AGENDA FOR THE COMPREHENSIVE PLAN TASK FORCE MEETING

Tuesday, October 8, 2019 AT 6:00 PM IN THE TOWNSHIP BUILDING

A. **Chapter 3: Existing Conditions**
   Review the first draft edits of Chapter 3: Existing Conditions

B. **Stakeholder Interviews & Public Open House Results**
   Review the summarized results of the Stakeholder interviews and
   the comments from the Public Open House

C. **Draft Focus Areas and Goals**

D. **Review Vision Statement Examples**

*Note to Task Force: Our next meeting for the Comprehensive Plan Task Force is scheduled for January 14, 2020 at 6:00PM. Happy Holidays!*
<table>
<thead>
<tr>
<th>Organization</th>
<th>Key Takeaways</th>
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</thead>
<tbody>
<tr>
<td>Middletown Township Business and Professional Association</td>
<td>Opportunities: park space, schools, preservation of open space, all-in community involvement. Challenges: loss of local business, need for flex/remote worker/maker space, need for public space for festivals, events, public gatherings.</td>
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<tr>
<td>Williamson College of the Trades</td>
<td>Up to 400 total enrollment, 100 admitted annually for full-coverage admission to attend for 3 yr associate degrees. Opportunities: historic resources, public events and participation, legacy of service and community partnerships. Challenges: Traffic (particularly 352), stop light needed for Williamson,</td>
</tr>
<tr>
<td>Penn State Brandywine</td>
<td>1,400 Student Enrollment, 250 live-on campus. 112 acre campus. Opportunities: SEPTA bus routes, two service PSU Brandywine. Challenges: Traffic impacts along Route 352, lacking sidewalk connections to commercial Baltimore Pike from PSU campus, more commercial amenities of restaurants, coffee shops, and entertainment are desired.</td>
</tr>
<tr>
<td>Delaware County Transportation Management Association</td>
<td>Opportunities: train extension and provide a multimodal transit center (with bus, shuttle, parking, and trail), sidewalk and trail extensions, addition of bus shelters planned. Challenges: increased automobile traffic, need for more bus shelters but these are not typically provided by SEPTA, need for amenities like benches, bike racks, etc.</td>
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<tr>
<td>Rocky Run Fire Company</td>
<td>Reports provided of annual data for calls.</td>
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<tr>
<td>Middletown Fire Company</td>
<td>Opportunities: Support of Township for Open Space, consolidation of fire companies in recent years from 3 to 2 companies, community center space being developed at former Roosevelt school. Challenges: Aging volunteers for fire companies is concerning, traffic congestion.</td>
</tr>
<tr>
<td>Rose Tree School District</td>
<td>Opportunities: linking trails, partnerships for community building, emergency response is top quality, local residential neighborhoods have strong identity, high quality schools attracting new families. Challenges: Pressure from development, balancing development/open space to preserve the quality of life, increased student enrollment has led to need for new school, land acquisition is expensive in the school district, access issues and traffic congestion rising.</td>
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<tr>
<td>Organization</td>
<td>Key Takeaways</td>
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<tr>
<td>Middletown Free Library</td>
<td>100,611 circulated items, 78,740 library visits, 23,778 participate in library program, 7,021 cardholders (2018 Annual Report). Opportunities: Library move to former Roosevelt school will offer larger library, makerspace, tech offerings. Township has been very supportive of the library financially and in other ways through the years, community events attract hundreds of residents annually, demographics of young families and retirement communities lends to high participation levels at library. Challenges: Traffic.</td>
</tr>
<tr>
<td>Tyler Arboretum</td>
<td>65-75,000 annual visitors, 3,700 Annual Membership, 700 campers each summer, 28 public gardens in a 15 mile radius of Tyler, Employ 24 full-time and 15 seasonal with 200+ volunteers annually. Opportunities: strong municipal support for open space, strong municipal support for use as event space. Challenges: Operating hours are 'bankers' hours and event space use has limited hours as well. Deadman's curve.</td>
</tr>
<tr>
<td>Elwyn</td>
<td>Opportunities: Connections to transit and increasing trails, strong sense of community, repositioning and master planning of Elwyn parcel is an opportunity for the organization. Challenges: Zoning for density is limited in the Township; national trends of rentals increasing but not as much support from the Twp.; connections to transit have room for improvement.</td>
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<tr>
<td>BET Investments</td>
<td>Accessibility is key, having transit options and future reconstruction of the Route 1/Route 352 'cloverleaf' intersection are the greatest opportunities. Biggest challenge is the 5-10 years for redevelopment. &quot;Creating a place where people go to connect with others will keep people coming back and create vitality and a sense of place.&quot; Michael Markman, BET Investments</td>
</tr>
<tr>
<td>The McKee Group</td>
<td>Opportunities: Changes since 2005 to be more open to redevelopment and growth, public sewer expansion facilitates growth. Transit options increasing in trails, train, bus shelter upgrades at bus stops. Challenges: Where will growth be directed, will it expand beyond historical areas (ie. Baltimore Pike)? National trends of decreasing brick and mortar retail, office space is decreasing, etc. So what does growth/redevelopment in Township look like?</td>
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<tr>
<td>Organization</td>
<td>Key Takeaways</td>
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<tr>
<td>Riddle Village</td>
<td>Opportunities: Sidewalk and bus stop on Baltimore Pike for residents and employees, new retail opportunities coming to Township, Hospital and other regional amenities like Tyler in the Township. Challenges: Traffic, transit options have room for improvement (ie. bus shelters), could use trails on internal site of Riddle Village but land constraints.</td>
</tr>
<tr>
<td>Lima Estates/ Granite Farms</td>
<td>Opportunities: Trails, Twp library, hospital in twp, and location near major metro with transit options is key for residents of these specific communities. Challenges: Traffic</td>
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<tr>
<td>Wawa Dairy &amp; Beverage</td>
<td>Wawa has 800+ stores in PA, MD, DE, VA, FL. 36 acres of the dairy manufacturing built on 100 acres in the Township, contributed in 70's Wawa Preserve (Natural Lands) as open space. Opportunities: expanding retail lends to two new convenience/gas stations on Baltimore Pike. Challenges: Strategic plan shows manufacturing will need to expand and setback requirements and site contraints are limited.</td>
</tr>
<tr>
<td>Middletown Historical Society</td>
<td>MTHS began in 1982, disbanded in 1990 but then reinstated in 2009. Existing inventory is from a 1984 PHMC requested survey of any/all structures 50 years or older in the Township. The mission of the MTHS is to collect, preserve, protect, interpret and promote the history and historic artifacts of Middletown Township, Delaware County, Pennsylvania for current and future generations. Opportunities: historic resource protection can begin with documentation of existing resources, working toward incorporation of local resource protection policy/regulation. Challenges: Middletown resources have been lost over the years; no existing protections, no historic districts, and very limited national register level preservation within Middletown.</td>
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## Summary of Open House Comments
### September 4, 2019

