.

Most roads are in fairly good condition today, though many will require significant maintenance or complete reconstruction over the next 10 to 15 years.

Traffic congestion is an issue in most commercial areas during rush hour. The largest single traffic problem during rush hour is located at the intersection of Limekiln Pike and Susquehanna and Dreshertown Roads and the Norfolk Southern Rail Bridge. The solution will be both complex and expensive (approximately \$10 million) to implement.

What are your top priorities for roadway improvements in the next decade?

1

Complete the eastbound Turnpike slip ramp

2

Solve the traffic problem at Susquehanna caused by the Norfolk Southern rail bridge constriction

3

Provide better sidewalk connections

4

Address congestion

# TRANSPORTATION: ROADWAYS

## DRAFT PLAN RECOMMENDATIONS

Continue to work with the Pennsylvania Turnpike Commission and others to facilitate the construction of an eastbound Turnpike slip ramp to alleviate traffic pressures.



Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

Work with Norfolk Southern, the Pennsylvania Commonwealth, private developers and others to facilitate the construction of a new Norfolk Southern Rail Bridge to eliminate the traffic pinch point at the intersection of Limekiln Pike and Susquehanna and Dreshertown Roads.

Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

Increase road capacity without widening streets through driveway consolidation, traffic signal timing, new turning lanes and better internal circulation for new development.



Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

# TRANSPORTATION: EXPANDING OPTIONS

## BACKGROUND

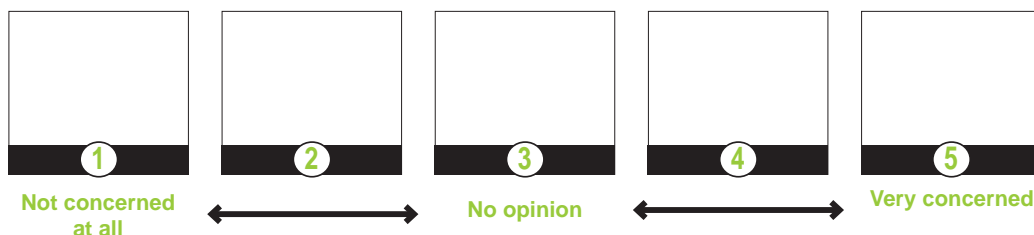
The Township's existing transportation network is very auto-oriented, providing poor access by modes beyond the private automobile.

The Township will need to expand transportation options to meet the needs of an aging population and to support a more environmentally sustainable lifestyle.

Funding for transportation improvements is limited, so partnerships with private companies – transportation providers or developers – may provide creative financing options for capital improvements or new transit options.



Overall, how concerned are you about the lack of transportation options in Upper Dublin Township?



# TRANSPORTATION: EXPANDING OPTIONS

## DRAFT PLAN RECOMMENDATIONS

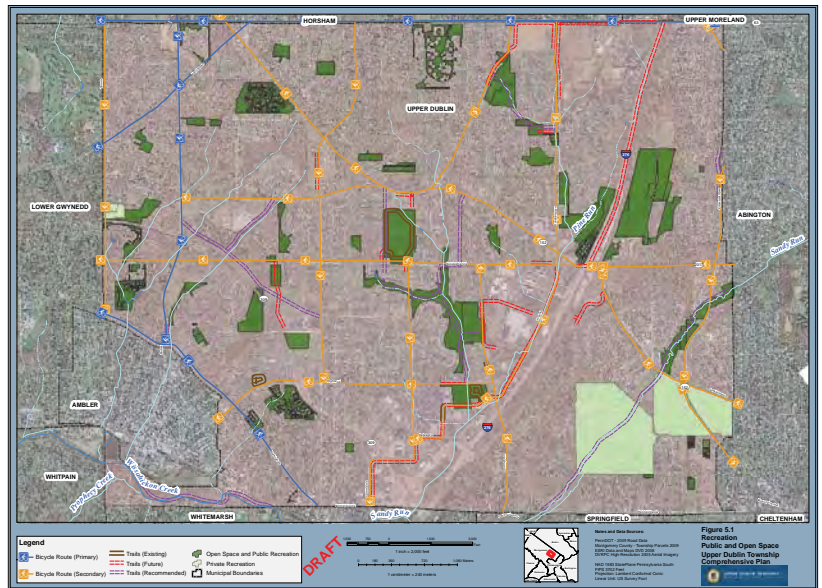
As new development and redevelopment occurs, development codes should incorporate incentives and/or requirements to improve the multi-modal transportation access (for example, bike lanes, bike racks, sidewalks, bus shelters, crosswalks, etc.).



Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS _____ _____ _____ _____
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

Continue to pursue County or other funding to expand and enhance the pedestrian and bike trail network identified in the Open Space Plan (in areas shown at right)



Do you think this recommendation is important to the future health and vitality of the Township?

			COMMENTS _____ _____ _____ _____
NOT IMPORTANT	NEUTRAL	VERY IMPORTANT	

# TRANSPORTATION: EXPANDING OPTIONS

## DRAFT PLAN RECOMMENDATIONS

Advocate for improved transit services, particularly:

- Better circulation between neighborhoods and shopping centers
- Service from senior housing facilities to shopping, services and health care providers.



