AGENDA FOR THE COMPREHENSIVE PLAN TASK FORCE MEETING

Tuesday, January 14, 2020 AT 6:00 PM IN THE TOWNSHIP BUILDING

A. Review Public Survey Results

B. Chapter 4: Pedestrian Network
   Review the first draft of Chapter 4: Enhance the Pedestrian Network

C. Chapter 5: Public Spaces
   Review the first draft of Chapter 5: Improve and Create Public Spaces
Q1 In what part of Middletown Township do you live, work or own property? (see map below)

Answered: 324  Skipped: 0

<table>
<thead>
<tr>
<th>ANSWER CHOICES</th>
<th>RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section A- North of Baltimore Pike, west of Route 352</td>
<td>16.05%</td>
</tr>
<tr>
<td>Section B- North of Baltimore Pike, east of Route 352</td>
<td>8.02%</td>
</tr>
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<td>Section C- South of Baltimore Pike, west of Route 352</td>
<td>49.69%</td>
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<tr>
<td>Section D- South of Baltimore Pike, east of Route 352</td>
<td>26.23%</td>
</tr>
<tr>
<td>TOTAL</td>
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</table>

Q2 How long have you lived, worked or owned property in Middletown Township?

Answered: 324  Skipped: 0
Middletown Township Comprehensive Plan Public Survey

Q3 Why did you choose to live or own property here? (check all that apply)

Answered: 324      Skipped: 0
Q4 What influences your decision to remain in/ retain property in Middletown Township? (check all that apply)

Answered: 324   Skipped: 0
Q5 Indicate any amenities or services that influence your employment retention in the Township, if applicable. (Check all that apply)

Answered: 188  Skipped: 136
Middletown Township Comprehensive Plan Public Survey

**Answer Choices**

<table>
<thead>
<tr>
<th>Location</th>
<th>65.43%</th>
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<tbody>
<tr>
<td>Access to transit</td>
<td>19.15%</td>
<td>36</td>
</tr>
<tr>
<td>Vehicular accessibility via major highways</td>
<td>47.87%</td>
<td>90</td>
</tr>
<tr>
<td>Specialized employment opportunities</td>
<td>5.85%</td>
<td>11</td>
</tr>
<tr>
<td>Proximity to trails and outdoor recreation facilities to utilize after work hours</td>
<td>38.30%</td>
<td>72</td>
</tr>
<tr>
<td>Total Respondents: 188</td>
<td></td>
<td></td>
</tr>
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</table>

**Q6 Name:**
Answered: 116   Skipped: 208

**Q7 Address:**
Answered: 107   Skipped: 217

**Q8 Email:**
Answered: 113   Skipped: 211

**Q9 Neighborhood:**
Answered: 87   Skipped: 237

**Q10 How satisfied are you with the following Township Services?**
Parks and recreation

Township administration

Township roads...

Value of taxes relative to...
Q11 How satisfied are you with the following Recreation and Natural Features?

Answered: 295   Skipped: 29
Events and programs
Pathways and trails
Bicycling opportunities
Historic architecture...
Middletown Township Comprehensive Plan Public Survey

Q12 Rank the following transportation improvements:

<table>
<thead>
<tr>
<th></th>
<th>VERY SATISFIED</th>
<th>SATISFIED</th>
<th>NO OPINION</th>
<th>DISSATISFIED</th>
<th>VERY DISSATISFIED</th>
<th>TOTAL</th>
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<tbody>
<tr>
<td>Parks and playgrounds</td>
<td>18.98%</td>
<td>52.20%</td>
<td>13.22%</td>
<td>11.86%</td>
<td>3.73%</td>
<td>295</td>
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<tr>
<td>Events and programs</td>
<td>12.54%</td>
<td>44.41%</td>
<td>34.58%</td>
<td>7.80%</td>
<td>0.68%</td>
<td>295</td>
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<tr>
<td>Pathways and trails</td>
<td>25.76%</td>
<td>54.58%</td>
<td>12.54%</td>
<td>6.10%</td>
<td>1.02%</td>
<td>295</td>
</tr>
<tr>
<td>Bicycling opportunities</td>
<td>6.10%</td>
<td>26.44%</td>
<td>45.42%</td>
<td>19.32%</td>
<td>2.71%</td>
<td>295</td>
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<tr>
<td>Historic architecture and settings</td>
<td>8.14%</td>
<td>39.66%</td>
<td>39.32%</td>
<td>11.19%</td>
<td>1.69%</td>
<td>295</td>
</tr>
<tr>
<td>Stream and ground water quality</td>
<td>9.15%</td>
<td>40.00%</td>
<td>24.75%</td>
<td>20.68%</td>
<td>5.42%</td>
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Answered: 282    Skipped: 42
Traffic congestion abatement