<table>
<thead>
<tr>
<th>Comment Box/General Comments:</th>
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<tbody>
<tr>
<td>1. I would like to see a dog park developed on some of our open space.</td>
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<tr>
<td>2. Progress on Smedley tract recreation opportunities, it’s been 15 years?</td>
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<tr>
<td>3. Multimodal transportation options: biking walking sidewalks and trails</td>
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<tr>
<td>4. We need a drop off site for unwanted/ unused prescription drug disposal as one should not flush them down drain.</td>
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<tr>
<td>5. How to affect development and increase in impervious surfaces with addition of ground cover, natural areas, plantings, etc.</td>
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<tr>
<td>6. Address the increase in traffic and cars.</td>
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<tr>
<td>7. Push State Reps/ Senators for PennDOT to design and fix roads (cloverleaf)</td>
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<thead>
<tr>
<th>Shop &amp; Dine (What stores or restaurants do you want in Middletown in the future?)</th>
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<tbody>
<tr>
<td>Cheesecake factory</td>
</tr>
<tr>
<td>No fast food, healthy options</td>
</tr>
<tr>
<td>Upscale boutiques and shops</td>
</tr>
<tr>
<td>Trader Joe's or high-end supermarket</td>
</tr>
<tr>
<td>Non-chain restaurants</td>
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<tr>
<td>Health food stores, co-ops</td>
</tr>
<tr>
<td>Attract top tier chefs to area (from Phila.)</td>
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<tr>
<td>Open air concert space</td>
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<tr>
<td>Outdoor related retail, REI, LL. Bean, United by Blue</td>
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<tr>
<td>Local coffee shop</td>
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<tr>
<td>Healthy local food</td>
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<tr>
<td>Trails with beer/wine garden</td>
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<tr>
<td>Wegmans</td>
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<tr>
<td>Phillips Seafood</td>
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<tr>
<td>Nudy's Restaurant</td>
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</table>
General Feedback: Dissatisfaction with Promenade, input focusing on too much fast food and no unique stores, restaurants, boutiques. Negative feedback about the appearance of the parking garage at the Promenade. Confusion with the layout of the Acme parking lot. Also overall appearance of Route 1, some effort to improve curb appeal and property maintenance for certain parcels. Feedback on planning of the Baltimore Pike area to be truly cohesive.

