

Nether Providence, Rose Valley,
Rutledge, Swarthmore

Multi-Municipal Comprehensive Plan



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Role and Purpose of the Multi-Municipal Comprehensive Plan

The Pennsylvania Municipalities Code (MPC), Act 247 of 1968, as reenacted and amended, empowers municipalities, either individually or jointly, to plan for their development through the creation of a Comprehensive Plan. The communities of Nether Providence Township and Rose Valley, Rutledge, and Swarthmore Boroughs, all part of the same school district and all first generation suburbs located in eastern Delaware County, recognized that they faced many similar challenges and concerns regarding the future of their communities. With updates to their individual comprehensive plans long overdue, they chose to plan together and create a multi-municipal comprehensive plan (MMCP).

The MMCP evaluates the existing land use, transportation systems, housing, community facilities and services, and natural and cultural resources of the four municipalities, primarily within the municipal boundaries but also in the context of Delaware County, where relevant. The Plan then projects future trends, establishes a series of goals, and proposes a list of policy and physical project recommendations. When implemented, the recommendations will help the communities achieve the goals identified through the planning process and accommodate expected changes while protecting the community character and valuable resources that make each individual community unique.

The Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended empowers local municipalities, including Second Class Townships...

---to plan for their physical development,

---to develop a “blueprint” for housing, transportation, community facilities and utilities, and for land use.

---to establish community development goals and objectives that guide future growth and development.

Multi Municipal Comprehensive Plan Partnerships

The multi-municipal planning process encouraged residents and officials of the four municipalities to voice their interests and concerns to the planning team and to one another through local resident interviews, focus group meetings and several interactive open house workshops. The plan then established a framework for the four communities to begin implementing the plan's recommendations and for reviewing and maintaining the joint plan in the future years of this partnership.

- What the Multi Municipal Comprehensive Plan does:
- Focuses on current trends and issues in MMCP Planning Area and addresses these with innovative solutions.
- Provides the best possible projection on future conditions based on current patterns.
- Directs future change through a vision of community potential.
- identifies opportunities for the MMCP communities to work together, and/or with other communities on regional efforts to provide functional services and gain potential cost efficiencies.
- Establishes a framework for consistency between future land use policies and land use regulatory measures.
- Assists state, county, and municipal officials in their decision making processes.

What the Comprehensive Plan does not do:

- Does not directly affect individual properties.
- Does not specifically determine land development, either public or private.
- Does not preclude future analysis or decision making.
- **Does not represent absolute law**, but instead is a policy document used to guide municipal decision-making.

Relationship between the Multi Municipal Comprehensive Plan and Other Plans

The Nether Providence Township, Rose Valley Borough, Rutledge Borough and Swarthmore Borough Multi Municipal Comprehensive Plan provides policy guidance and direction to municipal regulations and codes. The Plan makes policy recommendations to update the following plans and regulations to provide residents of the MMCP Planning Area with the best possible quality of life.

Act 537 Sewage Facilities Plan

ACT 167 Regional Stormwater Management Plans

Borough and Township Zoning Ordinances

Borough and Township Subdivision and Land Development Ordinances

County and Adjacent Municipal/Multi-municipal Comprehensive Plans

Parks and Recreation Comprehensive Plans

FAQ - Frequently Asked Questions

Can the MMCP be changed, amended, and/or updated?

Yes. As authorized by the Pennsylvania MPC, a multi municipal comprehensive plan can be revised, added to, and updated, and should be reviewed and revised at a minimum of every ten years.

How will the Plan be used?

The Plan will be used by municipal officials, citizen volunteers, land owners, and developers to evaluate proposed changes against the Plan's vision and goals.

Who is in charge of making the Recommendation in this Plan happen?

While the governing bodies, planning commissions, special committees and councils, and other municipal staff will implement this Plan, there are two main mechanisms that will be utilized to implement the MMCP recommendations. The first is through the adoption of an Intergovernmental Co-operative Implementation Agreement. This agreement formalizes the working relationships between the four MMCP municipalities. The second and equally important is the formation of the Multi Municipal Implementation Planning Committee. This entity typically takes the lead in ensuring that

Role and Purpose

each municipality is undertaking its portions of the plan recommendations in a manner that is consistent with the MMCP. The Committee is generally comprised of two representatives from each municipality. One member from each municipality should be a member of the governing body, and the other may be either from the governing body, planning commission, or a citizen from the municipality. In all cases the public plays a direct role in the implementation process, through various methods of interface with the governing bodies and the Multi Municipal Implementation Committee, as project are discussed and acted upon.

Part 1

Existing Conditions

1.1 · Introduction and Historical Context

Multi-municipal comprehensive plans are developed to provide a blueprint for the future well-being of the communities within a planning area. This multi-municipal plan includes the municipalities of Nether Providence Township and Rose Valley, Rutledge and Swarthmore Boroughs, four communities drawn together not only by a shared school district, but by similar pasts and concerns for the future.

Before the future can be planned, an understanding of present conditions and dynamics is needed – from natural features and the built environment to people and the land use decisions they make. The following summary profiles provide a foundation for planning within the Multi-Municipal Comprehensive Planning Area (MMCP), which includes all four communities. In examining characteristics of this area, Delaware County as a whole is used for comparative purposes. Analysis of these planning topics will form a basis for evaluating recommendations and ultimately developing a detailed action plan for the future.



Hedgerow Theater



Baltimore Pike



Swarthmore College



Rutledge Borough Hall



Strath Haven Middle School

1.1 · Introduction and Historical Context

The study area was settled by the end of the seventeenth century. Rose Valley and parts of Nether Providence were included in land grants to William Penn from the King of England, and subsequently granted to other settlers by Penn. Over the subsequent three centuries, the area developed as farming communities, with stone farmhouses constructed on major transportation routes. In the eighteenth century, mills were built along Crum and Ridley creeks. After the Civil War, and the arrival of the railroads and trolley lines, summer residences catering to wealthy Philadelphians were built in the area, along with subdivision of farms for residential development. Substantial suburban development continued through the first half of the twentieth century.

Nether Providence

At the time of William Penn's arrival in 1682, Providence County included today's Nether Providence, Rose Valley, Media, and Upper Providence. Like many towns in this region, Nether Providence began as a farming community. By the 1720s, the community produced surplus crops which were shipped to New England, Canada, and Europe, and dairy farming became important to the region. The creeks proved valuable for powering mills and transporting finished goods, such as gunpowder, pottery, snuff, textiles, tools, grist, and dyes; there were six major mill complexes on Crum Creek and eight on Ridley Creek.

Nether Providence achieved its first major residential development in 1855 when a group of businessmen purchased 32 acres adjacent to Manchester Avenue. After the Civil War, wealthy Philadelphians arrived to the town, appreciating it for its clean, open spaces. Summer residences and resorts, such as Hinkson's Corners at the intersection of Brookhaven and Providence Roads, were converted from existing buildings or newly constructed.

Residential development continued to prosper along transportation routes. After the first trolley began operation in 1893, three more companies laid track in the area, including the Red Arrow Line that later came under SEPTA's ownership. Horace G. Twaddell's 89-acre estate became "Pine Ridge," William Howell's 58-acre property became "Bowling Green," and Horace Furness's 67-acre estate became "Heatherwold." In 1910, "Garden City" was under construction with custom houses being built along Media Parkway; soon to follow was Lapidea Hills, built in honor of the Governor's estate. By 1925, a building code was passed, and Nether Providence became the first township in Pennsylvania to adopt a zoning ordinance. Even when the last trolley ceased operation in 1938, automobile ownership allowed continued residential development. Post World War II development occurred rapidly: Wallingford Glenn, Sykes Estate, Parkridge, Avondale Knolls, and Sproul Estates were constructed between 1951 and 1953.

Public and private works were initiated early to support those who lived in the area and traveled to work. In 1683, a road was laid out from Providence to Chester (Route 252), making Providence Road the oldest in Delaware County. In 1701, another road, Plush Mill Road, was approved that extended from Philadelphia through Darby and Nether Providence to Chester County. The first bridge was constructed over Crum Creek in 1686 carrying Yale Avenue and the second, carrying Brookhaven Road over Ridley Creek, was constructed in 1687. By 1854, rail service arrived to the area, and the Chester and Media Electric Railway began service in 1893. The Wallingford Water Company, in association with the Borough of Media and its water works, supplied water to the area by 1885; a post office opened in 1890; and in 1902, Bell Telephone installed a pay station at the corner of Vernon Street and Wallingford Avenue. The first fire company was formed in 1922 in South Media, with a second, Garden City, added in 1944, and a police department formed in 1935.

Rose Valley

Rose Valley is noted for the unique Arts and Crafts community it fostered at the turn of the 20th century. Architect William L. Price and prominent Philadelphians came to the town in search of establishing a colony that would link the working man to art, producing beautiful objects while creating a new social order.

The area that is now known as Rose Valley had been part of a William Penn land grant conveyed to three brothers with the surname Vernon. Each brother had contiguous parcels of land that fronted the east side of Ridley Creek, which proved useful for them and subsequent landowners in the milling industry. Early mills produced snuff, saw, and grist, but over time, as the buildings changed hands, the products became more diversified. For example, one mill constructed in 1789 first produced snuff, but within thirty years or so it ground bark for fever medicine, changed in another thirty years to a paper mill, and lay vacant for period before manufacturing woolens in 1861. This mill complex became known as Rose Valley Mills; it and other mill buildings provided the setting for the Arts and Crafts movement to settle here at the turn of the 20th century.

William Lightfoot Price arrived to Rose Valley in 1901, by that time was an abandoned mill town without much in the way of infrastructure. Trained as an architect, Price grew discontent with how the worker had become increasingly distant from art, a view shared among members of the Arts and Crafts movement germinating in England. He and several prominent Philadelphia men, including Edward Bok of Curtis Publishing and the Fels brothers, formed two communities: the first, a single-tax colony in Arden, Delaware, and the second, the Arts and Crafts colony in Rose Valley. The Rose Valley colony centered around the Rose Valley Mills, an area that was considered a bare and treeless valley.

1.1 · Introduction and Historical Context

The Rose Valley Association was formed as a stock company in July 1901, with the purpose of providing space to artisans to create objects for home furnishing; \$25,000 in capital and a loan of \$9,000 from Swarthmore College allowed this project to start with the purchase of the mill. Objects, such as ceramics and furniture, which met Association standards, were stamped with the company seal, a rose imprinted with a V encircled with a buckled belt. Products were sold at Price's office in Philadelphia, and Price himself, designed oak chairs, tables, and benches that came to be known as Rose Valley furniture. While the name and seal became known in art circles here and abroad, the products did not sell well in their time. Although intended for the average person, the product lines were too expensive and, in some minds, the furniture too durable, giving potential purchasers pause in buying something that might outlive them. Ceramics production ended c. 1904; it is not known for certain when furniture production ceased, but oral history suggests c. 1909. Much of the Association's land, except that surrounding Guild Hall, now known as Hedgerow Theatre, was sold to settle debts.

As word spread of the Arts and Crafts colony, people settled in the area building new houses and retrofitting older buildings. A barn was converted to a house with architectural services provided by Price and a former bobbin mill was transformed into Guild Hall, a community center. Yet, even though the Arts and Crafts community was short-lived, many people remained in the burgeoning suburb. Price remained involved in the area designing five new houses on former Association land. By 1910, this was a suburb entering a new phase of life still infused with love of art in its many forms.

In 1923, Rose Valley became incorporated as a borough to better control its future, maintaining its residential environment with quiet, private, tree-lined lanes. Its 474 acres, extending outward from Hedgerow Theatre, came primarily from Nether Providence with a small fraction taken from Middletown Township; owners were asked which governing body they wanted and the boundaries were fixed accordingly. Works Progress Administration funds were used for infrastructure improvements, such as construction of sewer mains and a sewer plant, and in 1937, a zoning ordinance was passed stating, "that all the land in the Borough is used for residences except that which is used for recreation, theatrical (but not moving-picture theatricals) purposes, or is woodland, park or farm;...that the area...is within easy distance of places...where commercial activities are well established." A building ordinance was first passed in 1940 establishing minimum requirements for building materials, and in 1961, a comprehensive building code was adopted. In the year after incorporation, there were 50 houses; in 1973, the number reached 310; and today, the borough has approximately 350 housing units.

Rutledge

The residential area now known as Rutledge almost became the site of a factory and worker housing for the Mundell Shoe Manufacturing Company in 1884. The company ultimately declined to build there and in 1885 a new company purchased the land and had it surveyed into building lots. According to the book “A History of Rutledge”, the Borough of Rutledge was named for the popular novel “Rutledge” by Miriam Coles Harris published in 1872. At that time, Thomas Jefferson Hunt, Esq. was commissioned by the Solar Tip Mutual Land Improvement Association to advertise the land for a new community outside the city of Philadelphia and to come up with a name for the development. Mr. Hunt was reading the book “Rutledge” which was a fictional story of an early plantation, a description of which reminded Mr. Hunt of the location of the future development. Subsequently, he proposed that interested parties should reply to the “Rutledge Mutual Land Company”.

The first four buildings were constructed by John A. Jackson in 1885, the first located at 42 Linden Avenue. Early homeowners were generally middle-class workers, but the area also hosted summer houses belonging to wealthy families from Philadelphia. Approximately twenty-five percent of the houses were rented out.

Several restrictions were placed in the deed for property owners including the prohibition of brewing, distilling, or sale of any malt or liquors; blacksmithing, livery stables, soap establishments, gun powder manufactory, and keeping of swine. No building, porch, or bay could extend more than five feet beyond the building, no veranda could be enclosed, no fences were permitted on the front line of lots unless approved, and no more than one dwelling per lot was allowed for 10 years (1886-1896). Other conditions were also mandated in the deed: the first 25' of each lot was to be used as a grass plot or flower garden; dwellings were to be at least two feet higher than the street; no dwelling could cost less than \$800; and all lines for erecting houses, fences, trees, footways, or curbs were to be set by the Association, and the Association would plant two to four trees on the front of each lot. Several ordinances were passed at the turn of the twentieth century. For example, by 1903, those who allowed chickens to roam free were fined, and in 1905 a speed limit of 12 mph was passed.

By 1886, the Rutledge Water Company was formed to supply the 24 houses now constructed within the community. With the surplus of \$18,000 from the sale of lots, the Association constructed boardwalks along walkways and contributed to the construction of the Rutledge Institute near the bridge on Morton Avenue. The institute was used as the borough hall until 1913. The Fire Company, at the northwest corner of Sylvan Avenue and

1.1 · Introduction and Historical Context

Unity Terrace, was formed in 1887, the same year that the residents of Rutledge petitioned the county to become a borough. By June of that year, Rutledge became the fifth borough of the county.

Through the first quarter of the twentieth century, the Borough spent much of its energy improving its infrastructure. In 1888, oil lamps were installed but were replaced in 1891 by electric lights. The boardwalks, which were expensive to maintain, were replaced by crushed stone, brick or flagstone in the 1930s, and eventually cement. In 1935, 80 workers, employed through the Works Progress Administration, began the installation of a sewer system and the cost of materials was assessed to the property owners. The first car of the Philadelphia, Morton, Swarthmore Street Railway ran in May 1900, and by 1910, the borough had its first gas station, in the home of Edmund Cellison, at 237 Sylvan Avenue. In 1937, an agreement was made to remove the railway tracks from Linden Avenue.

The residents of Rutledge were active in athletics and civic affairs. In 1889, a dam was constructed at Stoney Creek near Linden Avenue for a swimming pool and skating rink. A Bicycle Club was organized the same year. In 1908, the Delco Baseball League was founded with the first league organizational meeting held in Rutledge with resident J. Borton Weeks of Linden Avenue chosen as first president. Many well known players and executives including Home Run Baker and Connie Mack participated in the early years of the league, with Rutledge home to one of the teams who played their home games at the “Brick Yard” off of Yale and Sylvan Avenues. Shortly thereafter, Rutledge hosted the (Pennsylvania) AAA Automobile Club’s first organizational meeting. The Rutledge Triangle at the corner of Rutledge Avenue and Waverly Terrace became home for a Lawn Tennis Club in 1928 after it moved there from Linden and Morton Avenues. Beginning in the 1950’s, the local boys played baseball on the Triangle and girls softball was added in the early 1970’s. Although the Boys Club disbanded in the 1980’s, the girls softball continues to this day. A Free Library was constructed and housed over 1000 volumes by 1900; the Up-To-Date Circle Book Club was attended by approximately 25 women and a Dramatic Club was also well attended. A girl Scout Troop and Horticultural Society were formed in the 1920’s.

After World War II, many of the large houses were converted to apartment units, and the borough sold some of its lots for residential construction. During the mid 1950s, concerns emerged over parking, the conditions of the streets, and the subdivision of single-family houses into rooming houses. The borough responded by establishing traffic and parking limitations, restricting house conversions to only four units, and increasing the minimum size of new dwellings to 900 square feet. In the 1970s, more concerns related to residential development emerged with the construction of small houses on very small lots. Through the 1980s much of the improvements in the borough were related to house renovations.