<table>
<thead>
<tr>
<th></th>
<th>Very Important</th>
<th>Important</th>
<th>No Opinion</th>
<th>Unimportant</th>
<th>Very Unimportant</th>
<th>TOTAL</th>
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<tr>
<td>Middletown Township Comprehensive Plan Public Survey</td>
<td>82.27%</td>
<td>14.89%</td>
<td>1.42%</td>
<td>1.42%</td>
<td>0.00%</td>
<td>282</td>
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<tr>
<td>Resource Preservation Effort</td>
<td>% Responses</td>
<td>Total Votes</td>
<td></td>
<td></td>
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<tr>
<td>-----------------------------------------------------------------</td>
<td>-------------</td>
<td>------------</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Improve road signage</td>
<td>67%</td>
<td>282</td>
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<tr>
<td>Increase walkability on Baltimore Pike</td>
<td>69%</td>
<td>282</td>
<td></td>
<td></td>
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<tr>
<td>Trail expansion/connections</td>
<td>84%</td>
<td>282</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Improve bicycle network</td>
<td>84%</td>
<td>282</td>
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<td></td>
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Q13 Rank the following resource preservation efforts:

Answered: 282  Skipped: 42
Middletown Township Comprehensive Plan Public Survey

<table>
<thead>
<tr>
<th>Topic</th>
<th>VERY IMPORTANT</th>
<th>IMPORTANT</th>
<th>NO OPINION</th>
<th>UNIMPORTANT</th>
<th>VERY UNIMPORTANT</th>
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<tr>
<td>Open Space protection</td>
<td>69.15%</td>
<td>24.82%</td>
<td>2.48%</td>
<td>2.13%</td>
<td>1.42%</td>
<td>282</td>
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<tr>
<td>Environmental protection</td>
<td>76.95%</td>
<td>21.28%</td>
<td>3.96%</td>
<td>0.35%</td>
<td>0.35%</td>
<td>282</td>
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<tr>
<td>Historic structures protection</td>
<td>41.49%</td>
<td>43.26%</td>
<td>7.45%</td>
<td>5.67%</td>
<td>2.13%</td>
<td>282</td>
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</table>
Q14 Rank the following proposed business and services improvements:

Answered: 282  Skipped: 42
Q15 Rank the following community services improvements:

Answered: 282  Skipped: 42
Increased fire services
Better access to township...
More public parks with...
More public open space
Q16 In your opinion, what are the biggest challenges facing Middletown Township in the next five to ten years?

Answered: 241    Skipped: 83
Goal

Foster greater connectivity through pedestrian improvements and provide access to recreational opportunities and other key destinations throughout the Township.

Overview

Middletown Township promotes the importance of trails for residents, displaying support on gateway signs with the phrase, ‘where all trails lead’; thus, demonstrating strong support for alternative modes of transportation beyond the automobile. While there are various means of transportation- bicycle, walking, public transit, and vehicular- most of the population has always depended heavily upon single-occupancy use of automobiles. With an incomplete sidewalk network and growing support for greater connectivity of existing trails, improving access to pedestrian facilities will provide health benefits and can provide convenient access to key Township destinations. Residents expressed a low level of satisfaction with access to parking for trails, signage for trails, and connectivity to key destinations in the township via sidewalks.
Objectives

1. Maintain trail infrastructure and provide more connections to existing trails to create a comprehensive trail network throughout the Township.