Middletown Identity: TODAY
1. Too many cars/ traffic
2. Clogged- traffic
3. Disjointed and influx
4. Not pedestrian/ bike friendly, congested- unsafe roadways

Middletown Identity: TOMORROW
1. Connected Trails/ Walkability
2. Have a 'center' and identity/ 'Main Street' that is not a development (Like Media)
3. Inclusive, affordable Senior housing, include places for us to retire with 1st floor owner suites
4. A place with more/ better municipal services
5. Pedestrian safe with police enforcement of speeding and traffic
6. Multiple stream recycling and carbon neutral

Community Facilities/OpenSpace/ Recreation
1. Dog Park at Sleighton
2. Medication drop-off
3. paid Fire Department
4. More open space
5. Affordable houses for Seniors
6. Non-chain restaurants
7. Trail through Williamson/ light at Williamson
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<tbody>
<tr>
<td>8.</td>
<td>Trail from Penncrest to Smedley and to Promenade at Granite Run</td>
</tr>
<tr>
<td>9.</td>
<td>Signage for Trails (2)</td>
</tr>
<tr>
<td>10.</td>
<td>Preservation more open space</td>
</tr>
<tr>
<td>11.</td>
<td>Sand volleyball</td>
</tr>
<tr>
<td>12.</td>
<td>Disc Golf</td>
</tr>
<tr>
<td>13.</td>
<td>Pavilion for picnics</td>
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<tr>
<td>14.</td>
<td>More access to Knowlton Wood</td>
</tr>
<tr>
<td>15.</td>
<td>More interconnections of trails</td>
</tr>
<tr>
<td>16.</td>
<td>Trails through Elwyn and Williamson, connection to Elwyn Station (2)</td>
</tr>
<tr>
<td>17.</td>
<td>Trail to Media</td>
</tr>
<tr>
<td>18.</td>
<td>Paved trails</td>
</tr>
<tr>
<td>19.</td>
<td>Mountain bike trail in Sleighton</td>
</tr>
<tr>
<td>20.</td>
<td>Bike routes and signage for trails</td>
</tr>
</tbody>
</table>
This chapter will discuss the current status of factors that have significant impacts on planning, growth, and resources in the Township and provides context within the larger region. The assessment of existing conditions and creation of policies together leads to the development of specific recommendations to achieve the goals and objectives for Middletown Township.

**Land Use and Zoning**

According to the *2015 DVRPC Analytical Data Report: Land Use in the Delaware Valley*, Land Use in Middletown is dominated by woodland comprising over a third of the land cover at almost 36%, followed by single-family homes comprising 28% of the township. Retail, office, and other commercial uses are generally concentrated along Route 1, Baltimore Pike. A deep analysis that follows of the existing land uses and categories in the township serves as a basis for analyzing future development patterns.

**Figure 3-1: DVRPC Land Use for Delaware Co.**

Middletown’s Zoning Code provides guidance and requirements for the development of land within the Township. With twenty-five different zoning districts, the Township offers a wide variety of land development patterns and options. However, Baltimore Pike represents the main commercial corridor of the township with predominantly mixed-use or commercial zoning districts. The area south of Baltimore Pike is primarily low-medium density residential and institutionally zoned land, and the area north of Baltimore Pike is primarily zoned for low density residential and open space.

**Existing Land Use Categories:**
**TO BE DEVELOPED WITH MAPPING**
*Note: any grey text still needs to be developed.*

**Circulation**

**Roadway Network**

Middletown Township contains 82.95 miles of roads. The Pennsylvania Department of Transportation (PennDOT) owns and maintains 24.88 miles, and Middletown owns and maintains 58.07 miles of the network.

US Route 1, also referred to as Baltimore Pike from the Media bypass heading west, bisects the Township running east to west and is the primary transportation corridor along with Pennsylvania Routes 352 and 452, which run parallel to each other in the north-south direction. Baltimore Pike, east of the Media bypass Route 1 heading east leads into Media Borough. Both Baltimore Pike east of Media and the Media bypass near Springfield but a bypass leads to the limited access highway of I-476 which provides direct access to I-76, and I-95 serving Philadelphia, King of Prussia, Wilmington, and other regional destinations.

**Public Transit**

The Southeastern Pennsylvania Transportation Authority (SEPTA) provides a variety of transit options to Middletown residents through four bus routes and a regional rail line. SEPTA’s Media/Elwyn regional rail line currently terminates the R3 serving Media/Elwyn, has a current rail station at the Elwyn Station, service and will be expanding service extended farther west in the Township with a new Wawa Middletown rail station proposed for completion in 2021. The annual ridership based upon 2016 FY SEPTA Annual Performance report, for Elwyn
Station, realizes over 11,000 average daily passengers for an annual total of 3,049,367 passengers. The *Wawa-Middletown* Station will become the western most terminus of the *Elwyn/Media R3* regional rail line, operating through Philadelphia to Trenton, New Jersey.