Swarthmore

Swarthmore can trace its history back to 1681, when Henry Maddock and James Kennerly received a land grant of fifteen hundred acres from William Penn, 850 acres of which were in present-day Swarthmore. Henry Maddock built a cabin that until recently stood just 50 feet outside Swarthmore. Henry Maddock's son Mordecai moved to the land and built the "Benjamin West House" in 1724. This is regarded as the birthplace of the early American artist Benjamin West. In 1736, John Maddock, Mordecai Maddock's son, built the Maddock-Ogden House. Still standing at 530 Cedar Lane, the house is Swarthmore's best surviving example from the Colonial era, and was placed on the National Register of Historic Places in 1979.

The nineteenth century saw a great deal of development in the area. The present intersection of Baltimore Pike and North Chester Road saw the development of a store, post office and school, which became known as "Oakdale". While Oakdale is no longer there, the peculiar boundary between Springfield Township and Swarthmore Borough is the result of the former Oakdale school site. By the 1850's a train running from Philadelphia to Media was in operation. Regular rail service to the Swarthmore area began in 1868, at which time the station was called Westdale in honor of Benjamin West. Its name was changed to Swarthmore two years later. The current station was opened less than a decade later, in 1876, and added to in 1903. The railroad had a profound impact on the development of Swarthmore, evidenced by the introduction of the first real estate investment company in the area in 1878.

Swarthmore's growth and development have been predominantly influenced both by the railroad and by Swarthmore College. The college was established in 1864, its location chosen because of the unique blend of rural charm and regional accessibility. The original campus gradually expanded to include buildings from other, former academic institutions: the Swarthmore Preparatory School, established in 1892, and the former Mary Lyons School for Girls, established in 1913. The railroad provided commuter access to Philadelphia, and encouraged the development of walkable, high-quality, residential subdivisions in the late 19th and 20th centuries. The town features higher-density residential development near the train station and lower-density, single-family residences further from the station. Many of the subdivisions included architect-designed houses. In the 1920s, a commercial center developed close to the rail station, creating a focal point for the community.

As the College grew, so did the surrounding community. With the improvement of the rail line in the 1880's, the Swarthmore area became even more accessible. Several early residents purchased homes and land in the area while working in Philadelphia. Development companies followed soon after. It was during this period that the first calls for the establishment of a new borough came. A meeting at the Oakdale school house in 1885 led to the creation

1.1 · Introduction and Historical Context

of an exploratory committee, who drew up a proposal for a new township between Baltimore Pike and Yale Avenues. An application for a charter of incorporation was filed in December of 1892, and Swarthmore Borough was officially established in 1893.

Like Nether Providence, Swarthmore contains a historic African-American neighborhood that is still relatively intact. The community is a settlement of residences built around the turn of the century, primarily on Bowdoin, Kenyon, Brighton, Union, and Yale Avenues, and the Wesley African Methodist Episcopal Church. Many of the residences were built for employees of the Grange, a hotel and farm site owned by Joseph Gilpin. Jones Hall, now a private residence on Bowdoin Avenue, served as headquarters for many organizations in the African-American community, especially in the 1920s.

1.2 · Natural Resources

Natural resources provide the foundation for the physical characteristics of a community. Soils, water bodies and vegetative habitats serve important environmental functions, and they comprise the landscape that forms much of a community's identity and aesthetic. Understanding how natural resources interact and interrelate can inform communities of better ways to regulate land development in a sustainable manner, as well as ensure that those resources are protected, maintained, and enhanced for the future.

Natural Resources

"Natural Resources" refers to the geology, topography, waters, slopes, vegetation, wildlife, and scenic resources of an area. The MMCP Planning Area contains significant natural features, such as the stream valleys created by Crum Creek and Ridley Creek, which wind their ways south and dramatically affect the topography of the area. Natural resources are potentially valuable assets. Inventorying them and defining their importance and relationship to other planning elements is important in order to best determine how they can be protected and enhanced.

Table 1 Natural Resource Allocation within the MMCP Planning Area (acres)

| | Parks & Open Space | Slope 15-25% | Slope >25% | 100yr Floodplains | 500yr Floodplains | Forest |
|--------------------|--------------------|--------------|------------|-------------------|-------------------|--------|
| Nether Providence | 945* | 234 | 65 | 325 | 11 | 333 |
| Rose Valley | 28 | 79 | 35 | 29 | 2 | 89 |
| Rutledge | 0.75 | 0 | 0 | 2 | 3 | 0 |
| Swarthmore | 182** | 40 | 25 | 50 | 3 | 77 |
| MMCP Planning Area | 1,156.27 | 352.68 | 125.09 | 406.01 | 19.72 | 497.51 |

* includes 650 acre Taylor Arboretum and 103 acre portion of Crum Woods

** includes 117 acre portion of Crum Woods

Source: Statistics compiled from available GIS data, additional information on Parks & Open Space is available in Community Facilities section

Physiography and Geology

Even if seldom seen or considered, a region's geology plays an important role in all parts of the natural and built world above. The underlying geology creates the foundation on which all of the natural resources are based, directly influencing the topography of an area, as well as the soil, hydrology (both surface and subsurface), vegetative communities, and building suitability. On occasion, geologic conditions can present serious risks to the built environment above.

The MMCP Planning Area is located in the Piedmont Upland portion of the Piedmont Physiographic Province and the Lowland and Intermediate Upland Section of the Atlantic Coastal Plain Physiographic Province (see Physiology Map). The northern half of the Planning Area is located in the Piedmont Province, and the southern half is located in the Atlantic Coastal Plain. The division between the two regions would be a line roughly paralleling Rose Valley Road and Yale Avenue and about one-half mile to the north. The topography of the Piedmont Upland is broad, comprised of rounded to flat-topped hills and shallow valleys. The majority of the steep slopes found in the MMCP Planning Area are located in the Piedmont Province. The underlying geology of this region primarily consists of schist, gneiss, quartzite, and some saprolite. The topography of the Atlantic Coastal Plain region is a flat upper terrace surface cut by shallow valleys, and the underlying geology of this region is typically unconsolidated sand and gravel, underlain by schist, gneiss, and other metamorphic rocks. The differences between these land forms are evidenced in the distribution and depth of the stream valleys in the MMCP Planning Area. Two geologic formations underlie the Piedmont Province in this area: the Bryn Mawr Formation and the Wissahickon Formation (see Geology Map). The Atlantic Coastal Plain region is underlain by three formations: the Wissahickon Formation, the Pensauken Formation, and the Bridgeton Formation, the latter two being nearly indistinguishable from each other and therefore commonly grouped together.

Soils

Soils are formed primarily by the weathering of bedrock and therefore have characteristics influenced by the underlying geologic formations. Soil characteristics are not static; they are continually changing over time due to the continued weathering of bedrock and the activity of micro-organisms. As a result, soils above similar geologies will nevertheless vary with respect to depth to bedrock, depth to groundwater, color, mineral characteristics, fertility, erodibility, and texture. Based on these defining characteristics, soils exert a large influence on land cover, vegetation types,

quality and quantity of groundwater, rates of erosion, and the aesthetic qualities of the landscape. Of these characteristics, a soil's tendencies for severe erodibility or for a high rate of groundwater infiltration are among the most valuable indicators in the prioritization of lands for protection.

Soils within the MMCP Planning Area have experienced significant disturbance. Continued disturbance of surface soils may obscure the features by which they are most commonly grouped and identified. It is important to study the characteristics of soils in an undisturbed or as lightly disturbed a state as possible to understand their potential suitabilities or constraints. Disturbance can be so severe that the original soil's characteristics are no longer distinguishable. Such areas of severe disturbance are classified by the Pennsylvania State Natural Resources and Conservation Service, formerly the Soil Conservation Service, as "Made Land." Made Land can generally be assumed to have properties similar to those of poorly drained "native" soils. Made Land soils typically lack distinguishable layers or "horizons" and can be comprised of excavated, filled, severely disturbed land or other areas with little or no natural soils in place. Because soils classified as Made Land possess highly variable properties, on-site investigations are needed to determine suitability for most uses, such as building foundations, basements, and specialized plantings. While most of the soils in the MMCP Planning Area have been subject to some disturbance, very limited areas would actually qualify as Made Land.

Forty-eight different soil types are found in the MMCP Planning Area. While each type has distinct characteristics, similar soil types can be grouped in a soil series, and soils in the MMCP Planning Area can be grouped into 14 separate series (See Soils Map). Due to the built-out nature of the MMCP Planning Area, each soil's ability to drain is probably the most important characteristic to consider.

Several soils naturally exhibit properties of poor drainage and would be subject to the same conditions as Made Land. Soils that drain poorly include:

Melvin Series The Melvin Series consists of poorly drained silt loam and silty clay loam, 3 to 7 feet thick. These soils contain quartz pebbles and fragments of schist, derived from alluvial materials. A water table when present occurs at depths of between 2 and 5 feet. These soils are subject to periodic overflow.

Othello Series The Othello Series consists of poorly drained silt loam and fine sand, 3 to 6 feet thick, and underlain by unconsolidated sandy and gravelly costal plain deposits that reach depths of up to 25 feet.

1.2 · Natural Resources

Wehadkee Series The Wehadkee Series consist of poorly drained silt loam, silty clay loam, stratified sands, and mixed floodplain materials, 5 to 8 feet thick. This series is derived from materials washed from schist and gneiss of uplands. Soils of the Wehadkee series are subject to frequent overflow.

Seasonal High Water Table

A seasonally high water table and shallow depths to bedrock are two major soil-dependent characteristics that can affect the utilization of a site. Soils classified as having a seasonally high water table are those in which groundwater is commonly located less than three feet from the surface. The following soil types are typically associated with a seasonally high water table:

Beltsville silt loam

Chewacla silt loam

Melvin silt loam

Othello silt loam

Wehadkee silt loam

Geologic Hazards (such as sink holes, limestone formations, hydric soils, etc)

Geologic hazards are subsurface or surface conditions that represent atypical or extreme physical attributes that can affect the treatment, utilization, and management of the land. In the the MMCP Planning Area, the only significant known geologic hazard is the presence of hydric soils. Hydric soils are those that form under conditions of saturation, flooding, or ponding in place, for extents during the growing season that cause the development of anaerobic conditions in the upper soil horizons. In the MMCP Planning Area, hydric soils are primarily located along floodplains, with additional isolated pockets located in the southern portion of the area. While this condition may appear to be extensive, designating the soils as hydric only identifies the potential for hydric conditions to occur. Actual site conditions can be highly variable within this identified zone of probability.

In the MMCP Planning Area, there are seven distinct hydric soil types:

Beltsville silt loam

Butlertown silt loam
Chewacla silt loam
Glenville silt loam
Melvin silt loam
Othello silt loam
Worsham silt loam

Topography

Topography is a measure of surface relief, typically represented on a map with lines illustrating the elevations at set intervals. The most important characteristic of an area's topography is its slope. The grade of a slope is calculated by dividing the rise (vertical elevation difference) by the run (horizontal distance the elevation covers as it rises). For example, an elevation increase of 15 feet (rise) over a 100 foot distance (run) would be expressed as a 15% slope. Generally, slopes of 15% to 25% are considered steep and slopes greater than 25% are considered very steep.

Steep slopes are vulnerable resources, subject to degradation and erosion by weathering, grading activities and/or the subsequent loss of the stabilizing vegetation. Eroded slopes quickly damage and impair creeks and streams, the areas where such slopes are typically located. Sediment easily erodes off of steep slopes and builds up in stream beds, potentially changing the flow of streams and increasing flooding. Eroded slopes also cause earth slumping, potentially damaging roadways, buildings and open space areas.

The topography of the MMCP Planning Area (See Topography and Slope Analysis Map) is relatively flat and gently sloping throughout, except for the slopes that form the valleys of Crum Creek and Ridley Creek. Most slopes greater than 15% are located along Ridley Creek, Vernon Run, and Crum Creek, in the Piedmont Province region.

About one half of the steep slopes in the MMCP Planning Area are located in public open space areas or undeveloped land; the remaining steep slope areas are predominantly occupied by residential uses. The majority of the undeveloped steep slope areas are located along Crum Creek and Ridley Creek. Public parks and open space, institutionally owned open space (primarily Swarthmore College's Crum Woods), and private open space (such as Taylor Arboretum), help to protect the fragile environmental conditions created by these steep slopes.

1.2 · Natural Resources

Nether Providence and Rose Valley have adopted specific ordinances to protect steep slopes. Swarthmore and Rutledge (which has no steep slopes) do not have such regulations.

Hydrology

Aquifer Characteristics

An aquifer is an area of rock and sediment located under surface soils that contains significant quantities of groundwater. The permeability and porosity of the rock and sediment determines the ability to utilize the aquifer, and therefore its quality. In general, the highest-quality aquifers in Pennsylvania have high porosity and permeability and are typically located in sandy or gravelly areas along stream valleys.

Controlling potential pollution sources from surface activities is important for maintaining the quality of both the groundwater and surface water in the MMCP Planning Area. Dry years, increasing withdrawals, and impacts from water treatment have affected groundwater supplies throughout the Delaware Valley. In more developed areas, because individual residential wells are not utilized as a source of potable drinking water, there is often a perception that groundwater issues are not of great importance. The factor that is often forgotten, however, is the interconnection of groundwater and surface water. Even in an area with conditions such as those in the MMCP Planning Area, the impacts of polluted or over-used groundwater can be seen in the local surface waters. The reduction of groundwater flows, due to overuse or reduced infiltration, increases the flashiness of streams and the impacts of flooding during storm events. Groundwater extraction is not a significant issue within MMCP Planning Area; nevertheless, continual aquifer recharge is essential to support the overall health of the natural systems of the region. Conservation activities, the adoption of water quality standards, and public education are all tools for protecting groundwater.

Watershed Boundaries, Water Bodies and Drainage Areas

A watershed consists of land in which all surface and ground water is drained by the same watercourse. The MMCP Planning Area is drained by Crum Creek, Darby Creek (only in Rutledge), and Ridley Creek (see Watersheds Map). Rose Valley and the western portions of Nether Providence are located within the Ridley Creek Watershed. The remainder of Nether Providence not located within the Ridley Creek Watershed, the entirety of Swarthmore, and the western corner of Rutledge are drained by the Crum Creek Watershed. The majority of Rutledge is drained by the Darby Creek Watershed. All three watersheds are part of the much larger Delaware River Watershed, and they empty into the Delaware River within five miles of the MMCP Planning Area.

Ridley Creek Drainage Basin

Ridley Creek enters Rose Valley near the southern terminus of Manchester Avenue and flows south, until it turns in a southeasterly direction and forms the southern border of the Borough. The creek continues in this general direction, eventually forming the southern border of Nether Providence. Shortly after passing under Providence Road, Ridley Creek turns south and exits the Township just north of 25th Street. Beatty Run, Vernon Run, and several unnamed tributaries also drain Rose Valley and the western portion of Nether Providence, mostly an area located near and west of Providence Road. Vernon Run flows south from an area west of Providence Road in Nether Providence; when it reaches Possum Hollow Road, it turns slightly west and follows Possum Hollow Road until the point at which it crosses under Rose Valley Road and empties into Ridley Creek. Beatty Run and an unnamed tributary start west of Providence Road in the area around Rose Valley Road. They both flow south for approximately a mile before the tributary joins the main stream of Beatty Run, which continues south until it empties into Ridley Creek, at the southern border of Nether Providence.

Crum Creek Drainage Basin

As it flows from north to south, Crum Creek drains the majority of the MMCP Planning Area. It forms the border between Nether Providence and Swarthmore. The central portion of Nether Providence is drained by Dick's Run, a tributary of the Crum Creek, until a point where it empties into Crum Creek, near Rose Valley Road. Most land east of this area, and lands east of I-476 and south of Rose Valley Road, drain directly into Crum Creek. The western portion of Swarthmore also drains directly into Crum Creek. The areas of Swarthmore generally east of North Chester Road, Cornell Avenue, and Fairview Road are drained by Little Crum Creek, which begins north of Swarthmore Avenue and flows south along the eastern edge of Swarthmore. The western third of Rutledge also drains into Little Crum Creek, which exits the Borough's southeastern tip and continues flowing south until it empties into Crum Creek well south of the MMCP Planning Area.

Darby Creek Drainage Basin

Stoney Creek, a tributary of Darby Creek, drains approximately two-thirds of Rutledge Borough. Stoney Creek flows east across the northern tip of Rutledge and joins Darby Creek two miles to the south in Ridley Township, at the western end of the Heinz Wildlife Refuge.

Pond and Lakes - Ponds and lakes are also important water bodies that provide habitat for wildlife, serve as storm water storage, provide for water infiltration and potential serve as opportunities for recreation. The MMCP Planning Area contains one water body of measurable size. The

1.2 · Natural Resources

Crum Creek Reservoir is located in Nether Providence, west of Beatty Road. The reservoir is approximately 4 acres in size and is formed by a dam in Crum Creek.

Water Quality

The Pennsylvania Department of Conservation and Natural Resources classifies the State's streams and creeks according to their water quality and the types of aquatic life they support. Since this classification is a measure of overall stream health, it may be seen as a good indicator for prioritizing protection efforts of stream and stream valley resources within the MMCP Planning Area. These classifications are the basis for the Department of Conservation and Natural Resources' (DCNR) stream discharge regulations designed, which are designed to maintain stream quality. Below is the list of DCNR's water quality criteria for stream designation, listed from lowest designation (WWF) to highest designation (EV).