Do you think these recommendations are important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

Work with transportation agencies to provide services that help residents find alternatives to the single-occupancy vehicle.

Specific elements could include:

- Carsharing – working with Philly Carshare or Zipcar, two providers of such services in the Philadelphia region, to provide short-term car rentals
- Carpool and vanpool matching or incentive programs to help people find new ways to commute
- Telecommuting office locations to help people work closer to home
- Preferential parking for electric vehicles and carpools

Do you think these recommendations are important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

# RECREATION, COMMUNITY FACILITIES & SERVICES

## BACKGROUND

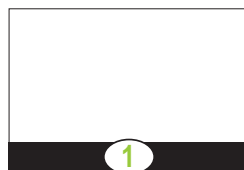
Upper Dublin Township and the School District provide excellent community services, which act as a major attraction for new and existing residents.

Both the Township and the School District are proactive in planning for future facility and program needs. Opportunities to share community facilities between Township departments, such as the library and the Parks and Recreation Departments, and the School District should continue to be pursued.

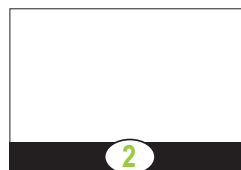


Maintaining and expanding high-quality services and facilities is important to continuing the overall attractiveness of living and working in Upper Dublin Township. The cost of maintaining the high quality of services and facilities will continue to grow with inflation at a faster rate than current tax revenues. New tax revenues will be needed to support the current level of services and to make the considerable new investments needed in existing facilities and infrastructure.

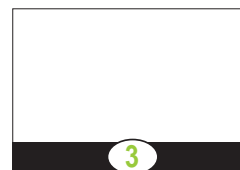
What do you think is the best way to pay for these services?



Increase tax revenues through new development (see economic development display for ideas of how)



Increase tax revenues through a combination of new development and tax rate increases



Increase tax revenues by increasing tax rates

# RECREATION, COMMUNITY FACILITIES & SERVICES

## DRAFT PLAN RECOMMENDATIONS

**Expand the main library branch. The Upper Dublin Library is too small to meet current community needs. The Township should pursue funding for and construct an expansion of the main library branch.**

Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS _____ _____ _____ _____ _____
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

**Expand facilities coordination between the library, Township recreation programs and schools. Facility and program needs are inter-related, and each organization has identified the need for expanded and/or upgraded facilities. The Township and School District should jointly pursue planning for facilities to maximize their effectiveness and minimize duplication.**



Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS _____ _____ _____ _____ _____
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

# RECREATION, COMMUNITY FACILITIES & SERVICES

## DRAFT PLAN RECOMMENDATIONS

**Partner with the School District and Montgomery County Housing Authority to seek resources to expand computing facilities and hours at the North Hills Library.**

Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

**Continue to pursue park development. An important goal of the Township's Open Space Plan is to provide safe access to at least one public neighborhood or community park within one-half mile of every Township residence. The Township has made good progress on this goal since adopting the Plan in 2005. It should continue to pursue properties and development resources to complete implementation of this Open Space Plan goal.**



Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	



# ENVIRONMENTAL RESOURCES

## BACKGROUND

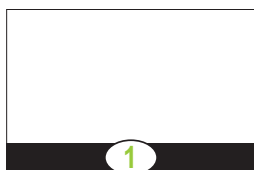
Upper Dublin Township takes pride in itself as an environmental leader and has demonstrated commitment to environmental preservation through a variety of initiatives. Such as:

- 100 percent of the Township's electricity is purchased from clean energy sources
- A greenhouse gas emissions audit was completed to understand ways the Township, and its residents and businesses can reduce their carbon footprints.
- Upper Dublin was the first municipality in the area to have RecycleBank, which offers RecycleBank Rewards that can be redeemed for goods and services at area merchants and restaurants.

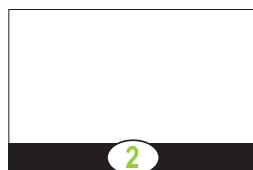
Logical next steps to further Upper Dublin's environmental leadership could include:

- Integrating environmental stewardship into future planning and development decisions
- Developing a "greenhouse gas action plan"
- Requiring best management practices for stormwater management, including continued protection of open space
- Require or provide incentives for development practices such as bio-swales, rain gardens and other "natural" stormwater management tools

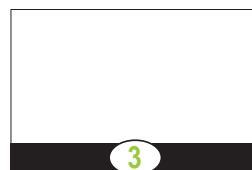
Many of the potential next steps in protecting Upper Dublin's natural resources involve regulation of development. How willing are you to consider restrictions or prohibitions on development to protect natural resources?