SEPTA’s four *bus* routes in Middletown Township generally operate as follows:

**Bus—Route 110**: This route operates between Penn State Brandywine via Routes 352 and Baltimore Pike, with midway stops at the Springfield Mall and which terminates at the 69th Street Transportation Center.

**Bus—Route 111**: This route operates on Route 1, Baltimore Pike primarily travelling from Chadds Ford to 69th Street Transportation Center, with a spur north on Route 352 to Penn State Brandywine.

**Bus—Route 114**: This route operates between the Darby Transportation Center and to the Promenade at Granite Run, primarily providing service along Route 452.

**Bus—Route 117**: This route operates between Penn State Brandywine along Route 352 travelling south to I-95 Industrial Park.

In the 2019 Annual Service Plan for Annual Route Performance Review, SEPTA identified for each bus route the following:

- Route 110: over 638,000 passengers annually and an operating ratio of 27 percent.
- Route 111: over 469,000 passengers annually and an operating ratio of 17 percent.
- Route 114: over 629,000 passengers annually and an operating ratio of 24 percent.
- Route 117: over 616,000 passengers annually and an operating ratio of 18 percent.

**Pedestrian and Bicycle**

Sidewalks are important for both residents and businesses; they provide accessibility to parks from nearby uses and neighborhoods. Existing facilities within the Township are located nearby much of the commercial areas on Baltimore Pike and within planned residential neighborhoods.

In addition to sidewalks, trails provide safe pedestrian and bicycle accommodations and recreation. As of 2019, Middletown has just over 30 miles of trails as part of 8 different trails comprising just over 30 miles, with a majority located in Tyler Arboretum (16.5 miles of trail), a privately-owned recreational facility. Significant expansions to the Township-wide network are proposed as part of the Franklin Mint Redevelopment and a State grant aimed at increasing transportation alternatives called the Transit Revitalization Investment District (TRID) Grant. The TRID Grant proposes to add an additional almost 1.4 miles of township owned trail, called the Mint Trail and will extend the Chester Creek Trail by a little less than one mile. In Figure 3-2, the light blue line indicates these significant trail additions planned for the Township in the near future.

**Figure 3-2: TRID Trails Plan**

![TRID Trails Plan](source: Century Engineering, July 2019)

There are no formal bicycle routes within Middletown Township, but residents that are avid cyclists utilize the more scenic roads in the township for recreational cycling.

**Transportation Funding**

Funding for transportation facility maintenance and improvements primarily comes from Liquid
Existing Conditions

Fuels money from the Commonwealth of Pennsylvania. Presently there are three projects within Middletown on the 2017-2020 Delaware Valley Regional Planning Commission’s Transportation Improvements Program (TIP), the projects are as follows: Glen Riddle over Chrome Run Bridge; Elwyn to Wawa Rail Restoration; and US 1 and PA 352 Interchange, Intersection, and Roadway Improvements.

Community Facilities and Services

Administration and Facilities

The Township Building and Public Works Facility are located at 27 North Pennell Road. The Township administration consists of the Office of the Manager, Planning and Development Department, Finance Department, Parks and Recreation, and Public Works Department(s). Maintenance work such as roadway snow removal, roadway maintenance, and park mowing are handled by Township Public Works Department. Additionally, the Township is served by the Middletown Township Sewer Authority.

Middletown Township operates under a Home Rule Charter and is governed by seven elected officials that form the Township Council. Four Council members are elected to serve one of the four voting districts, and three members of Council are elected to serve at-large. Each elected official serves for a term of 4 years. The Township Planning Commission and Township Parks and Recreation Board Committee each also have seven members who are Township residents that volunteer to serve the community. The Middletown Township Zoning Hearing Board is comprised of five members who serve terms of five years. The Middletown Township Sewer Authority is comprised of four staff and is governed by five Board members who are appointed by Township Council.

Public Outreach

Public outreach is essential to inform residents about Township activities, thereby providing them an opportunity to voice opinions, volunteer, and participate in the Township’s future direction. Middletown regularly updates the Township website and Facebook page with accurate and up-to-date information and disseminates a newsletter to residents.

Finance and Budget

Revenues from Municipalities collect funds for a wide variety of community services and facilities provided to residents. Municipal revenue can be generated from taxes, user and administrative fees, licenses, debt service and/or grants. Property taxes are based on assessed value, which is generally not at total value and is expressed in millage (one-tenth of one cent).