WWF - Warm Water Fishes – Maintenance and propagation of fish species and additional flora and fauna that are indigenous to a warm water habitat.

CWF - Cold Water Fishes – Maintenance and/or propagation of fish species including the family Salmonidae and additional flora and fauna that are indigenous to a cold water habitat.

TSF - Trout Stocking – Maintenance of stocked trout from February 15 to July 31 and maintenance propagation of fish species and additional flora and fauna that are indigenous to a warm water habitat.

EV - Exceptional Value – A stream or watershed that constitutes an outstanding national, State, regional or local resource; such waters of national, State, or county parks; waters that are used as a source of unfiltered potable water supply; waters of wildlife refuges or State game lands, or waters that have been characterized by the Fish Commission as "Wilderness Trout Streams"; and other waters of substantial recreational or ecological significance.

Based on these criteria, DCNR designates the streams flowing through the MMCP Planning Area as Warm Water Fisheries (WWF, except that the portion of Ridley Creek flowing through Rose Valley Borough has been designated as a Trout Stocking Fishery and an "Exceptional Value" stream. (The local landowners do not allow fishing or stocking, despite this designation.) The remainder of the waterways within the MMCP Planning Area

are considered “impaired,” which is the condition characterized by poor water quality initiated by urban and suburban runoff, sewage treatment discharges, and the erosion of stream banks.

The quality and ecological health of water bodies in the MMCP Planning Area have suffered a slow, long-term decline. The streams are highly flood-prone and support less aquatic life and less diversity of vegetation than comparable streams in other areas of the region. Concerned citizens have formed organizations to promote the environmental health of the region through watershed stewardship and education. The following is a list of the active watershed associations located in the MMCP Planning Area:

Chester-Ridley-Crum Watersheds Association

The Chester-Ridley-Crum Watersheds Association (CRC) is a non-profit organization formed to “support, encourage and promote the enjoyment, restoration, protection and prudent management of the natural resources of the Chester, Ridley and Crum Creek Watersheds.” This organization aims to achieve its mission through conducting scientific research and creating public awareness on related issues. One of the CRC’s activities has been the support of the ongoing efforts of the Delco Anglers to remove aging dams along local streams. For these projects, the CRC primarily provides expertise and its volunteer corps, to aid in streambank restoration projects after a dam’s removal. Additional projects include public outreach to educate homeowners on creek-friendly landscape management techniques.

Darby Creek Valley Association

The Darby Creek Valley Association (DVCA) is an all-volunteer nonprofit organization dedicated to the protection and enhancement of the Darby Creek Watershed. Its primary mode of action is public education and outreach. The DVCA also organizes an annual conference, stream cleanup, and various educational programs. Currently, one of the DVCA’s prime initiatives has been the organization and implementation of a voluntary water quality monitoring program, known as “Stream Watch.” None of the Stream Watch monitoring stations is located within the MMCP Planning Area, however.

Delco Anglers

Delco Anglers is a local membership organization concerned with preservation and restoration of stream habitat, to promote and conserve angling opportunities. The organization is involved in a large and diverse group of restoration/conservation projects, among them the removal of a number of abandoned dams from local creeks and streams. The dam removal projects are large-scale undertakings, requiring a variety of partnerships and

1.2 · Natural Resources

sources of funds, restoration expertise, and volunteer labor. Assistance has been provided by American Rivers, Growing Greener, Pennsylvania's Fish and Boat Commission, the Chester-Ridley-Crum Watersheds Association, and the Delaware Riverkeeper's Network. The first of the dams removed was the Irving Mill Dam, in Ridley Creek in Nether Providence Township; the Sharpless and Upper Banks Nursery dams, both located in Middletown Township, have also been removed from Ridley Creek.

Ridley Creek Watershed Partnership and Crum Creek Watershed Partnership

Both of these organizations are comprised of municipal, non-profit and educational members. Their prime goals are the organization of initiatives and projects at the watershed level.

Floodplains

Floodplains are lands immediately adjoining a stream that are inundated when the discharge exceeds the conveyance of the normal water channel. They include the channel proper (the floodway) and the areas adjoining the channel that have been or may be covered by a 100-year flood (the floodway fringe). The 100-year floodplain is the area expected to be covered by water during and/or after a storm that is calculated, on average, to be likely to occur once every 100 years, or that has a one-percent chance of occurring in any given year.

Significant floodplains exist along the reaches of all of the streams and creeks in the MMCP Planning Area (see Watersheds map). Extensive floodplains can be found along the southern border of Nether Providence, where the topography of the Ridley Creek Valley widens. Significant floodplains are also located along the southeastern corner of Nether Providence in the more level areas of the Crum Creek Valley. A smaller expanse of floodplain is located in the eastern portion of Swarthmore Borough along the headwaters of Little Crum Creek.

Wetlands

The Pennsylvania Department of Environmental Protection defines wetlands as areas where ground and/or surface water lingers for at least brief periods during the year. Wetlands serve many functions including providing habitat for wildlife, purifying water, and allowing for floodwaters to collect. Some wetlands are easily identified by the presence of water or soggy soils; others require extensive vegetation and soil surveys to establish their bounds.

Several National Wetlands Inventory (NWI) identified wetlands can be found in the MMCP Planning Area (see Watersheds map). Many of the wetlands are related to the creeks and streams which flow through the area and can often be found along their banks. Wetlands are associated with and dependent on the presence of hydric soil, and the location of these soil types often serves as an indicator for the presence of wetlands.

The largest concentration of NWI wetlands in the MMCP Planning Area is located along the upper reaches of the Crum Creek, in Nether Providence Township. The wetlands in this area are formed by a wide spot in the creek valley and stretch along the border of Nether Providence, from its northern tip to an area north of Beatty Road. Several smaller wetlands are located farther down the valley, the next largest being east of I-476. Two other minor NWI wetlands are located in the MMCP Planning Area, both in Nether Providence. One, which is not directly associated with any surface body of water, lies just west of I-476 and north of Plush Mill Road. The other lies in the southwestern corner of the Township, along an unnamed tributary of Ridley Creek.

Two large Locally Designated (LD) wetlands are found in the northern portion of Rose Valley Borough. One is located along Vernon Run on Possum Hollow Road, and the other can be found just to the north, on an unnamed tributary. Three more LD wetlands are located along Rose Valley Road, two in Rose Valley Borough and one in Nether Providence. Rose Valley Borough contains one more LD wetland, located in the south of the Borough, along Ridley Creek. One other LD wetland can be found in Swarthmore Borough, at the intersection of Swarthmore and Yale avenues, along Little Crum Creek.

Riparian Buffers

Riparian buffers are strips or larger areas of land, with ample grasses, shrubs and trees, located along the edges of creeks, streams, or rivers. Riparian buffers filter polluted runoff and provide a transition zone between the water and development activities. Well-established riparian buffers are an important part of the ecosystem, providing habitat and protection for plants and animals along the waterways. Municipalities may adopt ordinances that directly or indirectly address the protection and preservation of riparian buffers, and recently various model riparian buffer ordinances have been developed for municipalities to consider. Because riparian buffers often coincide with the location of the 100-year floodplain, indirect protection can be provided by constraints and restrictions placed on development activities within the floodplain.

1.2 · Natural Resources

Few intact riparian buffers of adequate size remain in the MMCP Planning Area because of its highly developed nature. Those that do remain are often highly disturbed or are drastically undersized. The northern and central portions of the Crum Creek watershed are the only areas with significant intact riparian buffers. North of Baltimore Pike, these riparian buffers are found mostly in public parks and open space areas. The area south of Plush Mill Road, east of I-476, and north of Rose Valley Road contains the largest remaining riparian buffer in the MMCP Planning Area. It lies in Swarthmore College's Crum Creek Conservation Area. (The College has been leading an effort to determine the creek's overall ecological health and vitality.)

Several smaller parks and open space provide additional riparian buffers throughout the MMCP Planning Area, most being located along the Ridley Creek and its tributaries. The Saul Wildlife Preserve behind the Old Mill in Rose Valley, is the largest buffer provided along the Ridley Creek, within the MMCP Planning Area. Long Point Wildlife Sanctuary consists of thirteen acres in the Ridley Creek watershed. The Nature Conservancy documented the property as a critical watershed area that should be protected. The sanctuary is home to a variety of trees including white, red, black and scarlet oak, beech, tulip, sour gum, red maple, mockernut hickory, flowering dogwoods, American chestnut, mountain laurel, and lowbush blueberry. Local birders have identified over 100 species within Long Point. The Long Point Wildlife Sanctuary also contains the last remnants of the famous Minquas Indian Trail that once extended from the banks of the Schuylkill River in Philadelphia, westward to the Susquehanna River in Harrisburg.¹

Another small buffer is located in Nether Providence just south of Rose Valley, in an area of open space associated with a housing development. Taylor Arboretum, in the southernmost portion of Nether Providence Township, also protects a portion of riparian buffer along Ridley Creek. The remaining stream banks in the MMCP Planning Area are typically surrounded by residential development, and in these instances there is either no effective means of protecting whatever riparian buffer exists, or there is no buffer at all.

Stormwater

Stormwater is defined as all water that runs off the land during and immediately after a storm event. Modification of the land surface during urbanization produces changes in the type and magnitude of stormwater runoff. Increased runoff creates difficulties with storm drainage control, stream channel maintenance, groundwater recharge, and stream-water quality. The major cause of changes to historic water patterns and the reduction of infiltration of groundwater is the expansion of impervious surfaces, such as parking lots, within a drainage basin. An outdated stormwater

management methodology featuring little or no on-site capacity to handle increased runoff prevailed during much of the development in the MMCP Planning Area over the past 50 years. Rather than containing and infiltrating water on-site, the goal was to move water off the site as quickly as possible. Conventional gutters, drains, and storm sewers are designed to convey stormwater rapidly to natural channels, and that water flow over time increases the efficiency of the natural stream channel, allowing it to convey water downstream more quickly in a flood event. The result is the movement of large amounts of water, at high velocities, into the downstream reaches of natural drainage courses, causing serious downstream flooding as the water accumulates. The long-term consequences can be seen in a general increase in severe flooding, the deterioration of local storm culverts and bridges caused by high water, and severe erosion of stream banks and adjacent areas. Because of the built-out nature of the MMCP Planning Area, opportunities to provide new retention facilities to alleviate flooding problems are limited, and retrofitting stormwater facilities can be difficult and costly.

Act 167

In 1978, as a result of growing concerns over stormwater issues, the Pennsylvania legislature enacted the Stormwater Management Act. The purpose of the Act was to promote planning to control the impacts of proposed growth on rising stormwater runoff rates. To most successfully address these impacts, the Act requires that planning and remediation efforts be pursued on a watershed basis. The Act further requires that persons engaging in activities that affect stormwater characteristics must implement measures:

“(1) to assure that the maximum rate of stormwater runoff is no greater after development than prior to development activities; or

(2) to manage the quantity, velocity and direction of resulting stormwater runoff in a manner which otherwise adequately protects health and property from possible injury.”

In order to meet these criteria, each county in Pennsylvania is required to complete a stormwater management plan, known as an Act 167 Stormwater Management Plan, for each watershed located within its boundaries. Once a county adopts an Act 167 Plan and the Pennsylvania Depart-

¹ <http://w1.gateway.com/clients1/rosevalley/community.htm>

ment of Environmental Protection approves it, municipalities located within the watershed have six months to adopt or amend local ordinances to attain agreement with the plan.

Crum Creek Watershed Act 167 Plan

The Crum Creek 167 Plan, currently under development by the Delaware County Planning Department, will detail the stormwater issues faced by the Crum Creek Watershed. It will also contain a model stormwater ordinance, including innovative approaches to stormwater management, such as those included in the Pennsylvania Handbook of Best Management Practices for Developing Areas (1998) and the soon-to-be-released Pennsylvania Stormwater Management Manual. Preliminary findings of the Plan indicate that the majority of stormwater damage in the watershed can be attributed to small-intensity storms, of a two-year intensity or less.

Darby and Cobbs Creeks Watershed Act 167 Plan

A draft of this plan was completed in January of 2005 and made available for public comment. This plan includes both the Darby and Cobbs Creek watersheds, to satisfy the Act 167 Planning Requirements for both watersheds. The plan was developed from data collected on the physical features of the watershed, such as soils, wetlands, topography, floodplains, dams, stream dimensions, and obstructions. This information was compiled and entered into the US Army Corps of Engineers Hydrologic Center Modeling System, enabling engineers to understand how stormwater affects the watershed and how differing management solutions could impact the health of the watershed. The results of this study allowed planners to develop a new stormwater ordinance based on their observations. Rutledge Borough passed an ordinance adopting the Darby and Cobbs Creeks Watershed Act 167 Plan in 2005.

Essential for the attainment of plan goals is the adoption of the model ordinance that was created as part of the plan. The plan recommends the expansion of partnerships among all levels of government and non-governmental entities. It also includes a list of specific recommendations, including culvert replacement, correction of existing drainage problems, and the establishment of landowners' and developers' respective responsibilities regarding stormwater issues.

Ridley Creek Watershed Act 167 Plan

Completed in 1983, the Ridley Creek 167 Plan is significantly out of date and should be updated to reflect current land use patterns, trends throughout the entire watershed, and current best management practices.

Vegetation and Wildlife

Vegetation and wildlife are important elements of the natural and physical environments within the MMCP Planning Area. Vegetation provides a variety of ecological benefits, including preventing soil erosion, removing pollutants from runoff water and providing habitat for wildlife, as well as aesthetic benefits.

Wooded Areas

Several hundred years of clearing, farming, grazing, and development have reduced woodland cover to a fraction of its original extent within the MMCP Planning Area. The remaining woodlands in the area play an important role in the aesthetic character and ecological health of the area.

The preservation of the remaining wooded areas, especially large tracts, within the MMCP Planning Area is an important task. Aside from the aesthetic and recreational values, some woodlands serve as riparian buffers and provide natural buffers around other watercourses, helping to reduce the amount of water that can quickly enter a stream after heavy rains, and thus reducing flooding. Wooded areas also create windbreaks and provide cooling relief from the “heat island” effect plaguing many urbanized areas.

In highly developed areas, it is not uncommon to have very few wooded areas and yet have a significant amount of tree cover. For this reason it is important to distinguish between the types. Wooded areas are those locations that have a closed or almost closed canopy layer, with a significant amount of vegetation growing in stratified layers down to the forest floor. These stratified woodlands can be identified by their distinct vegetative layers: canopy, understory, shrub, and herbaceous. Areas without this distinctive layering structure can be classified as having a high level of tree cover, but do not constitute woodlands. In the MMCP Planning area, a significant amount of the tree cover consists of street trees and large canopy trees on residential lots. This type of tree cover provides valuable ecological benefits in the form of air quality, temperature reduction, and, to some degree, runoff reduction.

The most densely wooded areas in the MMCP Planning Area can be found along the Ridley and Crum Creek corridors, with other smaller wooded areas located throughout the area. The remaining wooded areas are valuable to the MMCP Planning Area, and, when considered in the context of Delaware County as a whole, they are valuable regional resources. Two environmental preserves in the MMCP Planning Area are especially worthy of note.

1.2 · Natural Resources

The 13-acre Long Point Wildlife Sanctuary in Rose Valley is home to a variety of trees, including white, red, black and scarlet oak, beech, tulip, sour gum, red maple, mockernut hickory, flowering dogwoods, American chestnut, mountain laurel, and lowbush blueberry. Local birders have identified more than 100 species within the sanctuary. The sanctuary also contains the last remnants of the famous Minquas Indian Trail that once extended from the banks of the Schuylkill River in Philadelphia, westward to the Susquehanna River in Harrisburg¹.

The Swarthmore College's Crum Woods "contain the best examples of mature, native forest in Delaware County Pennsylvania, and possibly in the entire region around Philadelphia. The maintenance of forest interiors, defined as 100 meters away from the closest edge, is critical to the survival of many species that are forest-interior specialists. As a wildlife habitat, the Crum Woods contain over two dozen fish species, hundreds of other aquatic animals, and over 100 species of birds. Wetlands, shrub-dominated regions, and floodplain forests take up a relatively small proportion of the Crum Woods, yet they support a far greater number of bird species than can be predicted based on area alone. The Crum Woods contain many rare and endangered plant and animal species. The intact forests and wetlands of the Crum Woods are also prime sites for the reintroduction of species that have disappeared locally."

Deer

One of the largest threats to the sustainability of natural areas in Pennsylvania is the proliferation of white-tailed deer. Deer are native to Pennsylvania, and their numbers were originally controlled by natural predators. Current development patterns have resulted in creating habitat that is not only preferred by deer, but actually favors their further proliferation and population expansion, by eliminating potential natural predators. Fragmented natural areas interspersed within residential development simulate a forest-to-field-edge habitat, which is preferred by deer populations. Browsing by unnaturally large deer herds severely impairs the capacity of forest regeneration in natural areas. The continued browse creates a high level of disturbance, creating the potential for proliferation of non-native invasive plants, which often rely on disturbance to become established in new areas. Aside from their impacts on natural areas, the large populations of deer found in the MMCP Planning Area produce negative effects experienced by the general population, including an increase in the frequency of deer-related automobile accidents; the spread of disease through the transportation of diseased deer ticks; and the financial and aesthetic costs of deer browse on residential and public gardens and landscaping.