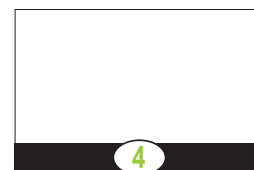
**1**  
**Very opposed**  
– I do not support further limitations to private development rights



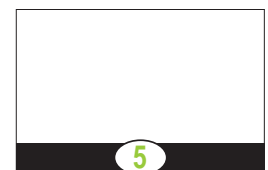
**2**  
**Somewhat opposed**  
– I'm concerned about limiting development rights, though I see the importance of environmental protection



**3**  
**No opinion**



**4**  
**Somewhat supportive**  
– it is important to protect resources, but we must also recognize individuals' development rights



**5**  
**Very supportive**  
– our environmental resources must be protected at all costs

# ENVIRONMENTAL RESOURCES

## DRAFT PLAN RECOMMENDATIONS

Strengthen the Township regulations on stormwater management to:

- Minimize impervious surfaces
- Encourage measures such as use of porous paving materials to reduce runoff
- Include street and parking lot design standards that encourage or require on-site bioretention
- Require stormwater “retrofits” be built to current standards in redevelopment and in street rebuilding projects



Do you think these recommendations are important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

Pursue a regional approach to stormwater management and environmental protection to jointly solve stormwater and flooding problems. Problems occur on a regional (watershed) basis, and they can be managed more effectively through partnerships within watersheds.

Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

Encourage and/or require new development to preserve and enhance riparian corridors by planting trees, shrubs, and grasses to create a “green sponge” that will filter water flowing into the stream.

Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	



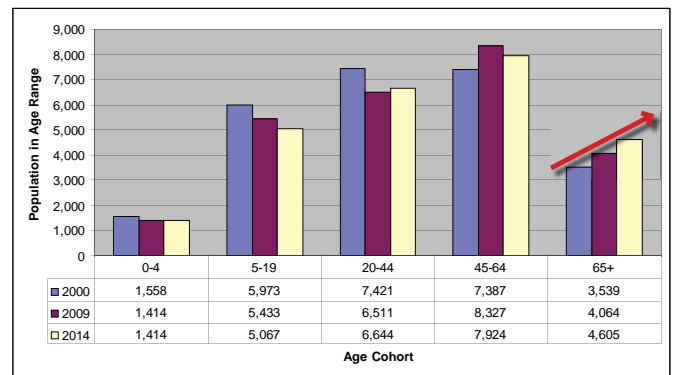
# CIVIC CHARACTER AND PRIDE

## BACKGROUND

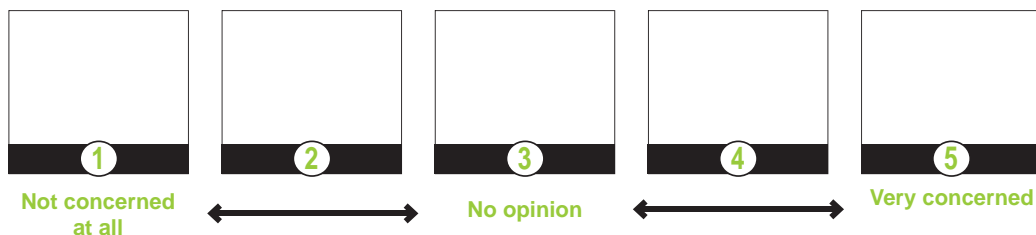
Upper Dublin lacks a clear community center – either a traditional commercial “town center” or other civic gathering space.

While there are considerable recreation-oriented social opportunities for children, the Township lacks formal opportunities for its adult citizens to interact socially or engage in civic activities.

Upper Dublin is becoming more diverse. The average age of residents is increasing, creating a larger senior population than ever before. The Township is becoming more racially diverse too. An important issue for the Township moving forward will be engaging residents who may have increasingly different interests and needs.



How concerned are you about the lack of a civic core or character for Upper Dublin Township?



# CIVIC CHARACTER AND PRIDE

## DRAFT PLAN RECOMMENDATIONS

The Township should continue to pursue the development of a “civic campus” that will concentrate community uses around the Township Building and Upper Dublin High School. Such a campus would serve two goals: creation of a civic town center, where residents could interact on a day-to-day basis and minimizing operational and capital investment costs through shared facilities between the Township and School District.



Do you think this recommendation is important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

The Township should address the aging population through a variety of initiatives:

- Link existing trail networks to residential sidewalks
- Increase para-transit service
- Programming and access to community centers

Do you think these recommendations are important to the future health and vitality of the Township?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	COMMENTS
NOT IMPORTANT	NO OPINION	VERY IMPORTANT	

# CIVIC CHARACTER AND PRIDE

## DRAFT PLAN RECOMMENDATIONS

The Township should work with civic and religious organizations to create places and events where civic and social interaction can occur. Some opportunities might include:

- Community gardens
- Ethnic festivals that feature the cultures represented in the Township. Such events could include music, dancing, crafts, food and a host of other experiences to enable Upper Dubliners to meet and learn more about their neighbors.
- Volunteer programs to support Township projects and needs that cannot be met through available funding resources. Some opportunities could include:
  - Trail building and maintenance
  - Construction of rain gardens
  - Tree planting
  - Park and neighborhood clean up days



Do you think these recommendations are important to the future health and vitality of the Township?

  
**NOT IMPORTANT**  
**NO OPINION**  
**VERY IMPORTANT**

COMMENTS