

Haverford Township Draft Comprehensive Plan

**Urban Research and
Development Corp.**

Bethlehem, PA

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What is a Comprehensive Plan?

- The Plan is a guide for the development and conservation of Haverford Township over the next 10 to 15 years. It is not a regulation by itself, but is intended to provide the rationale for zoning updates.
- The Plan includes background information about existing conditions and trends, mapping and recommended policies.
- The Comprehensive Plan primarily addresses: 1) Land Use and Housing, 2) Transportation, 3) Community Facilities and Services, 4) Natural Feature Conservation, and 5) Ways to Carry Out the Plan.

What are the benefits of a Comp. Plan?

Addressing land uses in coordination with transportation issues, to avoid traffic problems;

Avoiding conflicts between different types of development, such as not allowing intense business uses adjacent to a residential neighborhood;

Considering development policies in a comprehensive and coordinated manner for an entire area, as opposed to piecemeal review of individual parcels or lots;

Recommending ways that natural features should be preserved and conserved; and

Suggesting improvements that should be the basis of future grant applications.

Public Participation

- ❑ Citizen Survey was completed.
- ❑ A Plan Committee of Township officials and residents has been providing direction for the Plan.
- ❑ A Zoom Public Meeting and an in-person Public Meeting occurred a few months ago, with good participation.
- ❑ Multiple interviews were conducted of persons knowledgeable about different aspects of the Plan.
- ❑ There will also be at one more additional major public meeting, in addition to future meetings before any zoning changes would be adopted.
- ❑ Public comments can be provided to compplan@havtwp.org



Citizen Survey

- Online citizen survey was conducted in 2020-2021. We received 3,575 responses.
- What are the most important issues facing the Township over the next 10 to 15 years?
 1. Reducing traffic congestion
 2. Reducing energy consumption and promoting environmental sustainability
 3. Addressing flooding and stormwater problems
 4. Attracting additional businesses to older commercial areas
 5. Improving bicycling and pedestrian access
 6. Preserving historic sites
 7. Providing additional parking in older commercial areas
 8. Improving public transit

Survey cont.

- What types of new businesses should be most emphasized?
 1. Restaurants
 2. Small retail stores
 3. Arts and entertainment
 4. Research and technology uses
 5. Day care centers
 6. Large retail stores
 7. Offices
 8. Personal services
 9. Medical facilities

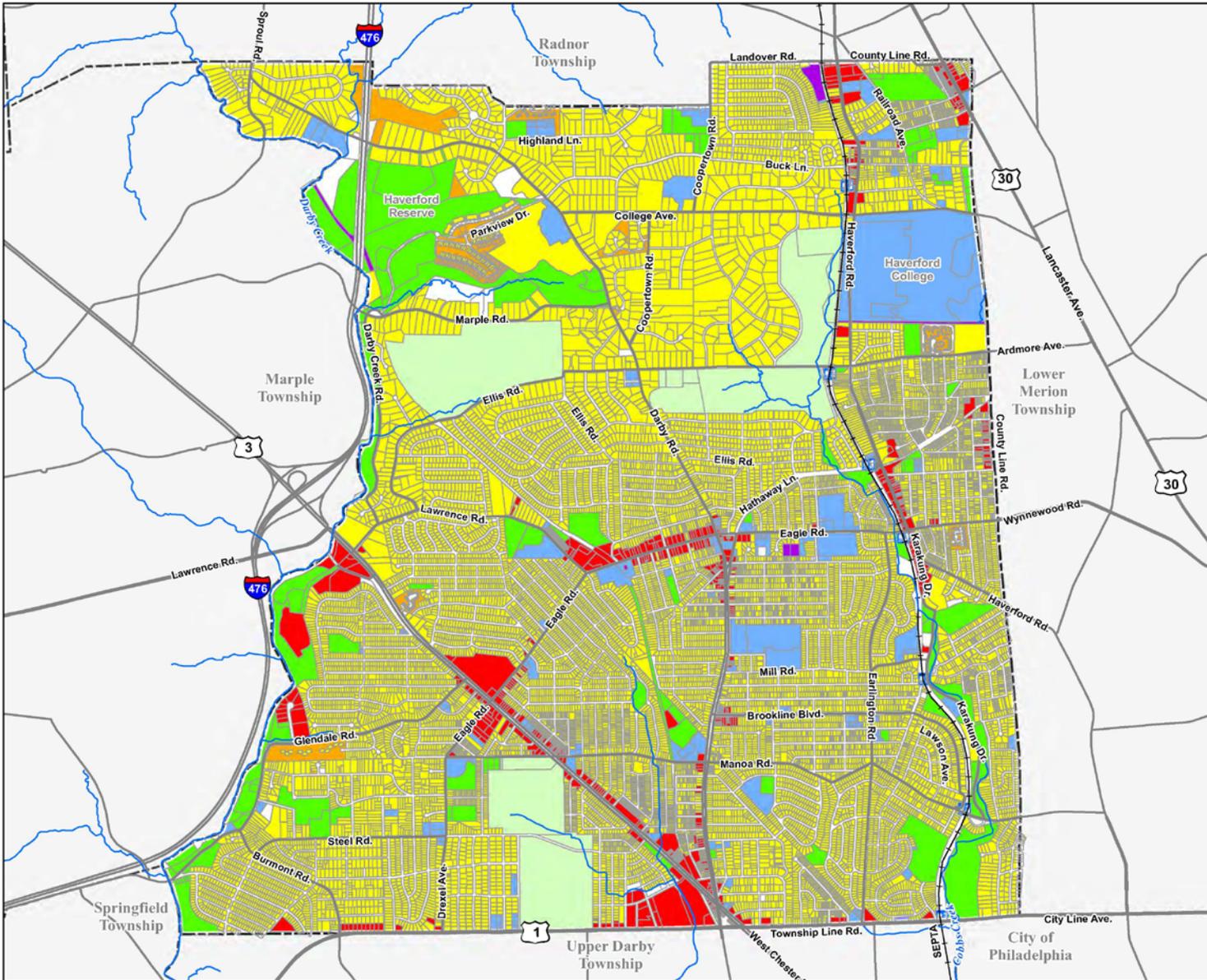
Survey cont.