2. Support extensions of the existing pedestrian network through regulatory and other measures to connect more residents to destinations within the Township and to the trail system.

3. Improve signage for existing trails.

4. Implement a Pedestrian Network Map and provide map access through different outreach methods to reach all ages of residents.

5. Coordinate regionally on pedestrian and bicyclist networks.
Note to TF: Should we add Proposed Trail connections to this map? How should we determine proposed connections, TF or poll the public at the Public Workshop?

Recommendations

1. Establish a pedestrian and bicycle connection along Printers Way from the residential development of the Franklin Station and the proposed Mint Trail, to Riddle Hospital.

2. Identify new trail, pathway, and sidewalk connections and build them to work towards creating the comprehensive pedestrian network throughout the Township.

   **Action Items:**
   a. Utilize the map in this Comprehensive Plan and planning materials from Delaware County Planning Department to identify and prioritize new pedestrian connections to complete the comprehensive pedestrian network for the Township.
   b. Advocate for implementation of trails and sidewalk connections through the land development process.
   c. Pursue funding for implementation of identified pedestrian connections through grant sources such as the Delaware Valley Regional Planning Commission (DVRPC) or PennDOT, and supplement with local funding as necessary.
   d. Support improvements to roadways, specifically Baltimore Pike and Route(s) 352 and 452, which present safety or mobility issues for bicyclists and pedestrians.
   e. Support community and local trail organization efforts to identify, improve, and promote pedestrian and bicyclist routes.

3. Provide enhanced pedestrian and bicycle infrastructure to promote alternatives to driving and foster more walking and mass transit use.

   **Action Items:**
   a. Provide more accessibility to residents by building more pedestrian and bicycle infrastructure, such as more trailheads, increased parking for automobiles and bicycles, and bathroom facilities at trail and transit sites.
   b. Support development of trails and trail connections to advance off-road options for pedestrians or bicyclists.
   c. Encourage subdivision and/or land development applications to submit sketch plans for review and comment by Township staff that illustrate pedestrian and bicyclist amenities.
   d. Consider bicycle facilities when building new roadway connections.

4. Increase safety measures throughout the existing Pedestrian Network.
Action Items:

a. Coordinate with agencies such as PennDOT, Delaware County Planning Department, and DVRPC to facilitate safety improvements for the existing Pedestrian Network and for possible bicycle routes.

b. Update signage for existing trail facilities in the Township.

c. Facilitate the integration of physical security systems in the existing Pedestrian Network by coordinating and pursuing funding opportunities to support physical safety improvements.

5. Increase outreach methods of the Pedestrian Network to share the knowledge and awareness of the recreational opportunities and transportation alternatives available to Township residents.

Action Items:

a. Generate a public map of the Pedestrian Network in Middletown Township and update the trails section of the Township website accordingly.

b. Circulate the Pedestrian Network Map to all Middletown Township residents through a variety of outreach methods.

c. Maintain thorough and consistent communications with Township residents about the existing and proposed Pedestrian and bicycle network(s) through various mediums.
Goal
Encourage redevelopment of the commercial areas to integrate public amenities and gathering spaces to support a diverse economic base while balancing preservation of open spaces to complement growth.

Overview

Historically, Baltimore Pike has served Middletown Township and the region as a primary commercial corridor with the Granite Run Mall as a thriving shopping destination from 19—to early 2000’s. The decline of the Granite Run Mall, following a national trend where e-commerce and experience-based retail have grown to encompass the retail market, was targeted for new mixed-use redevelopment in the early 2000’s by the Township. With the closure of the Franklin Mint in 200X bringing more opportunity for redevelopment along Baltimore Pike, the Township is uniquely situated for a commercially targeted corridor-wide redevelopment. Plans to integrate a mixture of uses in both the Promenade at Granite Run and the Franklin Mint Redevelopment area have been progressing with residential and retail development over the past few years. The future of other uses, particularly places of employment for future residents, is dependent upon national trends such as the declining suburban office market. Current opinions of a revival from New York Times article, The Suburban Office Park an Aging Relic Seeks a Comeback, offer the following insight:

“Suburban office park owners and developers around the country are keenly aware that the fight for talent is driving many companies’ decisions. And many companies are willing to pay for high-quality office space— even in the suburbs.”