¹ Summary of Conservation and Stewardship Plan for the Crum Woods of Swarthmore College, December 2003, p. 4; www.swarthmore.edu/NatSci/crumwoods/NLExecutiveSummary.html

Environmental Protection Regulations

As shown in Table 2 below, the four municipalities in the MMCP Planning Area have adopted various regulations that provide some environmental benefits. The purpose of such regulations is to protect environmentally sensitive areas and to prevent environmental damage, by protecting steep and very steep slopes; wetlands and natural areas within floodplains; intact woodland areas and other vegetation, including on-lot trees, street trees, and shrubs and bushes within environmentally sensitive areas; and also by the preservation of topsoil during construction activities.

Table 2 Existing Environmental Regulations by Municipality

| | Floodplains | Hydric Soils | PNDI/ Endangered Habitats | Riparian Buffers | Steep Slopes 15%-25% | Steep Slopes >25% | Woodlands | Street Trees |
|-------------------|-------------|--------------|---------------------------------|---|-------------------------|----------------------|-----------|--------------|
| Nether Providence | Yes | No | No | Yes | Yes | Yes | No | Yes |
| Rose Valley | Yes | No | No | No | Yes | Yes | No | No |
| Rutledge | Yes | No | No | Yes | No | No | No | Yes |
| Swarthmore | Yes | No | No | Yes (limited; within stormwater management ordinance) | No | No | No | Yes |



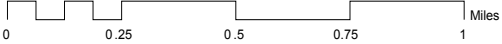
Legend

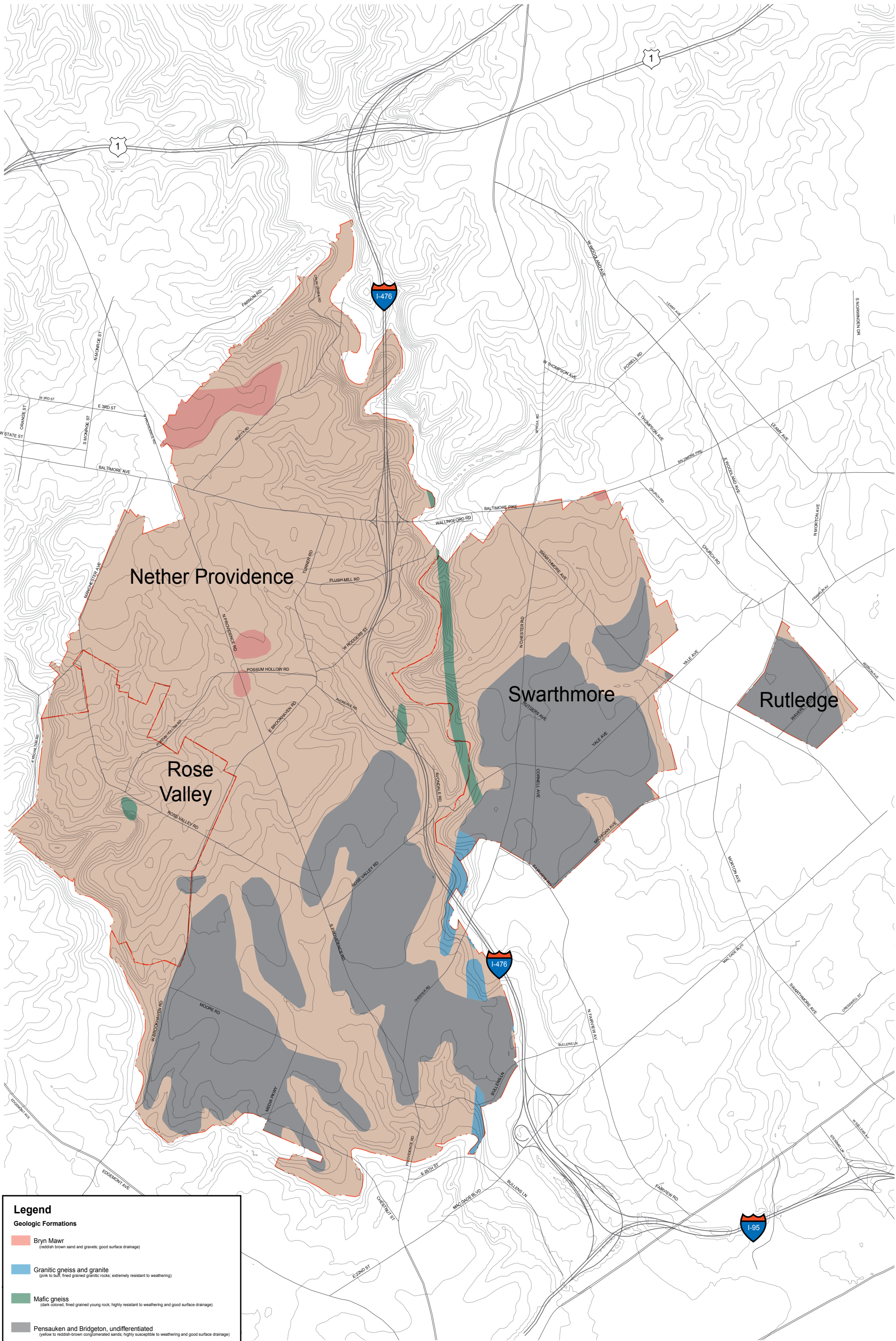
Physiographic Provinces

Piedmont Province

Coastal Plain Province

Physiography





Legend

Geologic Formations

Bryn Mawr

(reddish brown sand and gravels; good surface drainage)

Granitic gneiss and granite

(pink to buff, fine grained granitic rocks; extremely resistant to weathering)

Mafic gneiss

(dark colored, fine grained young rock; highly resistant to weathering and good surface drainage)

Pensauken and Bridgeton, undifferentiated

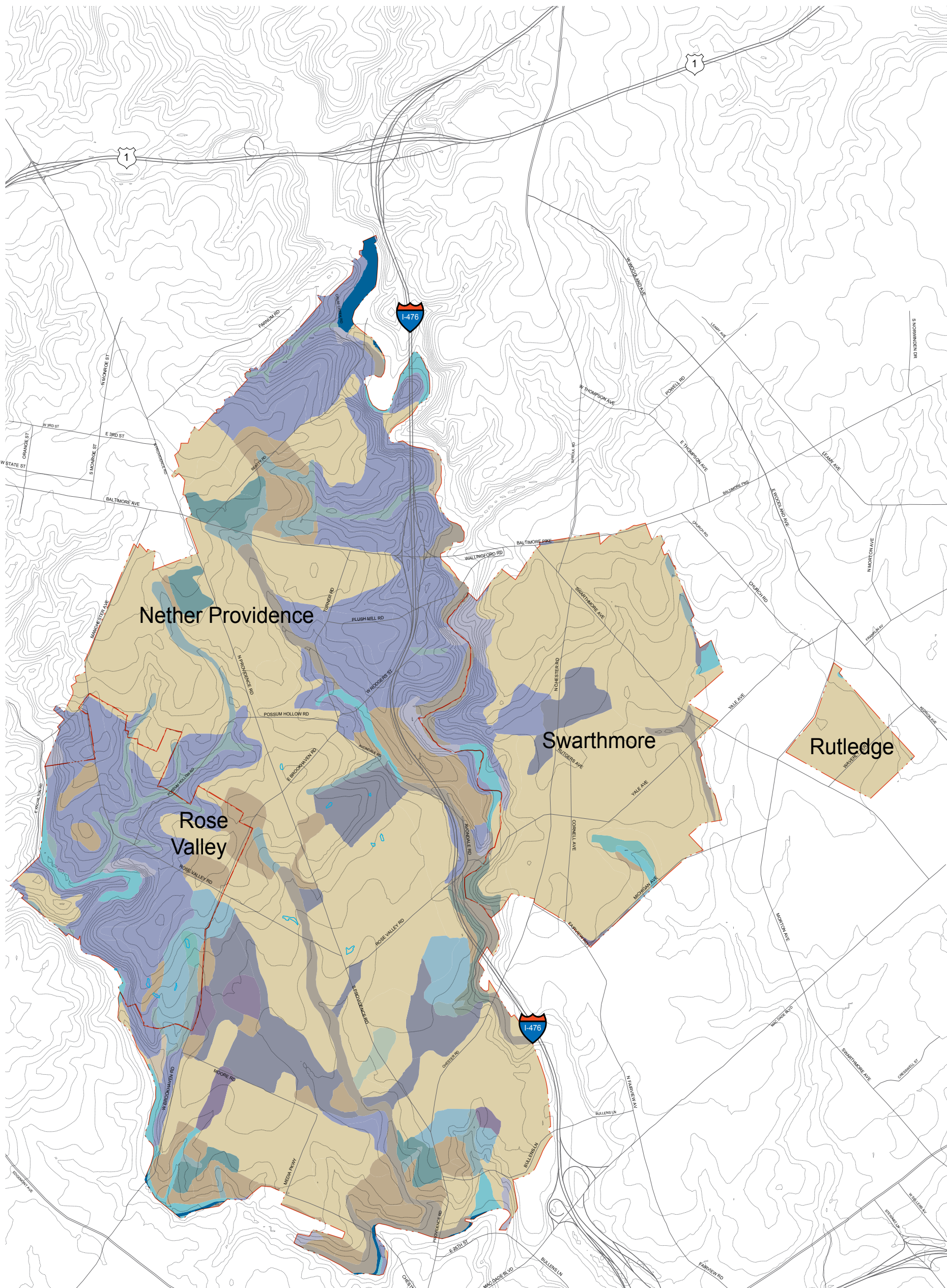
(yellow to reddish-brown conglomerated sands; highly susceptible to weathering and good surface drainage)

Wissahickon

(light gray to green schists; moderately weathered and good surface drainage)

Geology





Legend

Soil Series

Beltsville Series
(deep, moderately well drained soils; water table 1.5-2 ft)

Brandywine Series
(well drained stony soils)

Buttertown silt loam
(moderately well drained soils)

Chester silt loam
(very deep, well drained soils; moderate permeability)

Chewacla silt loam
(moderately well drained soils; subject to periodic overflow)

Congaree Series
(moderately well drained soils; subject to periodic overflow)

Glenelg Series
(very deep, well drained soils; moderate permeability)

Glennville Series
(very deep, well to poorly drained soils; water table 1-2.5 ft)

Made Land
(variable soils; result of severe disturbance)

Manor Series
(very deep, well to excessively drained soils)

Melvin Series
(poorly drained soils subject to periodic overflow)

Othello Series
(poorly drained soils)

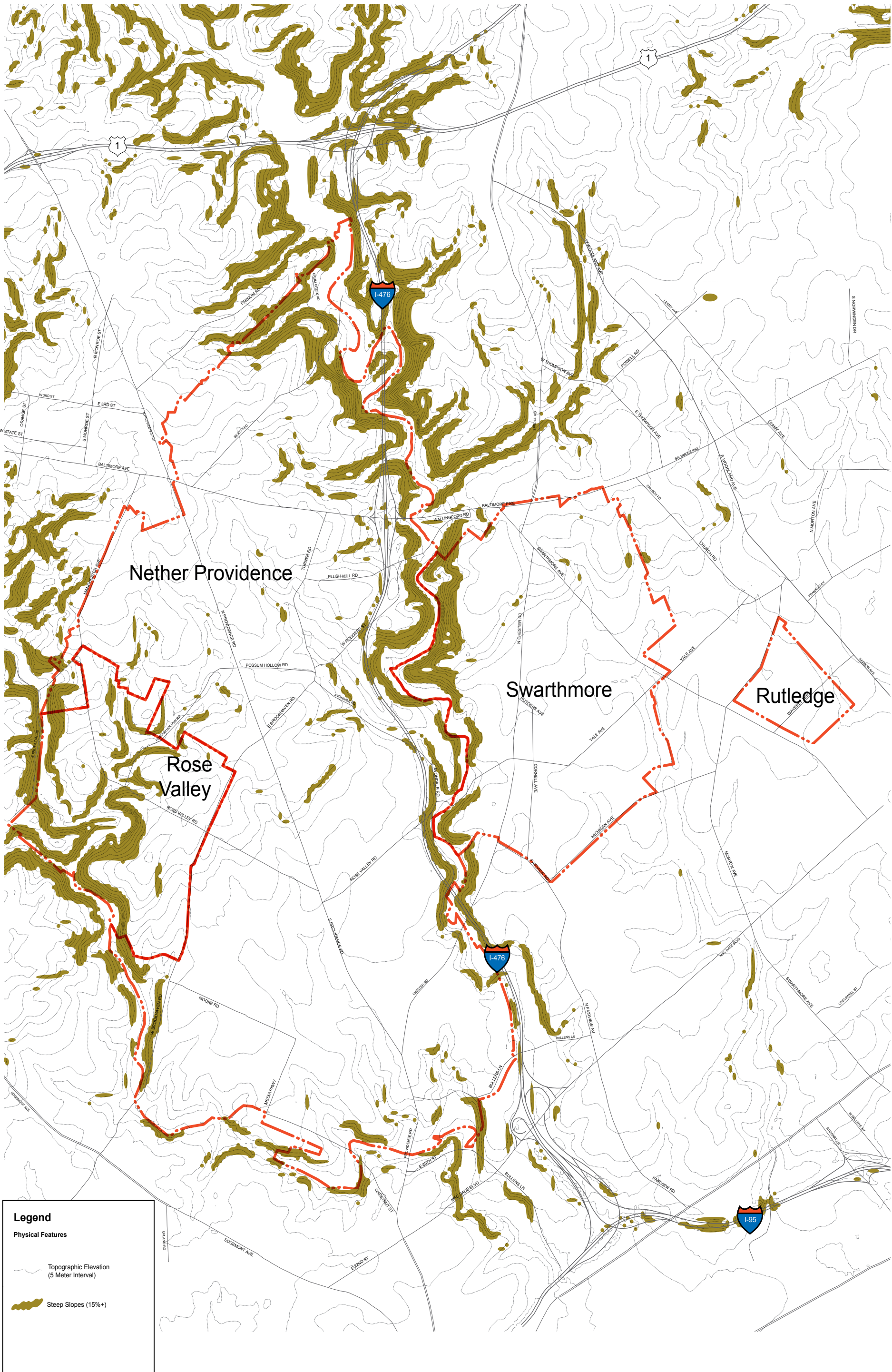
Water

Wehadkee Series
(poorly drained soils subject to periodic overflow)

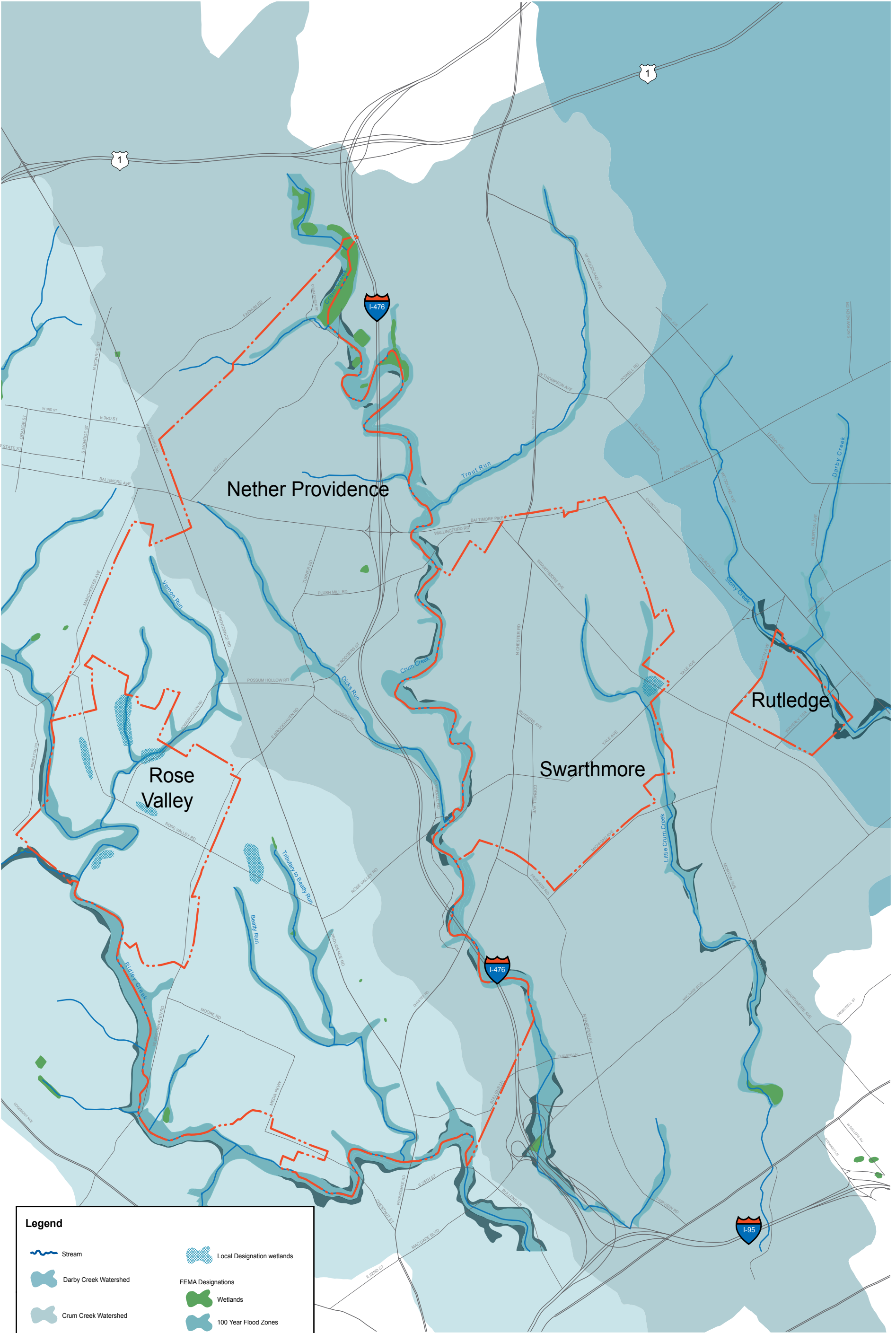
Woodstown Series
(moderately well drained soils)

Worsham Series
(well drained soils)

Soils



Topography & Slope Analysis



Legend

| | |
|------------------------|----------------------------|
| Stream | Local Designation wetlands |
| Darby Creek Watershed | FEMA Designations |
| Crum Creek Watershed | Wetlands |
| Ridley Creek Watershed | 100 Year Flood Zones |
| | 500 Year Flood Zones |

1.3 · Historic Resources

The rich history of the MMCP Planning Area is a true source of pride for local residents and is a key factor contributing to the area's distinctive identity. By reviewing its historic context, historic resources, and local landmarks each municipality can comprehensively evaluate what resources exists and determine the steps and methods that may be needed to ensure their long term preservation for current and future generations.