- What types of new housing are most needed?
 1. Single family detached houses
 2. Townhouses
 3. Housing targeted for persons over age 55
 4. Side-by-side twin homes
 5. Assisted living, personal care or nursing homes
 6. Apartments above businesses
 7. Apartment buildings
 8. Manufactured home parks

Survey cont.

- What types of parks and recreation improvements should be emphasized?
 1. Off-road paths and trails
 2. Restroom buildings in parks
 3. Outdoor amphitheater for performances
 4. Children's playground
 5. Children's water spray area
 6. Woods and nature study area
 7. Swimming pool
 8. Add lighting to existing athletic fields or courts
 9. Picnic or event pavilion
 10. Creek access
 11. Dog park
 12. Senior activity center

Extensive mapping was completed.



Haverford Township

Generalized Existing Land Use - 2018
With corrections January 2020.

- Residential
- Commercial
- Homeowners Association
- Golf Course
- Recreation (other than Golf Course)
- Institutional/Public/Semi-Public
- Utility
- Rail Stations
- Rail Stations and Parking
- Undeveloped

Source:
ESRI, PASDA and Delaware County.



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Draft Land Use Plan Categories are described in the summary brochure

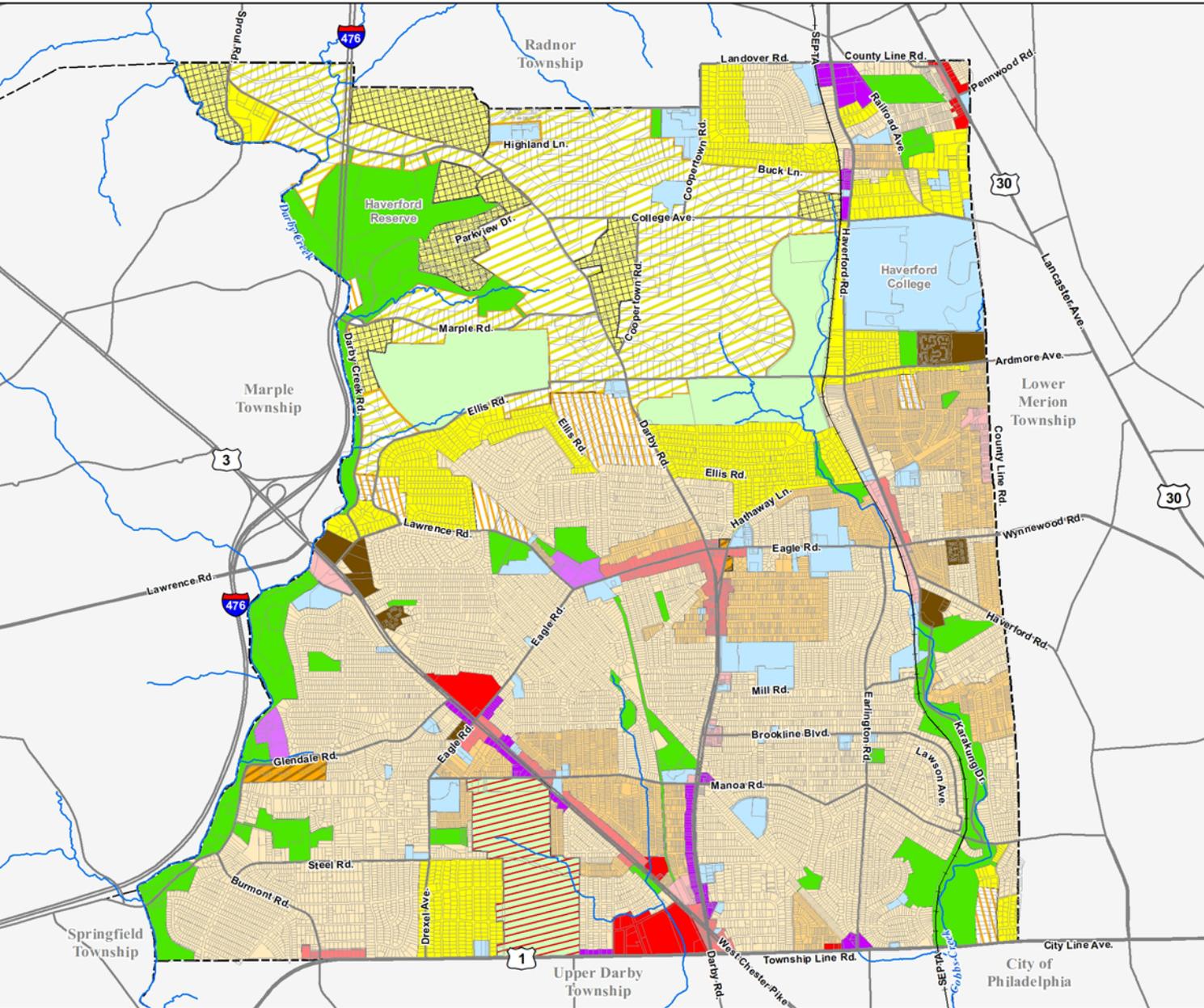
- Not a revolutionary change from the current planning and zoning policies, because most of the Township is developed, and most people report they are happy with their neighborhoods.
- Emphasis was placed on a few areas that are most subject to change:
 - Commercial part of Eagle Road
 - Oakmont Area
 - Commercial part of Haverford Road
 - Providing an alternative in case part or all of the Llanerch Country Club might ever be developed

Haverford Township

Draft October 2021 Comprehensive Plan

-  Rural Residential
-  Low Density Residential 1A
-  Low Density Residential 2
-  Low-Medium Density Residential
-  Medium Density Residential
-  High Density Low-Rise Residential
-  High Density Mid-Rise Residential
-  Cluster Residential
-  Neighborhood Commercial
-  Neighborhood Commercial/Residential
-  General Commercial
-  Office-Residential
-  Institutional - Schools and Major Community Facilities
-  Light Industrial/Commercial
-  Recreation and Public Open Space
-  Golf Course
-  Senior Housing Option, with Open Space Preservation Required

Source:
ESRI, PASDA and Delaware County.



Eagle Road and Oakmont