“...efforts to modernize suburban campuses can be as basic as organizing placemaking activities like after-work concerts or food truck Friday. Usually, though, they require a much deeper investment in elements like upgraded lobbies, outdoor furniture, ball courts, fitness centers, grab-and-go cafes, greenways, bike storage facilities and open plan offices that let in substantial natural light.” NYT, The Suburban Office Park an Aging Relic Seeks a Comeback, Abrams, November 19, 2019.

With widespread redevelopment, a desire to balance this growth with more preservation of open space elsewhere in the Township has become a priority to residents. Middletown began preserving open space in 1986, with the acquisition of over 300 acres of land and increasing to present day, with the most preserved land in Delaware County, with a total of XXX acres of recreation and open space.
Objectives

1. Advance economic development of commercial areas to incorporate public amenities to generate place-based commerce and create opportunities for public gathering.
2. Encourage development of commercial areas into compact mixed-use centers that incorporate context sensitive design to complement the surrounding residential areas.
3. Enhance Township parks and open space with better accessibility and wayfinding to bolster community health and encourage greater use of these amenities.
4. Continue to refine township preservation practices of open space to continue to ensure the longevity of these resources.
5. Promote and support recreation initiatives for maintenance of critical components, acquisition for continued expansion of assets in the community, and integration of community activities.
Recommendations

1. Incentivize the integration of public spaces into commercial and institutional areas through regulation and flexible design standards necessary to create functional public spaces.

   Action Items:
   
   a. Promote incentives for the incorporation of public gathering spaces and public amenities in land development/redevelopment.
   b. Require multimodal connectivity through the land development process to increase the pedestrian and bicycle networks throughout the township.

2. Continue to promote and improve Baltimore Pike as the targeted commercial corridor for the Township through design standards and coordination with developers of the Promenade at Granite Run and the Franklin Mint Redevelopment sites.

   Action Items:
   
   a. Work with developers to incorporate redevelopment and infill strategies to support context sensitive design and create long term vitality of the commercial areas.
   b. Devise regulations for context sensitive design for both development and redevelopment opportunities.
   c. Continue to encourage compact, mixed use development to minimize land consumption.

3. Explore funding opportunities for connection of existing trails and pedestrian facilities to create a comprehensive network of trails through the Township that link to parks and other community facilities.

   Action Items:
   
   a. Coordinate with PennDOT, surrounding municipalities, and planning and transportation organizations to ensure that improvements to the cloverleaf intersection of Baltimore Pike and Route 352 integrates all modes of travel to permit connection into Media Borough.
   b. Encourage development of pedestrian paths and trails within new residential developments and between targeted commercial centers within the Township.

4. Preserve additional open space resources and create a program to include greater stewardship of preserved and conserved land in the Township.

   Action Items:
a. Identify parcels that could be purchased or for which easements could be obtained through the drafting of an official map.

5. Continue to maintain existing park facilities and develop new municipal public parks and recreational facilities on Township-owned properties to meet the active and passive recreation needs of current and future residents.

Action Items:

a. Utilizing the Smedley Park Master Plan completed in 2010, undertake the recreational and passive open space improvements to complete a new park in the Township for residents.

b. Undertake a public master planning process to identify and determine the design and use for the extension of Sleighton Park on the 80+ acre parcel acquired in 2020.

6. Ensure safe and secure recreation environments for all residents through integration of physical security design techniques, wayfinding, and greater promotion of recreational assets in the community.

Action Items:

a. Pursue grant funding to implement township-wide wayfinding improvements to existing municipally-owned recreational facilities.

b. Pursue grant funding to augment the operating and maintenance costs for on-going safety and security improvements at municipally-owned recreational facilities.