Historic Resources

Historic resources contribute to a community's identity. Although a building, structure, site, or district may be historically significant for local, state, or national reasons, official recognition in Pennsylvania may occur through designation at two levels, national and/or local. The Pennsylvania Historical and Museum Commission (PHMC) maintains an inventory of historic resources that are eligible for inclusion or listed in the National Register of Historic Places (NRHP); this organization also maintains a list of National Historic Landmarks, properties that possess exceptional value in conveying the history of the United States, in Pennsylvania. A list of locally designated historic properties may be held by the county and/or municipality.

Summary of Study Area's Historical Context

The study area was settled by the end of the seventeenth century. Rose Valley and parts of Nether Providence were included in land grants to William Penn from the King of England, and subsequently granted to other settlers by Penn. Over the subsequent three centuries, the area developed first as farming communities, with stone farmhouses constructed on major transportation routes. In the eighteenth century, mills were built along Crum and Ridley creeks. After the Civil War, and the construction of the railroads, summer residences catering to wealthy Philadelphians were built in the area. At the turn of the twentieth century, with the construction of rail and trolley lines, the subdivision of farms for residential development became a significant development trend. Substantial suburban development continued through the first half of the twentieth century.

The types of historic resources vary within each community. In Nether Providence, key resources include eighteenth century stone farmhouses. Rose Valley's resources center on its history as a turn-of-the century artisan community and the large number of homes designed by noted architects.

1.3 · Historic Resources

Many historic resources in Swarthmore are associated with Swarthmore College, and the town center and residential subdivisions developed from the 1890s through the 1920s.

Historic resource surveys have been completed for Swarthmore, Rose Valley, and Nether Providence. The surveys show that many resources in the study area would potentially be eligible as individual National Register properties, National Register districts, or local historic districts. Within the study area, thirteen properties are listed on the NRHP: four in Swarthmore, seven in Nether Providence, one in Rose Valley, and one in Rutledge. While one district, the Swarthmore Town Center, has been determined eligible for inclusion in the NRHP as a national historic district, no national or local historic districts have been established in the study area.

Both the Nether Providence and Rose Valley historic resource surveys were completed in the 1980s, when the focus of such surveys was the identification of individual resources, rather than potential historic districts. The Swarthmore survey, completed 20 years later, took a broader view of the importance of a historic district as the context for individual resources. Although not mentioned in the Rose Valley survey, it is likely that much of Rose Valley would be eligible as a National and/or local historic district. A historic resource survey has not been conducted for Rutledge.

Currently, no legislation is in place in any of the four municipalities to protect historic resources from outright demolition or demolition by neglect, or to ensure compatibility of additions or new construction.

Recognition of Historic Resources: National and Local Historic Designation

National Register of Historic Places (NRHP)

The NRHP, created under the National Historic Preservation Act, is the nation's inventory of historic properties. Four criteria are applied to a building, structure, site, object, or district that is being nominated to the NRHP. A property or district must meet at least one of the following four criteria to be eligible for or listed in the NRHP:

- association with an event that has made a significant contribution to the broad patterns of history
- association with the lives of persons significant in our past
- embodiment of distinctive characteristics of a type, period, or method of construction; representation of the work of a master, possession of

high artistic values, or representation of a significant and distinguishable entity whose components may lack individual distinction

- an ability to yield, or likelihood to yield, information important to prehistory or history

The NRHP is the official source for federally recognized historic resources; however, unless there is federal involvement, listing is largely honorary except for potential tax benefits or access to grants. Listing, or eligibility for inclusion, in the NRHP does not restrict a property owner from altering or demolishing the property.

National Historic Landmarks

National Historic Landmarks, which are listed in the NRHP, possess exceptional value in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction, and one, the Benjamin West Birthplace, is located in Swarthmore.

Local Designation

Two mechanisms provide localities with the ability to recognize and protect properties through local historic designation: the Pennsylvania Historic District Act 167 and, with the establishment of appropriate zoning ordinances, the Municipalities Planning Code.

Pennsylvania Act 167 of 1961, Amended 1963

The Historic District Act 167 authorizes a municipality to:

- delineate historic districts through a historic district ordinance;
- establish an Historical Architectural Review Board to advise municipal officials
- establish guidelines to address publicly visible changes within the district, which may be strict or lenient but should reflect community values

The Municipalities Planning Code

The Municipalities Planning Code authorizes the municipality to “promote, protect and facilitate” the “preservation of the natural, scenic and historic values in the environment”; it also allows for the “regulation, restriction or prohibition of uses and structures at, along or near places having unique historical, architectural or patriotic interest or value.”

1.3 · Historic Resources

The Municipalities Planning Code authorizes local governments to:

- establish zoning overlays, independent of Historic District Act 167, to protect historic resources
- establish a review process by an Historical Commission, which unlike an Historical and Architectural Review Board used under Historic District Act 167, has more than an advisory role
- establish guidelines to address publicly visible physical changes to historic resources
- incorporate a plan for the protection of historic resources into the comprehensive plan

Individual Municipality Historic Resources

The PHMC last updated its inventory of eligible and listed properties on October 1, 2003. The listings appear alphabetized, by county, on the following website:

http://www.phmc.state.pa.us/bhp/Inventories/NR_Reports/Delaware.pdf

Existing Listings on NRHP in Swarthmore

One National Historic Landmark (NHL), one listed property, and two eligible (E) properties appear in the NRHP; the date in parentheses gives the date of PHMC concurrence with determination (see Existing Listings on NRHP in Swarthmore map):

- Benjamin West Birthplace, Swarthmore Campus (NHL: December 21, 1965)
- Ogden House, 530 Cedar Lane (L: November 20, 1979)
- Swarthmore Apartments, 111 S. Chester Road, (E: May 9, 1998)
- Swarthmore Commercial District (E: November 12, 2002)

DCPD Proposed Listings for NRHP in Swarthmore

DCPD recommended the creation of seven NRHP districts that, with the exception of the Swarthmore College Campus, were based on the historic residential subdivisions. These seven districts are (see Delaware County Planning Department - Swarthmore Proposed Listings for National Register of Historic Places map):

- Swarthmore College Campus
- Horne/Gilpin Tract Subdivision
- West Hill Land Company Subdivision
- Swarthmore Improvement Company Subdivision
- Thayer Tract Subdivision
- Riverview Estates Subdivision
- Gillespie Tract Subdivision

The Horne/Gilpin, West Hill, and Swarthmore Improvement Company subdivisions date from the late 19th century to the turn of the 20th century. The Thayer, Riverview Estates, and Gillespie tracts are later early 20th century subdivisions that include many architect-designed, revival-style houses and estates. DCPD also proposed 16 individual resources to be considered for NRHP status, including several important town center buildings, major estate homes, and the Yale Avenue Dam.

A historic resources survey of the town center was completed in October 2002, as part of a Pennsylvania Department of Transportation-funded street improvement project. As a result of this survey the town center was also determined to be eligible as a National Historic District.

DCPD Proposed Listings for Local Designation in Swarthmore

DCPD recommended the creation of seven local historic districts as follows (see Delaware County Planning Department - Swarthmore Proposed Listings for Local Designation map):

- Swarthmore Town Center
- West Hill Land Company Subdivision
- College Tract Subdivision
- Riverview Estates Subdivision
- Thayer Tract Subdivision
- Gillespie Tract Subdivision

1.3 · Historic Resources

- Swarthmore Improvement Company Subdivision

Swarthmore is in the process of assessing the feasibility of and public support for formal recognition of historic resources and the development of historic preservation regulations.

Existing Listings on NRHP in Nether Providence

Seven NRHP resources, three listed (L) and four eligible (E), are located in Nether Providence; the date in parentheses gives the date of PHMC concurrence with the determination (see Existing Listings on NRHP in Nether Providence map):

- Thomas Leiper Estate, Avondale Road (L: December 29, 1970)
- Wolley Stille, Harvey Road (L: June 27, 1980)
- W.H. Walker House, 123 N. Providence Road (L: November 18, 1988)
- Wallingford Station, Possum Hollow Road (E: December 4, 1982)
- Foreman House, Avondale Road (E: November 5, 1984)
- The Gables, 414 Plush Mill Road (E: November 23, 1984)
- 922 Twyckenham Road (E: May 7, 1992)

DCPD Proposed Listings for NRHP in Nether Providence

The DCPD historic resources survey of Nether Providence, completed in 1983, identified 120 potentially historic resources. Pennsylvania Historic Resource Survey forms were completed for 42 of the most historically significant structures, many of which were 18th century estates and farmhouses located along the original major transportation routes, such as Providence Road, with some Victorian-era buildings. Of these 42 resources, eight were deemed eligible for the NRHP, including the following: (also see Delaware County Planning Department - Nether Providence Proposed Listings for National Register of Historic Places map)

- Avondale Galleries, on Avondale Road, adjacent Crum Creek, a Greek Revival frame duplex constructed in 1850 for mill foremen
- 410 Providence Road, a 1766 colonial fieldstone house, with 20th century additions

- 41 Providence Road, an ornate summer estate of which a part was built before 1777 and visited by George Washington
- 900 Penn Valley Road, an 18th century/early 19th century vernacular fieldstone farmhouse
- Community Arts Center, a 1909 French Revival Mansion built for an executive of the Pennsylvania Railroad
- Clark House complex, a 1927 colonial revival estate overlooking Crum Creek, designed by noted architect Brognard Okie
- Lapidea, encompassing the Sproul Mansion and its dependencies, the 1737 tenant house, 1909 carriage house, and mansion built for the governor's daughter
- Hinkson's Corners, including 1 E. Brookhaven Road, and 3 W. Brookhaven Road, as a surviving 18th/19th century crossroads complex

DCPD Proposed Listings for Local Designation in Nether Providence

The DCPD survey did not recommend any properties for local designation. The Nether Providence Historical Commission maintains a list that identifies resources that require further survey, properties already listed in the NRHP, and resources that should be removed from the survey because of demolition.

Existing Listings on NRHP in Rose Valley

Despite its importance as an early 20th century artisan community, and its legacy of high-quality architect-designed houses from the 1910s and 1920s, only one property in Rose Valley is listed (L) on the NRHP database; the date in parentheses gives the date of PHMC concurrence with the determination (see Existing Listings on NRHP in Rose Valley map):

- Thunderbird Lodge, 45 Rose Valley Road (L: August 18, 1989)

DCPD Proposed Listings for NRHP in Rose Valley

The DCPD completed a partial borough-wide historic resource survey in 1980. The survey identified 41 historic resources in the borough, and determined that 29 were potentially eligible for the NRHP. The survey did not address the issue of potential NRHP or local historic districts; however, it is likely that a part of central Rose Valley may be eligible as a NRHP and local historic district as many homes in Rose Valley have been designed by nationally renowned architects such as William Price, William Purcell, and Pope Barney.

1.3 · Historic Resources

The 29 DCPD-recommended individual NRHP resources include examples such as the Hedgerow Theater, the 1690 Bishop White House, and many early 20th century Mediterranean style houses designed by William L. Price, the founder of the Rose Valley artisan community. William Price and his brother, Walter Price, designed many homes that which are recommended for NRHP listing. They include: Water Tower House on Price's Lane, 1 Roylencroft Lane (Roylencroft), 48 Rose Valley Road (Rose Hedge), 4 Porter Lane (Siatto Residence), and 1 Porter Lane (Harrison Residence). The community has also identified the following William Price homes to be of national significance: 213 Possum Hollow Road, 217 Possum Hollow Road, 2 Porter Lane, 7 Prices Lane (Cassell House), 11 Prices Lane (Bradley House), 15-19 Prices Lane (Howe House), 29 Prices Lane (Koellish House), 31 Prices Lane (Goldstein House), and 30 Prices Lane (Saul House).

DCPD Proposed Listings for Local Designation in Rose Valley

The DCPD survey did not recommend any properties for local designation.

Existing Listings on NRHP in Rutledge (see Existing Listings on NRHP in Rutledge map):

- Rutledge Community Hall, Unity Terrace (E: September 19, 1994)

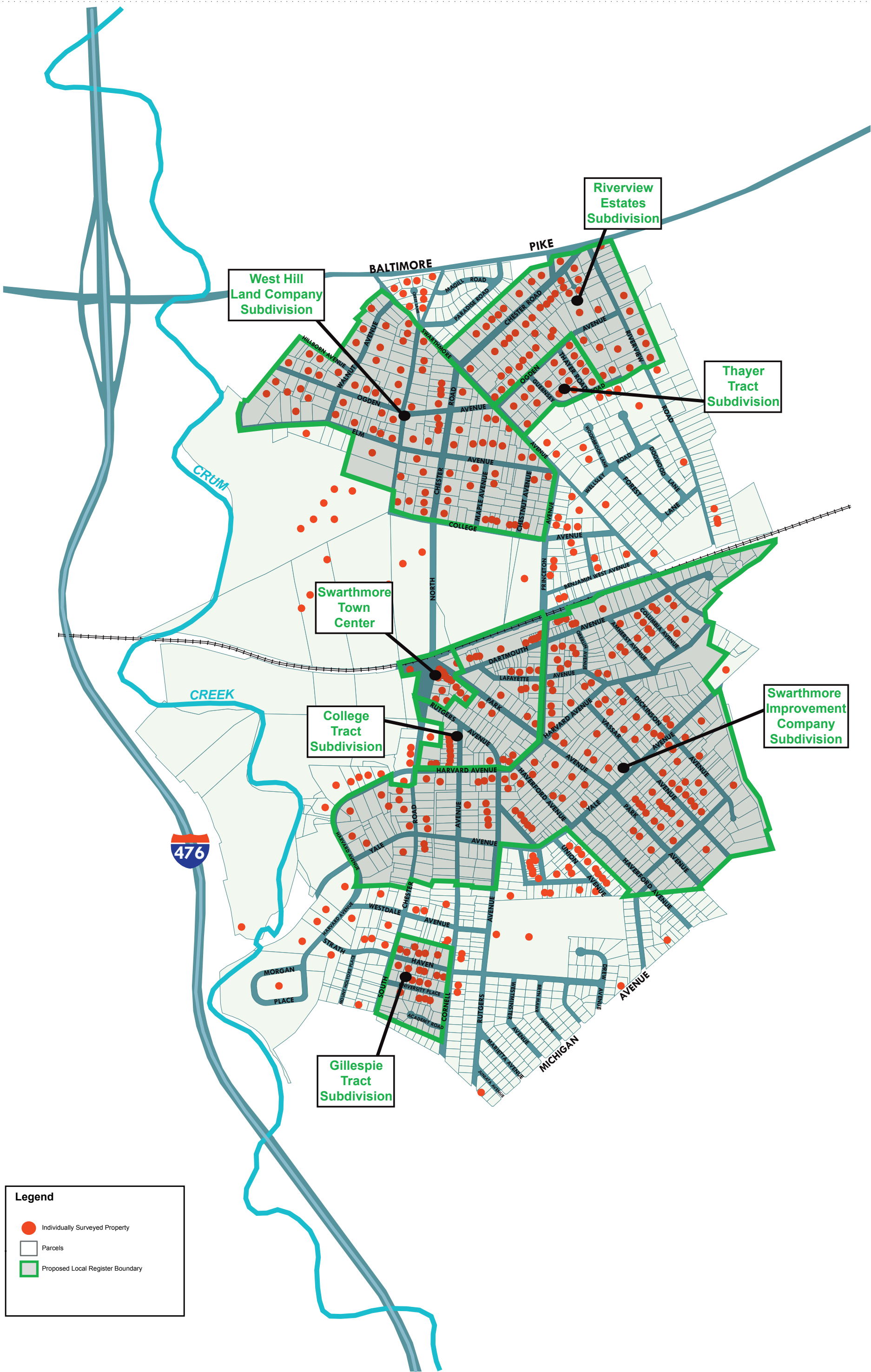
A historic resource survey for Rutledge has not been initiated by the DCPD.