Neighborhood Commercial/ Residential Areas (including commercial part of Eagle Road west of Oakmont)



- Provide for uses compatible with homes, such as retail stores, day care, personal services, offices, banks, funeral homes and restaurants without drive-through service.
- If land is assembled, with a new building closer to the road, upper story apartments would be allowed. Land assembly is important to reduce the number of driveway cuts, to make sidewalks safer and to improve traffic flow.
- Most new parking should be to the rear or sides of buildings. Shared parking across lot lines would be encouraged with incentives, but not required.
- Condemnation is not proposed.

Oakmont

- Seek to acquire an area near the triangle that can be used as an outdoor special events space, with a gazebo. This space would be combined with occasional closure on weekends of an adjacent block for special events.
- Seek to extend the character of historic Oakmont, by promoting mixed commercial/upper story residential redevelopment of one-story commercial buildings through incentive, and with additional streetscape improvements.
- Determine best use of the former Township Building property, such as a new anchor development or a future parking deck with first floor commercial uses.

Haverford Road South of Ardmore Junction

- Is severe congestion. PennDOT is planning on converting one of the through lanes to alternating turn lanes, that studies show will allow smoother traffic flow.
- The current zoning is overly restrictive. A wider variety of commercial uses should be allowed, and upper story residential uses should be allowed on the east side.
- Over time, sidewalks should be completed, and pedestrian improvements should be made to reach the transit stations.
- Land assembly should be encouraged to reduce the number of driveways, particularly since the lots are not deep.

Historic Preservation

- Haverford has controls on the demolition and removal of architectural features from 134 buildings.
- Consider adding incentives that would allow additional uses within these historic buildings to promote their sensitive rehabilitation.
- Consider adding provisions allowing the Zoning Hearing Board to approve certain flexibility in standards in the reuse of former churches, schools, and similar buildings, if the buildings are rehabilitated in a sensitive manner.

Questions and Comments?