According to the 2018 Township operating budget summary, revenue categories include: real estate taxes, real estate transfer taxes, mercantile and business taxes, operating and capital grants, and services and other revenues. Local real estate taxes such are the highest revenue generators constitute roughly 27% of the revenue generation in the Township, totaling approximately $1.7 million of the roughly $6.4 million collected in 2018, which is roughly 27% percent of revenues. Mercantile and business privilege taxes were the second largest in generating revenue in the Township (20%) at
approximately $1.3 million, which equates to about 20% percent of Township revenues.

**Figure 3-3: Revenues by Source for 2018 Government Activities**

Estimated expenditures generally cover public works, general government operating costs, public safety, parks and cultural programs, and interest expenses. With total expenditures in 2018 reaching $5.2 million, the largest expenditures were public works and general government operating costs, both making up about 29%, or a combined total of just under 60% of expenses.

**Figure 3-4: Expenses by Source for 2018 Government Activities**

**Emergency Management**

Outside of the traditional emergency response supplied by police, fire, and ambulance providers, every municipality has a responsibility to its residents to prepare for a variety of emergency situations. Preparation of a Basic Emergency Operations Plan (EOP), and annual updates to that plan, are steps municipalities are required to take to identify potential hazards and plan an appropriate response. In June 2019, the Township adopted an update to the EOP prepared by the Township’s Emergency Management Coordinator.

**Police/Fire/Ambulance**

Middletown Township public safety is served by the Pennsylvania State Police Department, Troop K, which has a station located in the Township on Baltimore Pike. Middletown is served by Riddle Memorial Hospital for ambulance service.

The Township is served by two fire companies, Middletown Fire Company and Rocky Run Fire Company. The Middletown Township—Fire Company, established in 1922, is located on South New Middletown Road, and serves the township south of Route 1, Baltimore Pike. Middletown Fire Company is an all-volunteer member organization with approximately 60 members (2019) and responds to roughly 600 calls annually. The Rocky Run Fire Company responds to an average of 40 calls per month, making an average estimate of 1,000 calls between the two fire companies annually.

With both fire companies staffed entirely by volunteer firefighters, it will be significant to consider alternative options as this critical resource is increasingly becoming difficult to maintain staffing both regionally and nationwide.

**Library**

The Middletown Free Library (MFL) provides a well-attended service to Middletown residents, with a 2018 annual visitor-visit amount of almost 80,000 among their approximately 7,000 cardholders. MFL offers over 100,000 items in their circulation, not including the 17,624 digital library views accrued in 2018. The highlight of MFL is the wide variety of education and cultural programs offered for all ages ranging from story time, art classes, makerspace workshops, cooking classes,
and fundraising events. With a program attendance record of 23,778 people in 2018, where some events garner 150 people from the community, the MFL is a dynamic community organization for the Township. Plans for expansion—which will include a relocation—of MFL are planned for the end of 2021 to the former Roosevelt School located on South Old Middletown Road by the end of 2021.

**Education**

Middletown Township is part of the Rose Tree Media School District (RTMSD) that is located in Delaware County and is made up of which serves Media Borough, and Edgmont, Upper Providence and Middletown Township(s). RTMSD operates—seven—six public schools, including one high school, one middle school, and four elementary schools. Penncrest High School, Glenwood Elementary, and Indian Lane Elementary School(s) are in Middletown Township.

**Figure 3-5: Penncrest High School**

RTMSD completed a Capital Projects Plan in 2019. Enrollment and demographics studies completed in 2016, 2017, and 2018 concluded that with twelve new housing developments on the horizon or under construction, there would be an additional 1,750 new units built in the District in the near future. This accounts for a five-year projected increase of 421 students and an eight-year projected increase of 637 students. For Middletown Township, this accounts for a projected increase of 92 students in Glenwood Elementary to reach full building capacity in the 2021-2022 school year; and an increase of 262 students in Indian Lane Elementary, which is already over capacity limits. Based upon a facility study completed in 2018 and the options reviewed in the Capital Projects Plan, RTMSD borrowed 40 million dollars for various capital projects, including construction of a new elementary school in Edgmont Township.

There are two higher education institutions in Middletown Township, Penn State Brandywine (a satellite campus) and Williamson College of the Trades. As a satellite campus to Pennsylvania State University, the Penn State Brandywine campus was originally a commuter campus only until 2017, when dormitories housing up to 250 students were built on site. Penn State Brandywine has a current enrollment of approximately 1,400 students and is served by two SEPTA bus routes, and is situated on a 112-acre campus.

The Williamson College of the Trades is a one-of-a-kind higher education institution where all students attend on a full scholarship covering tuition, room, and board. Offering Associate degrees in a variety of trades, the college has a current enrollment (2019) of 265 students who attend for three years. The college is located on 220 acres, was originally designed and built in the 1890’s by the prominent architect Frank Furness, and has a rich cultural heritage for Middletown Township.

