AGENDA FOR THE COMPREHENSIVE PLAN TASK FORCE MEETING

Tuesday, July 9, 2019 AT 6:00 PM IN THE TOWNSHIP BUILDING

A. Comprehensive Plan Timeline
   Review updated schedule

B. Chapter 1: Introduction
   Review the first draft edits of Chapter 1: Introduction

C. Chapter 2: Community Profile
   Review the first draft edits of Chapter 2: Community Profile

D. Community Assessment Activity
COMPREHENSIVE PLAN TASKFORCE TIMELINE

Program Start/End: June 2019/ December 2020
Work Sessions: Monthly on 2nd Tuesday, 6-7:15 PM

Table of Contents
Chapter 1: Introduction
Chapter 2: Community Profile
Chapter 3: Plan Issue #1
Chapter 4: Plan Issue #2
Chapter 5: Plan Issue #3
Chapter 6: Plan Issue #4?
Chapter 7: Future Land Use
Appendices: Action Plan, Public Survey Results

Meeting Dates/Work Schedule

Meeting 1 June 11, 2019

Meeting Materials:
Introduction (1st draft)
Community Profile (1st draft)
Due to Taskforce: June 7th

Meeting 2 July 9, 2019

Meeting Materials:
Introduction (revised, draft 2)
Community Profile (revised, draft 2)
Discuss Preliminary Ideas for Focus Chapters
Due to Taskforce: July 3rd

Stakeholder Interviews will be conducted during July-August
Meeting 3

Meeting Materials:
Discuss Stakeholder input
Preparation for Public Meeting
Due to Taskforce: August 9th

Meeting 4 Public OPEN HOUSE

Meeting Materials:
Input by public through stations, mapping, no formal presentation/no Q&A

Meeting 5

Meeting Materials:
Recap/Finalize Focus Chapters areas based on public input and stakeholder input
Due to Taskforce: October 4th

Meeting 6

Meeting Materials:
Chapter 3: Plan Issue 1 (1st draft)
Chapter 4: Plan Issue 2 (1st draft)
Due to Taskforce: January 10th

Meeting 7

Meeting Materials:
Chapter 5: Plan Issue 3 (1st draft)
Chapter 6: Plan Issue 4 (1st draft)
Due to Taskforce: February 7th
Meeting 8  
March 10, 2020

Meeting Materials:
Chapter 7: Future Land Use (1st draft)
Appendix A: Action Plan (1st draft)

Due to Taskforce: March 6th

Potential Public Open House to Review Plan Recommendations  
April 2020

Meeting 9  
May 12, 2020

Meeting Materials:
Chapters 3-7 & Action Plan (2nd draft)

Due to Taskforce: April 10th

Final review draft will be compiled in June

Meeting 10  
July 14, 2020

Meeting Materials:
Review Final Draft
Preparation for Planning Commission Public Meeting

Due to Taskforce: June 5th

PLANNING COMMISSION PUBLIC INFO MTG  
August/ September 2020

PUBLIC HEARING & ADOPTION  
December 2020

2020 Comprehensive Plan
Comprehensive Plan Purpose
A comprehensive plan is an adopted policy document that is intended to provide long-range guidance for a municipality regarding topics such as land use, transportation, economic development, housing, public facilities, historic resources, and natural resources. A comprehensive plan provides a community with a framework of policies and actions on which to rely when responding to evolving challenges and opportunities.

This comprehensive plan defines a vision for Middletown Township’s future and provides a series of actions to achieve that vision. The plan involved residents, business leaders, elected officials, and Township staff. This plan is implementable, which follows a different process and format than traditional comprehensive plans and was developed to be as specific as possible to the Township’s goals. An implementable plan focuses on the most pressing challenges and opportunities, allowing the Township to make the most efficient use of resources. The Township’s previous comprehensive plan was adopted 2001.

Comprehensive Planning in Pennsylvania
This comprehensive plan was completed in compliance with the Pennsylvania Municipalities Planning Code (MPC), Act 247 of 1968, as reenacted and amended. The MPC enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing comprehensive plans and local land use regulations, such as a zoning ordinance. The MPC calls on municipalities to review comprehensive plans every ten years.

Planning Process
Development of this plan was led by a nine-member task force consisting of representatives of Township Council, Planning Commission, and the Historical Society. In addition to regular monthly meetings of the task force, the process included the following:

- Stakeholder interviews in July-August 2019
- Public open house in September 2019
- Public survey in November-December 2019
- Roundtable Discussion in April 2020
- MPC mandated public meeting of the Planning Commission in ________
- MPC mandated public hearing in ________

The task force analyzed and evaluated pertinent information affecting land use, housing, transportation, natural resources, historic resources, and community facilities in the Township. Actions were developed by the task force to meet the challenges and opportunities identified through the process and shared with the public for endorsement.