Legend

- Historic Resources
- Parcels

Existing Listings on National Register of Historic Places in Swarthmore

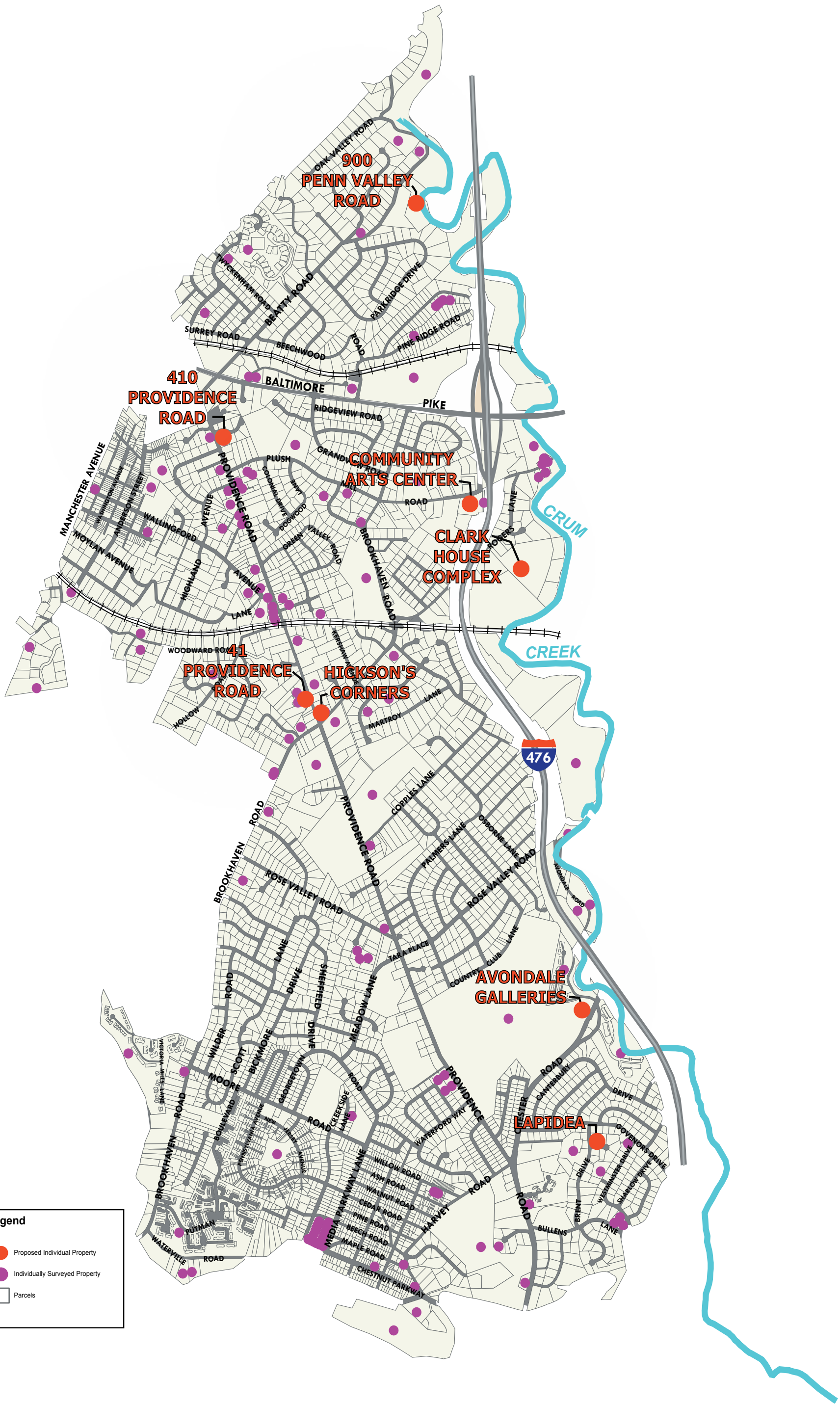


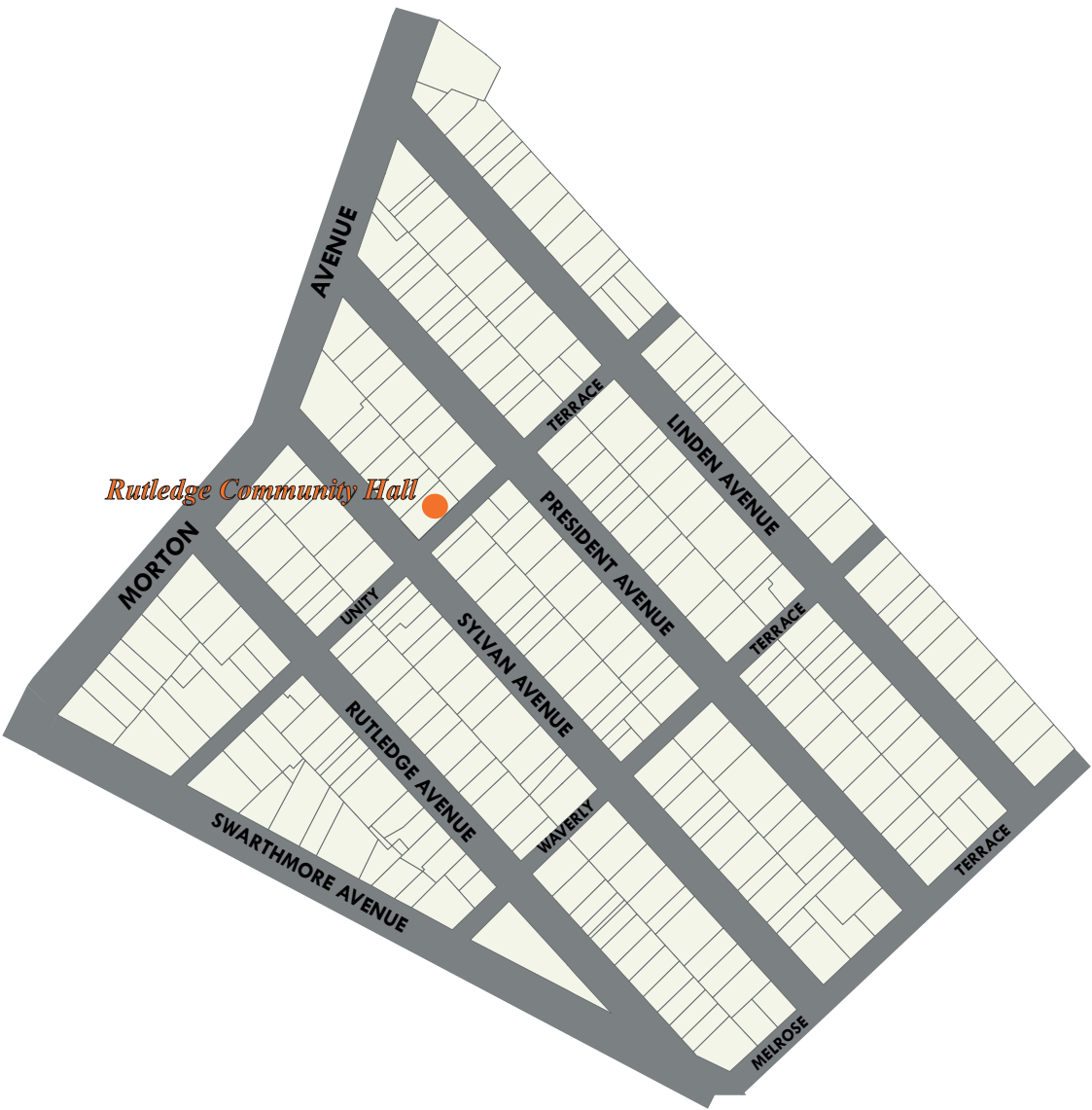
Legend

- Individually Surveyed Property
- Parcels
- Proposed Local Register Boundary

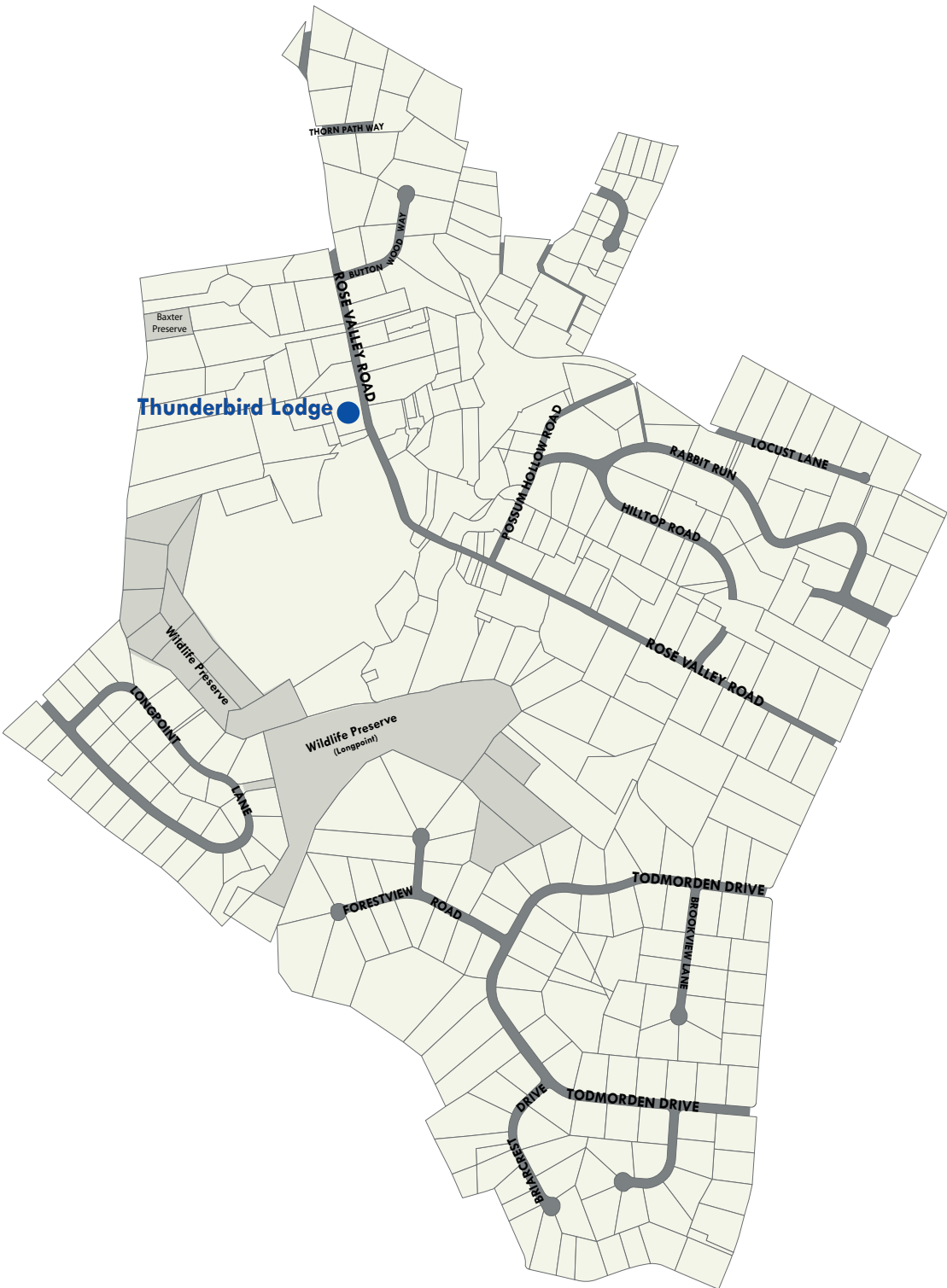
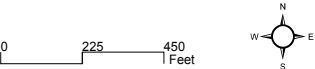


Existing Listings on National Register of Historic Places
in Nether Providence

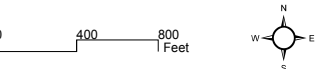




Existing Listings on National Register of Historic Places
in Rutledge



Existing Listings on National Register of Historic Places
in Rose Valley

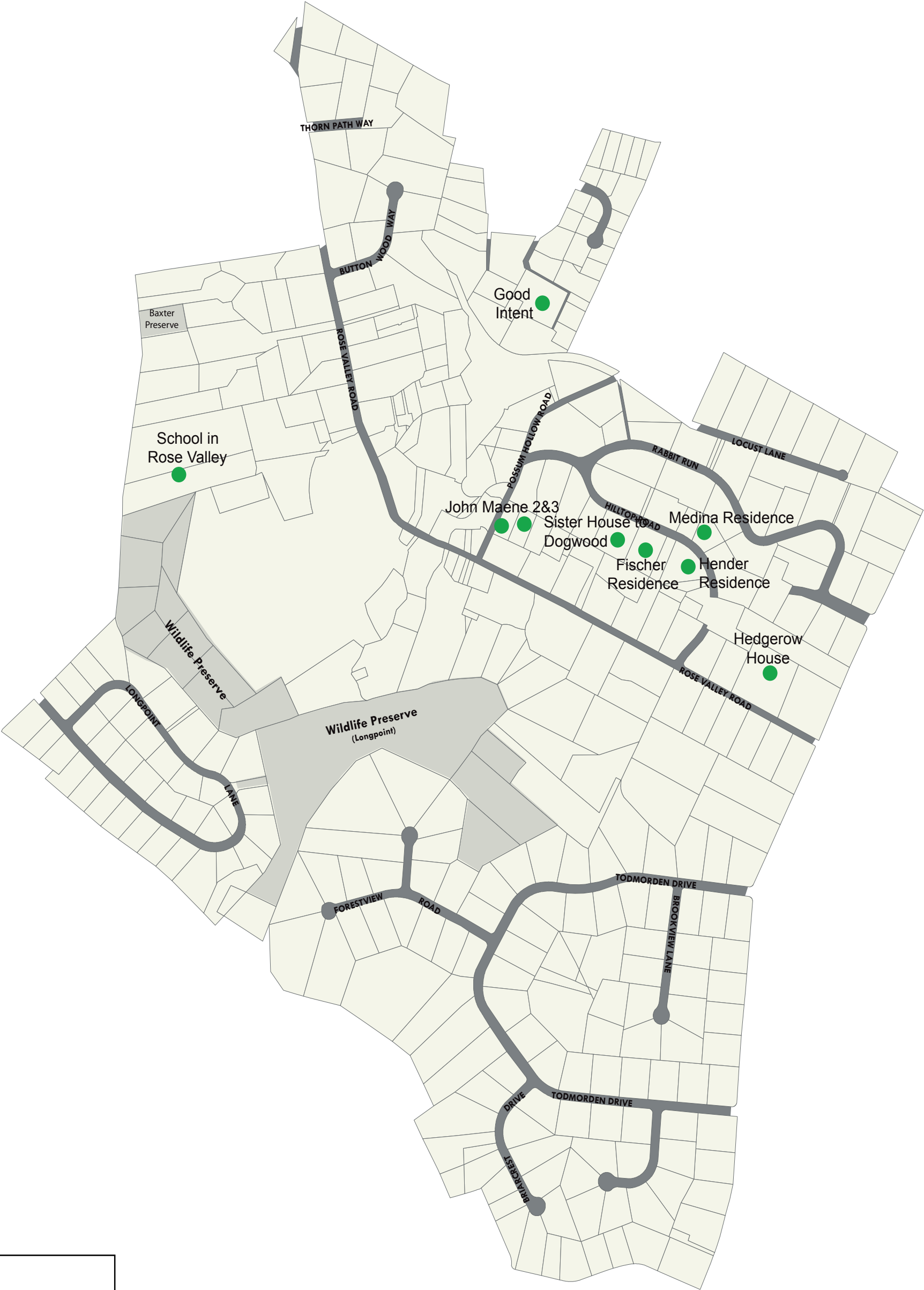


Legend

- Historic Resources
- Parcels

Legend

- National Register Historic Properties (on NRHP)
- Parcels



Legend

Delaware County Planning Department:
PROPOSED INDIVIDUAL PROPERTIES OF STATE AND
LOCAL SIGNIFICANCE (1980)