**Figure 3-6: Williamson College of the Trades, Main Building**

**Healthcare and Human Services**

Riddle Memorial Hospital, a Mainline Healthcare facility, serves the Township and is located centrally on Baltimore Pike.
Mirmont Treatment Center is a drug and alcohol treatment center located in the Township on Yearsley Mill Road.

Elwyn Institute is a nonprofit organization serving children and adults with intellectual and developmental disabilities. Located on a 300-acre campus, the institute has been one of the primary land owners in the Township since its inception in 1852 on the campus located on Middletown Road.

**Services for Older Adults**

Delaware County’s Fair Acres Geriatric Center is the only public elderly care facility in Middletown Township. Whereas, there are five private elderly care facilities: Sunrise at Granite Run and Residence at Glen Riddle assisted living facilities, Lima Estates, Granite Farm Estates and Riddle Village Life Care facilities and their integral skilled nursing and personal care components. Below are the current capacity and occupancy rates for these facilities.

![chart]

The Rocky Run YMCA also offers an Active Older Adult program that is geared for seniors and includes group exercise classes, social events, low impact water exercises, and community education.

**Public Utilities**

**Sewage Facilities**

Middletown Township Sewer Authority is responsible for the financing, ownership, and operation of the sanitary sewer collection and conveyance systems in the Township. Currently, 90% of Township residents are served by public sewer, Sewage facilities planning in Pennsylvania is governed by the Act 537 Sewage Facilities Plan. The Middletown 537 Plan was most recently updated in 2017. Current and future capacity needs are within operating proficiency, additional capacity is not needed to serve the long-term growth needs.

**Water Facilities**

The Middletown Township residents are served by two regional water companies. Aqua America Water supply lines serve most of the Township with public water with Chester Water Authority providing service in a very small area on the southernmost township boundary near Dutton Mill Road. Currently, services are considered to be adequate and no new water mains are anticipated in the near future. Limited residential homes are served by on-site wells.

**Stormwater Management**

Stormwater management - the safe and effective collection, control, infiltration, and treatment of the stormwater that flows overland into streams - minimizes intermittent flooding, reduces erosion and sedimentation of streams, and reduces the contamination of groundwater, surface water, the natural ecosystem, and drinking water sources.

The proximity of the Township to nearby dense urban fabric and ongoing redevelopment along the Route 1 corridor provides consideration for employing best practices for stormwater management for the Township. The Township has a Municipal Separate Storm Sewer System (MS4) urbanized areas which brings it under the Pennsylvania Department of Environmental Protection (DEP) Municipal Separate Storm Sewer Systems (MS4) compliance program. The Township has upgraded its Stormwater Management Ordinance and is implementing ways to alleviate problems caused by stormwater runoff and pollution of our streams.

**Natural Resources**

**Watersheds**

All of Middletown lies within two watersheds, the is in the Delaware River Basin. With Chester
Creek comprising in the western boundary portion of the Township, and Ridley Creek forming in the eastern portion of the township boundary, these creeks form the two subwatersheds in the Township. These watersheds are contained within the Delaware River Basin, which stretches from the state of New York to the Atlantic Ocean.

Stream Designations

DEP has put regulatory programs into effect to protect and improve water quality, promote preservation of higher quality streams, and achieve compliance with Chapter 93 of Pennsylvania’s Clean Streams Law and Federal water quality regulations. Use designations for all Commonwealth waters identifies the aquatic life use. The uses are: Warm Water Fishes (WWF), Trout Stocking (TSF), Cold Water Fishes (CWF) and Migratory Fishes (MF). All the streams in Middletown Township are designated as Trout Stocking (TSF). Additionally, a High Quality stream may be designated as High Quality (HQ) or Exceptional Value Waters (EV). Middletown has a number of High Quality designated streams in the northern portion of the Township, they include: Rocky Run, Dismal Run, Spring Run, and Ridley Creek (only the portion located north of Route 1).

Impaired streams are sections of watercourses that do not meet Chapter 93 use designations for water quality standards (in regard to sediment and nutrient load). With the exception of Dismal Run, as shown in green in Figure 3-X, the remaining streams in Middletown Township are designated impaired. (2019 DEP, EMap).

Floodplains

According to the Federal Emergency Management Association (FEMA), a floodplain is defined as an area subject to a one percent or greater chance of flooding in any given year. Floodplain areas within Middletown occur along the Ridley Creek, Chester Creek, and portions of Rocky Run, Dismal Run, and Chrome Run.

Steep Slopes

The Township’s Land Use Ordinances define steep slopes in two categories: steep slopes between 15 and 25 percent slope and very steep slopes where the slope is 25 percent or greater. Steep slopes are located primarily along the creeks and streams in the township. With an abundance of creeks and streams in the Township, there are also a fair amount of steep slopes throughout all areas of the Township.