Vision Statement
Between 1950 and 2010 Middletown’s population grew from just above 6,000 to almost 16,000. The Township has a forecast for modest population growth through 2045; however, recent redevelopment opportunities particularly along Route 1/Baltimore Pike are integrating a variety of housing choices into this primarily commercial corridor. As an area with convenient access to transportation, the increase in housing options reflect the market demand for
transit-oriented development and shortage of housing supply that is stimulating the current market. As the Township attracts growth, perhaps more than the moderate growth that is projected, there is an opportunity to maintain a balance throughout the township through preservation of open space.

MIDDLETOWN TOWNSHIP VISION STATEMENT (Placeholder - revisit in OCT 2019)

How to Use This Comprehensive Plan
This plan is divided into three sections:
- Background
- Focus Areas
- Appendices

The Background chapters of this Plan (1–2) provide the broad context of a comprehensive plan, while the Focus Areas chapters (3-7) that follow, were informed by the critical opportunities and challenges identified through the plan development process. These chapters discuss existing conditions, identify a goal and objectives, and provide detailed recommendations to address issues and achieve results. Goals represent the long-term desired condition, while objectives provide specific targets towards achieving the related goal. Recommendations offer the actions that will advance plan implementation.

The Appendices consists of more technical elements of this plan, including public outreach efforts, larger scale data and analysis maps, and an Action Plan. This plan is intended to direct Township actions for ten years (2030), with reviews of progress as necessary.
This chapter provides the regional setting, planning context, and demographic snapshot of the Township. The background along with existing conditions analysis provides the foundation for the development of specific recommendations to achieve the goals and objectives for Middletown Township. Greater detail of existing conditions and demographic data can be found in each respective chapter of this plan.

Local and Regional Setting

Middletown Township is centrally located in Delaware County, adjacent to three Boroughs: Chester Heights, Brookhaven, and Rose Valley; and five townships: Aston, Thornbury, Edgmont, Upper Providence, and Nether Providence. The east and west boundaries of the township are defined by the Ridley and Chester Creeks, respectively.

The Township is well connected to major transportation routes. U.S. Route 1/Baltimore Pike is a State highway running east-west through the entire Township and connecting to major highways such as Routes 202, 476 and 76 (PA Turnpike). PA Routes 352/Middletown Road and 452/Pennell Road both travel north-south, serving as main arterial routes through the Township. Mass transit options in the Township are provided by SEPTA. There are two rail line stations, Elwyn and (the soon to be completed) Wawa, that are part of SEPTA's Media/Elwyn Regional Rail. In addition, four local SEPTA bus routes serve the Township which are identified as the: 110, 111, 114, and 117.

The Township contains both well-developed areas such as the Promenade at Granite Run, a former traditional mall redeveloped into a mixed-use town center, as well as a variety of parks and preserved open space areas, most notably Tyler Arboretum. Open space preservation began in Middletown Township in 1986, when the acquisition of lands from the Linvill and Darlington families began the preservation efforts in the Township. Since then, preservation has increased and remained a priority to residents which is reflected in the Township having the most open space of any municipality in Delaware County with a total of 2,539.4 acres.

-Steady, modest population growth is expected in the Township given the proximity to mass transit and major transportation corridors making the Township well positioned to employment centers. Community facilities within Middletown include but are not limited to: recently completed Community Center located at the former Roosevelt School, Rocky Run YMCA, Middletown Free Library, Riddle Memorial Hospital, Penncrest High School, and Glenwood and Indian Lane Elementary Schools.

Planning Context

Middletown's last comprehensive plan was adopted in 2001. The following details the planning efforts in the Township, in the time since its adoption:

- Council committees in Land Planning and Roads, Highways and Public Safety meet on an as needed basis about related land development applications, as well as traffic or public safety enhancements. In addition, resulting from the redevelopment proposal of the former Granite Run Mall Site and associated Design Guidelines created for the redevelopment, a Design Review Committee was formed to oversee large-scale redevelopment projects, currently including the Promenade at Granite Run and Franklin Mint redevelopment.
- The Smedley Tract Master Site Plan was adopted in 2010 to serve as a plan for the creation of public park space on
the Township acquired site formerly known as the Smedley Property.

- Middletown participated and adopted a Mineral Hill Area Master Plan in 2014, completed by Natural Lands in coordination with Media Borough and Upper Providence Township. The plan provides recommendations and implementation priorities for the park use, monitoring, and maintenance.

At this time (2020) planning policy at the County level is established by Delaware County 2035, which has five adopted component plans:

1. Land Use Policy Framework Plan (2013),
2. Open Space and Recreation Plan (2015),
3. Economic Development Plan (2017),
4. Transportation Plan (2017),

Middletown Township is depicted in the Land Use Policy Framework Plan component with the existing land use of a Growing Suburb. This designation refers to the predominant land use being single family detached housing with remaining undeveloped land forecasted to experience population growth.