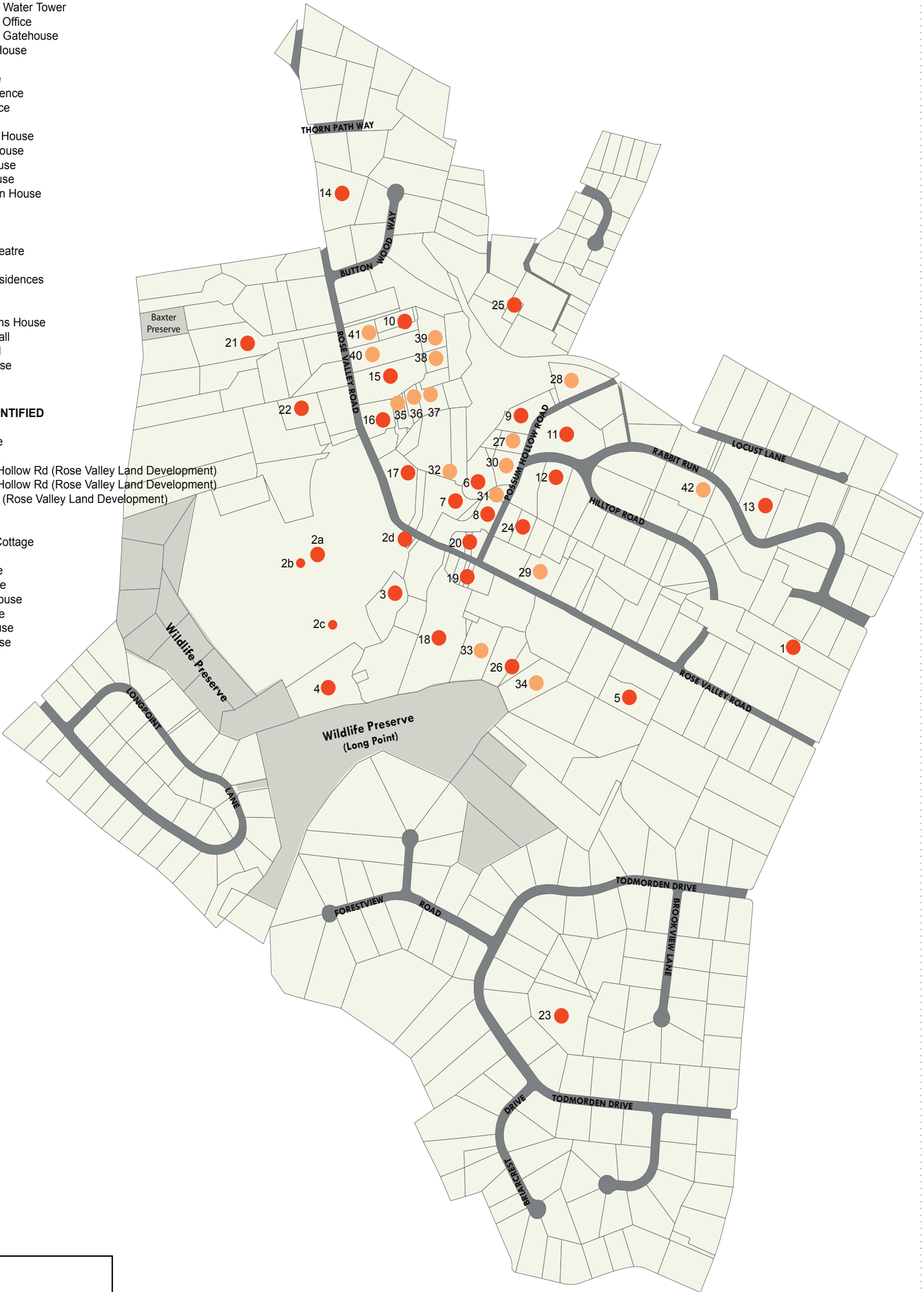
Parcels

DCPD IDENTIFIED

- 1. Old Union Church
- 2a. Schoenhouse
- 2b. Schoenhouse Water Tower
- 2c. Schoenhouse Office
- 2d. Schoenhouse Gatehouse
- 3. Bishop White House
- 4. The Old Mill
- 5. Orchard House
- 6. Harrison Residence
- 7. Siatto Residence
- 8. Shay Manor
- 9. Ellinore Abbott House
- 10. Watertower House
- 11. Blue Gate House
- 12. Dogwood House
- 13. Randal Vernon House
- 14. Gothwald
- 15. Carmedeil
- 16. Rose Hedge
- 17. Hedgerow Theatre
- 18. Pee Wee Hill
- 19. Millworker Residences
- 20. Guest House
- 21. Roylencroft
- 22. Owens Stevens House
- 23. Todmorden Hall
- 24. John Maene 1
- 25. Fireproof House
- 26. Wychwood

COMMUNITY IDENTIFIED

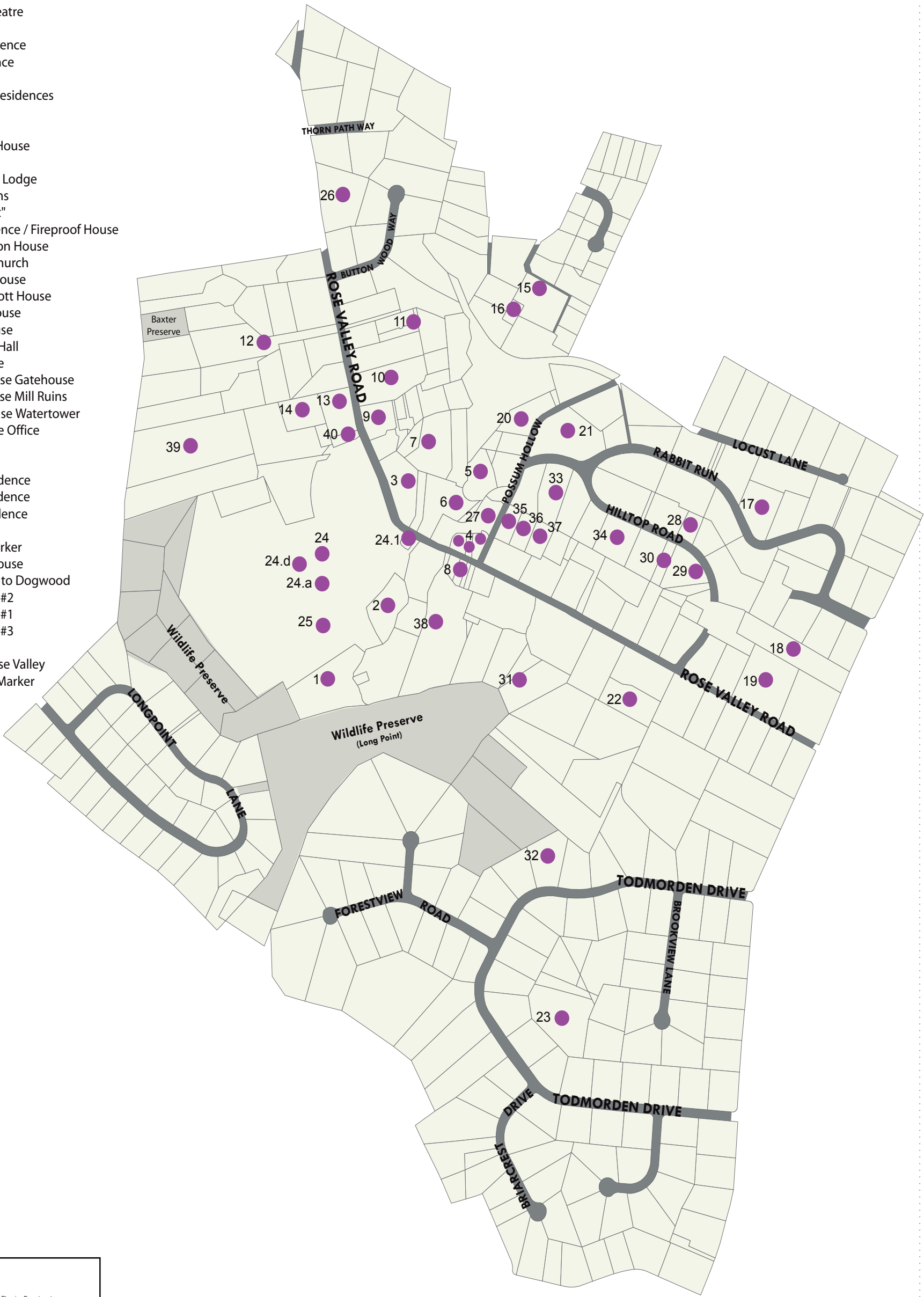
- 27. Allen House
- 28. Volking House
- 29. Maene Studio
- 30. 213 Possum Hollow Rd (Rose Valley Land Development)
- 31. 217 Possum Hollow Rd (Rose Valley Land Development)
- 32. 2 Porter Lane (Rose Valley Land Development)
- 33. Vogel House
- 34. Antico House
- 35. Aunite Bess Cottage
- 36. Rose Cottage
- 37. Hillside House
- 38. Koellish House
- 39. Woodstock House
- 40. 2 Acres House
- 41. Reynolds House
- 42. Kennedy House



Legend

- Delaware County Planning Department:
PROPOSED INDIVIDUAL PROPERTIES FOR NRHP (1980)
#1-26
- Community Identified:
INDIVIDUAL PROPERTIES ELIGIBLE FOR NRHP (2005)
#27-42
- Parcels

- 1. Old Mill
- 2. Bishop White House
- 3. Hedgerow Theatre
- 4. Guest House
- 5. Harrison Residence
- 6. Siatto Residence
- 7. Quarry House
- 8. Millworker's Residences
- 9. Rose Hedge
- 10. Carmedeil
- 11. Watertower House
- 12. Roylencroft
- 13. Thunderbird Lodge
- 14. Owen Stevens
- 15. "Good Intent"
- 16. Foote Residence / Fireproof House
- 17. Randal Vernon House
- 18. Old Union Church
- 19. Hedgerow House
- 20. Ellinore Abbott House
- 21. Blue Gate House
- 22. Orchard House
- 23. Todmorden Hall
- 24. Schoenhouse
- 24.1 Schoenhouse Gatehouse
- 24.a Schoenhouse Mill Ruins
- 24.d Schoenhouse Watertower
- 25. Schoenhouse Office
- 26. Gothwold
- 27. Shay Manor
- 28. Medina Residence
- 29. Hender Residence
- 30. Fischer Residence
- 31. Wychwood
- 32. Geodetic Marker
- 33. Dogwood House
- 34. Sister House to Dogwood
- 35. John Maene #2
- 36. John Maene #1
- 37. John Maene #3
- 38. Pee Wee Hill
- 39. School in Rose Valley
- 40. Beaver Trail Marker



Legend

Delaware County Planning Department
Comprehensive Site Survey (1980):
INDIVIDUAL PROPERTIES

Parcels

1.4 · Existing Land Use and Zoning

An evaluation of existing zoning and land use patterns, as well as the availability of developable parcels, forms a framework for determining possible changes in land use in the MMCP Planning Area. Understanding these issues will help guide municipalities so that they may adequately regulate future development through zoning and other regulations.

Land Use

The land use pattern in the MMCP Planning Area was relatively static until quite recently. However, the last few years has seen an increase in new infill residential development resulting from the subdivision of lots large enough to meet the regulations for such activity, particularly in Nether Providence Township. Additionally, though it may not be readily apparent, several parcels with the potential for significant new residential development currently exist throughout the MMCP Planning Area, with the exception of Rutledge Borough.



Example of Newer Housing in Nether Providence Township



Swarthmore Train Station

The MMCP Planning Area initially developed as residential, agrarian-based communities. Later when the railroads arrived, development activity concentrated around train stations and the area became a residential extension following the primary transportation corridors extending out from the City of Philadelphia. The Town Center in Swarthmore provides a transit and pedestrian oriented mixed-use shopping, service and residential

1.4 · Land Use

area that borders the R3 SEPTA regional rail line stop at the edge of the Town Center. Other shopping opportunities exist at the commercial area located at boundary of Nether Providence and Media Borough, near the corner of Providence Road and Baltimore Pike, which provides a larger-scale grocery store to residents in the MMCP Planning Area. This development functions as an extension of the commercial land uses found in the adjacent municipality of Media Borough. Additionally, the Springfield Mall is located just outside of the MMCP Planning Area north of the Borough of Swarthmore, in Springfield Township.

This profile examines the MMCP Planning Area by assessing its existing land uses, development patterns and current zoning. Table 3 summarizes the region's land uses by acreage and percentage of total land area. The Land Use Map at the end of this section illustrates the current distribution of land uses and provides a basis for guiding future development by type and location.

Land Use Categories

For the purposes of this plan, land uses in the MMCP Planning Area are broken down into eleven standardized land use categories.

The primary land uses within the MMCP Planning Area are residential. The total of all residential land uses comprise 73.2% of the total land in the MMCP Planning Area (Table 3). Institutional land uses are the second largest category, at 13.2%, due to the significant amounts of land owned by Swarthmore College and to a lesser but still significant extent by the Wallingford-Swarthmore School District.

Table 3: Generalized Land Use Acreage In The MMCP Planning Area

| Land Use Category | Acreage | Percentage |
|--|---------------|--------------|
| Detached and Semi-Attached Residential | 2,702 Acres | 71.3% |
| Attached Residential | 44 Acres | 1.2% |
| Multi-Family Residential | 26 Acres | 0.7% |
| Mixed-Use | 3 Acres | 0.1% |
| Institutional | 499 Acres | 13.2% |
| Institutionally Owned Conservation Land* | (220.0 Acres) | (5.3%) |
| Municipal Facilities | 7 Acres | 0.2% |
| Retail/Commercial | 12 Acres | 0.3% |
| Office/Light Industrial | 34 Acres | 0.9% |
| Heavy Industrial | 19 Acres | 0.5% |
| Public Parks, Recreation & Open Space | 196 Acres | 5.2% |
| Private Parks, Recreation & Open Space | 244 Acres | 6.4% |
| TOTAL: | | ± 3792 Acres |

* Due to the significant amount of land in this subcategory it is shown with the primary categories. This is a subset so it is not counted twice in the total acreage calculation.

Due to the generalized nature of the available land use data, an exact breakdown of land use amounts per municipality would not be truly accurate. Presented as a “comparative” percentage, the approximated data depict the overall land use conditions for each municipality (Table 4).

Table 4 MMCP Area Land Use by Municipality

| Municipality Land Use (acres) | Nether Providence | | Rose Valley | | Rutledge | | Swarthmore | |
|--|-------------------|-------|--------------|-------|-------------|-------|--------------|-------|
| | acreage | % | acreage | % | acreage | % | acreage | % |
| Single Family Residential | 1774.7 | 70.8% | 372.3 | 85.4% | 63.1 | 95.5% | 490.8 | 63.8% |
| Single Family Attached Residential | 33.9 | 1.4% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Multi-Family Residential | 8.4 | 0.3% | 0 | 0.0% | 0.8 | 1.2% | 15.6 | 2.0% |
| Mixed Use | 0.7 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Retail/ Commercial | 10.4 | 0.4% | 0 | 0.0% | 0.3 | 0.5% | 4.4 | 0.6% |
| Institutional | 243.2 | 9.7% | 19.7 | 4.5% | 0.6 | 0.9% | 236.6 | 30.8% |
| Institutional Conservation | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1.3 | 0.2% |
| Office/ Light Industrial | 32.1 | 1.3% | 0 | 0.0% | 0 | 0.0% | 2.6 | 0.3% |
| Heavy Industrial | 19.1 | 0.8% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Public Parks, Recreation & Open Space | 147.4 | 5.9% | 36.6 | 8.4% | 0.8 | 1.2% | 11.7 | 1.5% |
| Private Parks, Recreation & Open Space | 234.3 | 9.3% | 5.3 | 1.2% | 0 | 0.0% | 4.5 | 0.6% |
| Municipal Facilities | 3.6 | 0.1% | 2.3 | 0.5% | 0.5 | 0.8% | 1.6 | 0.2% |
| Totals | 2507.8 | | 436.2 | | 66.1 | | 769.1 | |

The following summary describes and quantifies each of the land use categories for the MMCP Planning Area.

1) Detached and Semi-Detached Residential (Singles & Twins) – Residential structures built as single family residences and intended to serve as single family residences. (This includes homes converted to three or fewer residential units within the original single or twin). Single-family detached residential uses comprise the majority of the region’s land area, with 2,702.1 acres or 71.3% of the MMCP land area.

1.4 · Land Use



Semi-detached



Detached



Townhome

2) Attached Residential (Townhomes & Rowhomes) – Residential structures built as single family residences, but attached in groups of three or more where each home has at least one shared common wall. Single-family attached residential use comprises 44.9 acres or 1.2% of the region's land area.

3) Multi-Family Residential – Residential structures built as or converted to four or more dwelling units. Multi-family residential use comprises 26.5 acres or 0.7% of the MMCP land area.



Multi-family



Multi-family



Mixed Use Property

4) Mixed-Use – Structures comprised of both residential and non-residential uses within the same building, typically with commercial uses on the first floor and residential uses above. This use comprises 3.06 acres of land or 0.1% of the MMCP land area. Most mixed-use properties are found in the Swarthmore Town Center.