Woodlands

Tyler Arboretum and Ridley Creek State Park make up over 700 acres of contiguous land use where woodlands have primarily been undisturbed, representing the largest woodland area in the Township. As previously stated, the Township contains 36% of woodland land cover according to the DVRPC 2015 Analytical Data Report on Land Use.

Riparian Corridor

Riparian areas are the lands adjacent to water bodies that serve as a transition between aquatic and terrestrial environments and directly affect or are affected by that body of water. A riparian area that consists of mature vegetation, preferably including forest cover, can create an effective buffer between upland land uses and the receiving water-body, reducing the impact of upland sources of pollution. Forested riparian corridors can also serve to slow stormwater runoff, improving flood control. The Township’s stormwater regulations require protection of the riparian corridor of streams for up to 50 feet on either side of the surface water or wetland.

Natural Diversity

Natural diversity is defined as the variety of plants and animals in a given habitat, or the variety of features found in a given population of one type of plant or animal. The Pennsylvania Natural Heritage Program provides encouragement of county-wide inventories, the Delaware County Natural Heritage Inventory.
from 2011 presents identifies the following resources that provide unique natural heritage in Middletown Township:

- **Pink Hill Serpentine Barrens, Exceptional Significance**: Small, forested serpentine barrens habitat that supports five species of concern.
- **Riddle Hospital Serpentine Barrens, High Significance**: Former serpentine barren natural community that supports six species of concern.
- **Tyler Arboretum, Ridley Creek SP Woodland, High Significance**: Rich, moist, forested ravine and adjacent slopes along Ridley Creek supports five species of concern.
- **Mineral Hill, Notable Significance**: Bedrock outcrops at an old quarry site indicate early successional forest is of serpentine origin, that supports two plant species of concern.
- **Tyler Arboretum Fields, Notable Significance**: Early successional open meadow habitat supports a plant species of concern.
- **Media Wetlands, Local Significance**: Floodplain forest and open wetlands along Ridley Creek provide a refuge and habitat corridor for common species.

**Native Vegetation**

Native or indigenous refers to vegetation that currently or previously inhabited or grew in a specified location, and which was not introduced to that location as a result of human activity. Native species are adapted to environmental conditions of an area such as climate, soils, topography, winds, precipitation, wildlife, and other living organisms.

**Invasive Species**

Across much of Delaware County, including Middletown, woodlands and wetlands are being overrun by invasive species. Found within woodlands, riparian corridors, meadows, hedgerows, and along roadways, invasive species such as the Norway Maple, Golden Bamboo, Multiflora Rose, Japanese Honeysuckle, Japanese Knotweed, Tree of Heaven, and Mile-a-Minute Weed are overrunning existing native species and becoming the dominant species. The Spotted Lanternfly and Emerald Ash Borer are a few invasive insects that affect the native woodlands in the Township.

**Resource Protection Measures**

The protection of natural resources are significant for their environmental as well as aesthetic values to Middletown residents; therefore they are important to protect. Although Middletown is primarily suburban in character, there are many acres of natural resources that have not been disturbed by development or otherwise, providing Middletown an opportunity to conserve and protect remaining natural resources.

**Parks, Recreation, and Open Space**

Middletown Township has 4 municipally owned parks: Sleighton Park, Lenni Park, Smedley Park (currently underdevelopment), and Indian Orchards Park. In addition, the Township owns just over 450 acres of open space, containing a mixture of passive, active, and non-recreational lands. Other recreation facilities in the Township include Ridley Creek State Park, Tyler Arboretum, Hidden Hollow Swim Club, Knowlton Swim Club, Riddlewood Swim Club, two gun clubs, and the Rocky Run YMCA. The Rocky Run YMCA offers an Active Older Adult program that is geared for seniors and includes group exercise classes, social events, low impact water exercises, and community education.

**Figure 3-8: Publicly accessible parks and open space in Middletown Township**

<table>
<thead>
<tr>
<th>Name</th>
<th>Acres</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Existing Conditions

<table>
<thead>
<tr>
<th>Park Name</th>
<th>Acres</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sleighton Park</td>
<td>21.3</td>
<td>Community Park</td>
</tr>
<tr>
<td>Lenni Park</td>
<td>7</td>
<td>Neighborhood Park</td>
</tr>
<tr>
<td>Memorial Park</td>
<td>14.62</td>
<td>Open Space</td>
</tr>
<tr>
<td>Smedley Park</td>
<td>71.4</td>
<td>Community Park</td>
</tr>
<tr>
<td>Indian Orchards</td>
<td>35.16</td>
<td>Open Space</td>
</tr>
<tr>
<td>Wawa Preserve</td>
<td>98</td>
<td>Open Space</td>
</tr>
<tr>
<td>Mineral Hill</td>
<td>N/A</td>
<td>Open Space</td>
</tr>
<tr>
<td>Darlington Tract</td>
<td>170</td>
<td>Open Space</td>
</tr>
<tr>
<td>Ridley Creek</td>
<td>171.8</td>
<td>State Park</td>
</tr>
<tr>
<td>Sleighton Tract</td>
<td>81</td>
<td>Open Space</td>
</tr>
</tbody>
</table>