Also identified in the existing land use is an Activity Corridor designation surrounding the Route 1 and Route 352 interchange, extending along Route 1 east and west. The Activity Corridor designation refers to a major transportation corridor where intense development and mixture of land uses exist, while still having an auto-centric character. Lastly, there is a Town Center focused primarily on the former Granite Run Mall site, which indicates a mixture of land uses integrating residential that is typically apartments and where walkability and transit-oriented development is promoted through the design.

Regional Relationships
As mentioned earlier in this Chapter, Middletown is bordered by eight municipalities. The adjacent zoning in these neighboring municipalities with regards to Middletown’s Zoning is detailed below:

- Aston Township’s adjacent zoning provides for low to medium density residential with the exception of some limited industrial designation along Route 452, south of Glen Riddle Road. There is a physical barrier of the Chester Creek along the western boundary of Middletown Township that is adjacent to Aston Township, and these zoning designations are generally consistent with the adjacent zoning in Middletown Township.

- Brookhaven Borough’s adjacent zoning generally compliments that of Middletown’s. The low-density R-1 in the southwestern portion of Middletown is adjacent to the lowest density residential, R-1A, in Brookhaven Borough. Moving east along the southern boundary of Middletown Township, both the Township and Borough place higher density adjacent to one another. Brookhaven Borough zoning does differentiate the area surrounding Route 352 as commercial zoning, whereas Middletown retains higher density residential zoning along the 352 corridor.

- Chester Heights Borough’s adjacent zoning provides for light industrial directly adjacent to Lenni Village, business district zoning along the Route 1 corridor and surrounding zoning is low density residential. These designations are consistent with the adjacent zoning designations in Middletown Township.
- Edgmont Township’s adjacent zoning provides for both low density residential/agricultural, planned residential development, and open space zoning for Ridley Creek State Park. These designations are generally consistent with the adjacent outdoor recreation designation for Ridley Creek State Park/Tyler Arboretum, and the institutional zoning for the former Sleighton Farm School is likely to be modified by Middletown in the near future. A portion of the Sleighton Farm School is targeted for planned residential development to be consistent with Edgmont. Whereas potential open space preservation is planned for the remaining portion that is generally consistent with low density residential/agricultural, as this area is under state agricultural easement in Edgmont.

- The western most area of Nether Providence Township, which provides for low density residential, is adjacent to outdoor Recreation designation in Middletown, along the Ridley Creek.

- Rose Valley Borough’s adjacent zoning provides for low density residential uses along Ridley Creek, which are generally consistent with the outdoor recreation zoning in Middletown.

- Thornbury Township’s adjacent zoning provides for low density residential and quarry zoning for the Hanson Quarry. This is compatible with the low density residential and manufacturing designation (for the quarry) in Middletown.

- Upper Providence Township’s adjacent zoning is consistent with low density residential north of the Media Bypass. Light industrial is provided in the area between the bypass and Route 1, where Middletown provides for special uses and outdoor recreation which are generally consistent. South of Route 1, Upper Providence provides for medium density residential, whereas Middletown designates low density residential which are generally consistent land uses and there is a physical boundary of the Ridley Creek separating these designations.

A few other regional influences that are not directly adjacent to the Township but include mentioning include: Media Borough, located less than a mile from the Township’s eastern boundary, as well as Concordville which is located approximately four and a half miles west of the Township down Baltimore Pike. Both Media Borough and Concordville are relatively dense areas with a mixture of retail, restaurants and events that draw people throughout the region, often times through Middletown Township, as Baltimore Pike serves as the main highway connecting these destinations.

Demographic Snapshot
Middletown Township has an estimated 15,807 people living in 5,823 housing units in 2010.

45% of households are families with members over the age of 60;

The two largest segments of Middletown’s population are the 55-59-year-old (9.6%) and the 50-54-year-old (8.6%). The median age of the Township averages 10 years older than the countywide median, at 50 years.

Middletown residents are well educated, with more than 50% of the population holding a bachelor’s degrees or higher.
Residents have a higher median income (approximately $90,000) than that of Delaware County as a whole (almost $70,000).

Middletown has a lower poverty rate overall, at 2.3%, compared to the County as a whole at 7.4%. The poverty rate has slightly increased in recent years.

Over 52% of workers are employed in management, business, arts and science jobs.
Your Favorite Places in Middletown Township:

1. __________________________________________________________
   __________________________________________________________

2. __________________________________________________________
   __________________________________________________________

3. __________________________________________________________
   __________________________________________________________

Places to Improve in Middletown Township:

1. __________________________________________________________
   __________________________________________________________

2. __________________________________________________________
   __________________________________________________________

3. __________________________________________________________
   __________________________________________________________