Total: 670.28 Acres

Figure 3-9: Middletown Open Space parcel acquisition for 81 acres in 2020

Historic Resources

The Middletown Township Historical Society (MTHS) was first organized in 1982 in anticipation of the celebration of Middletown’s 300th Anniversary in 1986, but it was disbanded by 1990. In April 2009, the current Historical Society was reestablished with an eye toward the Township’s 325th Anniversary in 2011. The mission of the MTHS is to collect, preserve, protect, interpret and promote the history and historic artifacts of Middletown Township, Delaware County, Pennsylvania for current and future generations.

Historic preservation activities in Middletown have been encouraged by MTHS since its creation. Over the past ten years MTHS has had several accomplishments, some notable include:

- Writing and publishing Middletown Township, Delaware County, PA as part of Arcadia Publishing’s Images of American series.
- Creating the annual 6-part lecture series Middletown Mondays in 2011 and now in its eighth year.
- Improvements to Oak Lawn on the Township-owned Smedley Tract which included partnerships with Penncrest High School, Williamson College of the Trades, and Eagle Scouts.
- Creation of the MTHS Museum and Office at the Roosevelt School with numerous historic Township maps, permanent exhibits, and well-attended special exhibits.
- Since 2009 MTHS has been the recipient of three Delaware County Historical Society Lee Brown Volunteer Award; six Delaware County Heritage Commission Preservation Awards; the 2015 Middletown Business and Professional Award for Outstanding Business Award; and have been recognized three times by County Council and the Delaware County Heritage Commission for participating in the Western Delaware County September History Month events.

Efforts to identify historic resources and help preserve the local heritage and character of Middletown Township stretch back to 1983 when the Delaware County Planning Department requested that municipalities

MIDDLETOWN COMPREHENSIVE PLAN
conduct a Historic Resources survey of any structures over 50 years old at that time. Middletown Township turned to the volunteers in the Historical Society to carry out this effort.

Volunteer surveyors filled out what was then the current Pennsylvania Museum and Historical Commission survey sheets for each identified structure. Some records are very complete including detailed descriptions of the building, materials used, and photographs; whereas, for some records there is less information about the buildings on the property.
Draft Focus Areas & Goals:

1. Enhance Pedestrian Network and Walkability
   • Trail connections, sidewalks to key destinations

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

2. Improve and Create Public Spaces
   • Adding amenities (ie. dog park), town center/main street, attract higher end/local commercial, access to open space, increase open space

   *Goal: Encourage redevelopment of the commercial areas to integrate amenities and public gathering spaces to support a diverse economic base while balancing preservation of open spaces to complement growth.*

3. Manage Traffic and Vehicular Congestion
   • Transit (bus, train, etc.) and road maintenance/efficiency

   *Goal: Promote a safe, effective, and diversified transportation system that addresses current and future needs in coordination with land use planning and resource protection objectives.*

4. Maintain and Enhance Services Provided
   • Community Facilities, recreation amenities (passive park and active recreation), energy conservation

   *Goal: Provide services to protect the health, safety and welfare of the community; improve stormwater management, promote energy efficiency, and enhance Township facilities.*

5. Future Land Use
   • Natural and historic resources, housing, land use

   *Goal: Permit future development that complements the existing land use patterns and encourages housing options, supports the business community, and protects the natural and historic resources that define Middletown.*
VISION STATEMENT

Task: Below are examples of Vision Statements from local and national Comprehensive Plans to provide guidance as you draft a vision statement of your own to share with the Task Force.

Examples:

“Edgmont Township is an attractive, verdant community with scenic and recreational expanses, enhanced by residents and officials committed to preserving natural amenities and advocating sustainable development.”

“Easttown Township will be a safe, connected, attractive and vibrant community for residents, businesses and visitors. The Township will value its neighborhoods, village centers, historic and natural resources and open space through responsible, measured growth. Key for the Township is delivering efficient, responsive government services and communications that meet the needs of the community.”

“Portland is a prosperous, healthy, equitable and resilient city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives.”

“Austin is a beacon of sustainability, social equity, and economic opportunity; where diversity and creativity are celebrated; where community needs and values are recognized; where leadership comes from its citizens and where the necessities of life are affordable and accessible to all.”