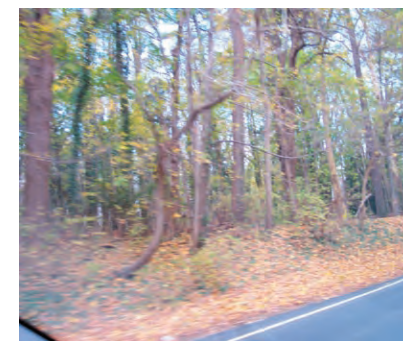
5) Institutional – Uses that are typically public or non-profit including public and private schools, churches, libraries and cultural facilities. Institutional uses are a predominant feature of this region and comprise 499.8 acres of land or 13.2% of the MMCP land area. The majority of institutional land in the MMCP Planning Area is owned by Swarthmore College, located both in Swarthmore and Nether Providence, with a lesser yet still significant amount of land owned by the Wallingford-Swarthmore School District. Other institutional uses in the MMCP Planning Area include the private institutions of Pendle Hill in Nether Providence, and in Rose Valley Borough, the Hedgerow Theatre and The School in Rose Valley.



Strathaven Middle School



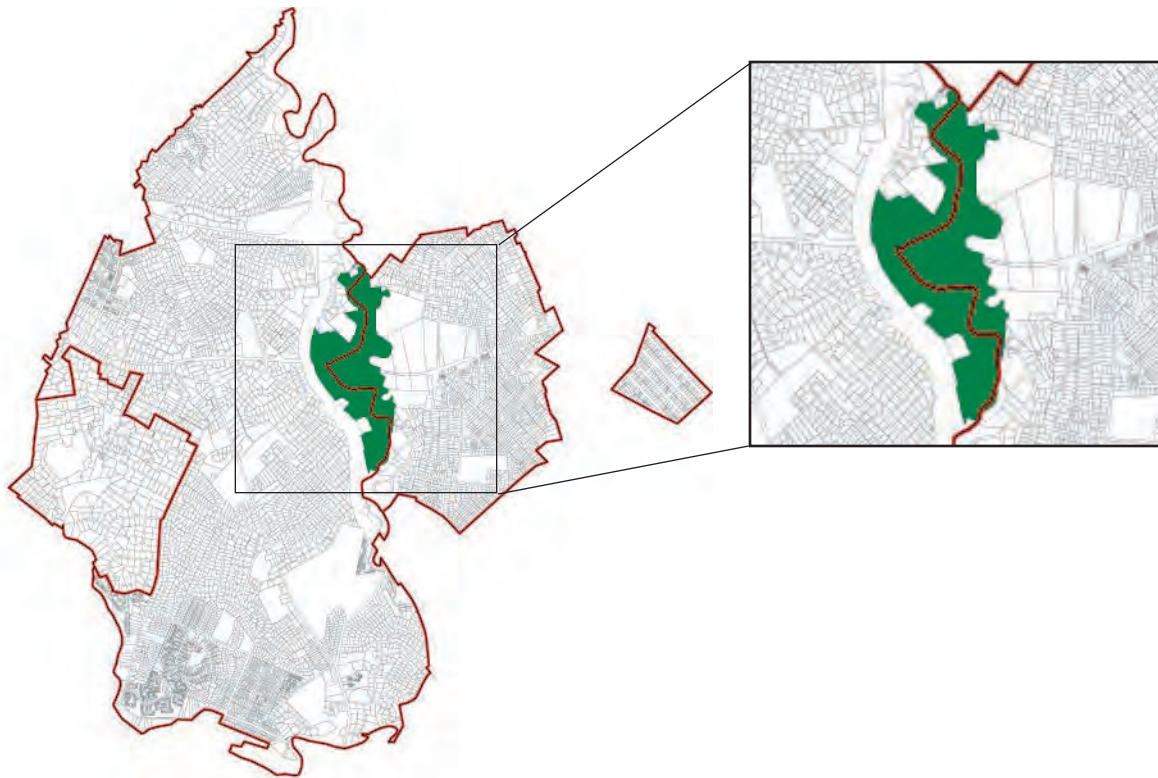
Swarthmore College



Crum Woods

1.4 · Land Use

5a) Institutionally Owned Conservation Land – Undeveloped land owned by Swarthmore College, known as the Crum Woods, comprised of approximately 220 acres on two tracts of land representing one of the best examples of mature native forest in Delaware County². The larger tract, Campus Woods, is approximately 190 acres in size. The smaller tract, Martin Forest, includes approximately 30 acres of land. Included in the two tracts are almost 30 acres of wetlands and creeks.



² According to the recently released Conservation and Stewardship Plan for the Crum Woods of Swarthmore College, Natural Lands Trusts and Continental Conservation, 1993.

6) Municipal Facilities – Borough or township administrative offices, police departments, fire stations, recycling centers or other public uses, such as water and wastewater facilities. This category does not include public parks, recreation or open space owned by the municipalities in the MMCP Planning Area. This land use category comprises 7.9 acres or 0.2% of the MMCP land area.



Municipal Building



Retail and Commercial



Retail and Commercial

7) Retail/Commercial – This land use category primarily includes stores for shopping. Retail/Commercial uses in the MMCP Planning Area comprise 12.2 acres or 0.3% of the MMCP land area. Most of the stores are located in Nether Providence Township at the intersection of Baltimore Pike and Providence Road and at the intersection of Wallingford and Providence Roads. Businesses in the Swarthmore Business District are categorized as mixed-use, and not as retail/commercial.

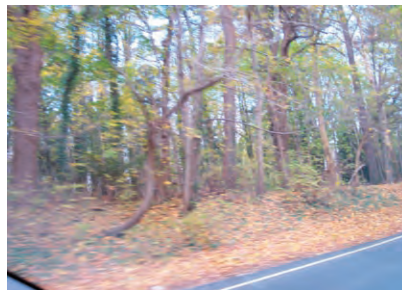
8) Office/Light Industrial – Properties that are developed for office or light industrial uses are categorized together due to their similar permitted uses and because neither is a significant use on its own within the MMCP Planning Area. This land use category comprises 34.6 acres or 0.9% of the MMCP land area. Office properties are those that primarily provide for office uses. Light Industrial uses can range from office use to shipping, packaging and other warehousing-type use. These uses include the Victoria Mills site off of Baltimore Pike and the office complex on Baltimore Pike in Nether Providence Township.

9) Heavy Industrial - This land use, which includes the Media Quarry and portions of the water treatment plant located along Beatty Road, near Crum Creek in Nether Providence Township, totals 19.0 acres or 0.5% of the MMCP land area.

10) Public Parks, Recreation and Open Space – Parkland, recreation areas and designated open space held in public ownership and available for public use. This land use includes a wide range of recreational facilities, such as nature trails, ball fields, ball courts, picnic pavilions, play equipment and associated parking spaces. A total of 196.9 acres or 5.2% of the MMCP land area is classified as this land



Public Recreation



Passive Private Open Space



Private Swim Club



Private Golf Course

11) Private Parks, Recreation and Open Space – This category includes parkland, recreation areas and designated open space held in private or non-governmental ownership. This category includes the Spring Haven Country Club, Taylor Arboretum and the private swim clubs found in Swarthmore Borough, Rose Valley Borough and Nether Providence Township. This land use category comprises 244.3 acres or 6.4% of the MMCP land area. Though classified as Institutionally Owned Conservation Land, the Crum Woods area on the Swarthmore College

Campus also functions unofficially as public open space.

Unmapped Land Use Categories

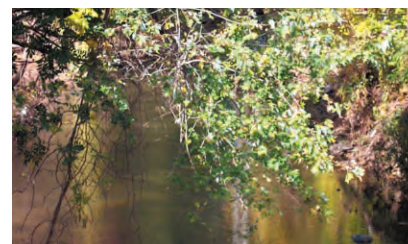
1) Transportation, Communication and Utilities – This category of land use includes all public roadway or rail line rights-of-way. These uses are not mapped due to the mixed nature of their “official” existence, in terms of whether they are easements, true rights-of-way or aerial in nature.



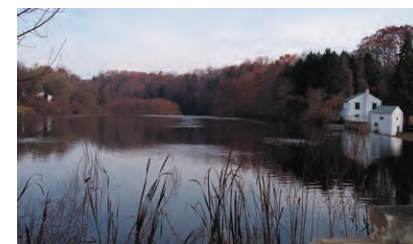
SEPTA Trolley



I-476 (Blue Route)



Crum Creek



Pond along Crum Creek

2) Creeks, Streams and other Water Features – Natural features such creeks, streams and ponds occur within the MMCP Planning Area and are an important natural feature studied in detail in the natural features chapter; however they do not have a calculated land use area for the purposes of existing land use mapping because they occupy portions of other land use categories.

Maximum Residential Buildout

The MMCP Planning Area is mostly developed, although there is a potential for additional residences to be constructed on existing parcels that have further development potential. These parcels include numerous small parcels and a few large parcels, which when combined, add up to a substantial amount of developable acreage.

Tables 5 and 6 show the potential residential buildout within the MMCP Planning Area under two different scenarios, considering only parcels of two acres or more and only parcels with underlying residential zoning. The first table does not include existing public and private institutional

lands as potentially developable; they are, however, included in the second table. Though these lands are generally considered unavailable for development, there are in fact no permanent restrictions on them that would ensure that they could not be subdivided for residential development in the future. Therefore, to help understand the full residential development potential within the MMCP Planning Area, both alternatives are shown.

**Table 5: Multi-Municipal Comprehensive Plan Buildout:
Potentially Buildable Land Excluding Public and Private Institutional Lands (two acres or greater)**

| Zoning District | Lot Acreage | Developable Acreage | Potential Lots |
|---|-------------|---------------------|----------------|
| Nether Providence Township | | | |
| R1* | 284.7 Ac | 223.1 Ac | 396 |
| R2 | 29.6 Ac | 23.7 Ac | 68 |
| R3 | 37.0 Ac | 37.0 Ac | 176 |
| R3A | 13.3 Ac | 13.3 Ac | 82 |
| Rose Valley Borough | | | |
| A | 63.9 Ac | 46.2 Ac | 40 |
| Rutledge Borough | | | |
| No potential at this level of analysis because there are no lots within the Borough 2 acres or greater. | | | |
| Swarthmore Borough | | | |
| RB | 6.2 Ac | 4.9 Ac | 10 |
| RA | 3.0 Ac | 2.4 Ac | 5 |

Notes:

- Only includes parcels two acres or greater
- For lower density zoning districts, a 20% reduction was utilized before calculating potential lots to account for site constraints and necessary infrastructure
- *Includes Springhaven Golf Course and Taylor Arboretum Properties

Table 6: Multi-Municipal Comprehensive Plan Buildout:
Includes all potentially buildable land (two acres or greater)

| | Zoning District | Lot Acreage | Developable Acreage | Potential Lots |
|---|-----------------|-------------|---------------------|----------------|
| Nether Providence Township | | | | |
| | R1* | 349.9 Ac | 279.7 Ac | 592 |
| | R2 | 95.0 Ac | 76.1 Ac | 228 |
| | R3 | 37.0 Ac | 37.0 Ac | 176 |
| | R3A | 13.3 Ac | 13.3 Ac | 82 |
| Rose Valley Borough | | | | |
| | A | 77.5 Ac | 57.5 Ac | 48 |
| Rutledge Borough | | | | |
| No potential at this level of analysis because there are no lots 2 acres or greater within the Borough. | | | | |
| Swarthmore Borough | | | | |
| | RB | 6.2 Ac | 4.9 Ac | --- |
| | RA | 3.0 Ac | 2.4 Ac | --- |

Notes:

- These calculations only include parcels two acres or greater within in an existing zoning district that allows residential development. Swarthmore College is not included because the underlying zoning is institutional, not residential, and therefore does not allow residential development.
- For lower density zoning districts, a 20% reduction was utilized before calculating potential lots to account for site constraints and necessary infrastructure.

*Includes Springhaven Golf Course, Taylor Arboretum properties and lands of Swarthmore College located in Nether Providence Township zoned for residential development.

MMCP Planning Area Zoning Districts – General Descriptions

Land use within the MMCP Planning Area is controlled by the zoning districts regulating the uses permitted on a particular parcel of land. The four communities that comprise the MMCP Planning Area currently provide for many different types of residential and non-residential development. Below is a summary of the existing zoning districts of the four MMCP municipalities.

Nether Providence Township

The Township of Nether Providence has 14 zoning districts. Nine districts are predominantly residential, one is open space, and the remaining four districts are predominantly non-residential.

R-1 Residence Districts – These districts are intended to mainly provide for single family detached dwellings on lots of no less than 20,000 square feet in size.

Uses Permitted by Right:

- Single-family detached dwelling
- Golf Course
- Tilling of the soil
- Railway passenger station
- Signs
- Accessory Uses

Uses by Special Exception:

- A place of religious worship, including an adjacent house as a residence for a presiding minister

R-2 Residence Districts – These districts are intended mainly provide for single family detached dwellings (as permitted in the R-1 Residence District) on lots of no less than 14,000 square feet in size.

Uses Permitted by Right:

- Any uses permitted in the R-1 Residence Districts

R-3 Residence Districts – These districts are intended to mainly provide for single family detached dwellings on lots of no less than 9,000 square feet in size.

Uses Permitted by Right:

- Any uses permitted in the R-2 Residence Districts

R-3a Residence Districts

Uses Permitted by Right:

- Any uses permitted in the R-3 Residence Districts

R-3b Residence Districts – These districts are intended to provide specific regulations for the Garden City Manor District of the Township.

Uses Permitted by Right:

- Except as hereafter provided, no building may be erected, altered or used in Garden City Manor nor may any lot or premises therein be used for any purpose not expressly authorized by the Nether Providence Township Zoning Ordinance of 1940 in the R-3 Residence District classification, and any building erected in Garden City Manor shall be erected and maintained in compliance with the regulations set forth in said Zoning Ordinances for the R-3 Residence District.
- Except as hereinafter provided in Subsection C hereof, the uses of the lots or premises in Garden City Manor, as such uses existed on January 1, 1990, and the buildings erected and used upon those lots, as erected and used on January 1, 1990, and located as shown on the aforesaid plan, are hereby declared to be permitted uses and erections under the Nether Providence Zoning Ordinance of 1940, as amended, and said ordinance shall be deemed further amended hereby to the extent required to accomplish the purposes of this section.
- The building described on the aforesaid plan as “store,” since demolished and replaced with a 7-Eleven retail store, may

1.4 · Land Use

be used as and only as a professional office by the owner or his lessee; provided, however, that the present structure may not be enlarged and no goods, wares, merchandise or food may be displayed or sold from the premises.

- Any use permitted in the R-3 Residence Districts.
- Single-family semi-detached dwellings.

R-4 Residence Districts – These districts are intended to mainly provide for single family detached dwellings, two-family detached dwellings, and single-family semi-detached dwellings on lots of no less than 4,000 square feet in size.

Uses Permitted by Right:

- Any uses permitted in the R-3 Residence Districts
- Two-family detached dwelling and single-family semi-detached dwelling

R-5 Residence District – These districts are intended to mainly provide for single family detached dwellings, two-family detached dwellings, single-family semi-detached dwellings and two-family semi-detached dwellings on lots of no less than 3,000 square feet in size.

Uses Permitted by Right:

- Any uses permitted in the R-4 Residence Districts
- Two-family semi-detached dwellings

R-5a Apartment Districts – These districts are intended to provide for single-family detached dwellings, educational, religious or philanthropic use, municipal recreational use, apartment house or townhouse.

Uses Permitted by Right:

- Single-family detached dwelling; educational, religious or philanthropic use, municipal recreational use
- Apartment house
- Townhouse
- Accessory Uses

Uses Permitted by Special Exception:

- Hospital or sanitarium, club or fraternity house

R-5b Apartment Districts – These districts are intended to provide for multiple dwellings, except townhouses on lots of no fewer than 10 acres with no more than 30 units per acre permitted (units per acre based on number of building stories).

Uses Permitted by Right:

- Multiple Dwelling (No Townhouses)

OSP - Open Space Preservation – This district is intended to protect the natural, scenic and historic values in the environment, protect and preserve parks, recreational areas and open space, preserve natural environmental resources and maintain ecological stability, provide for necessary active and passive recreational areas to complement existing open space and recreational uses, aid in the implementation of the Township Comprehensive Plan and Open Space and Recreation Plan.

Uses Permitted by Right:

- Open Space Uses: Conservation uses including woodlands and other natural areas such as grassland, marshes, lakes, ponds, streams and floodplains
- Passive recreational uses such as parks and natural trails
- Active recreational uses including playing fields and playgrounds, provided that they do not impact areas of very steep slopes
- Bridges
- Recreational structures
- Planted areas used for visual screening purposes and noise control
- Presently existing structures used only in connection with the open space
- Accessory uses: Motor vehicle parking facilities, signs, boundary fences and walls

1.4 · Land Use

C - Commercial Districts – These districts are intended to provide for residential and non-residential uses on lots of no less than 15,000 square feet.

Uses Permitted by Right:

- Any use permitted in an R-3a Residence District
- Retail store
- Personal service shop, including tailor, barber, shoe repair, dressmaking, beauty or similar shop.
- Carpenter, cabinetmaking, furniture or upholstery shop, electrician shop, plumbing shop, paint store or paperhanger's shop
- Jewelry, watches, clocks or optical goods or manufacture of musical, professional or scientific instruments.
- Newspaper or job printing; bookbinding
- Restaurant or tearoom
- Office or studio
- Passenger station, railway or bus
- Bank or other financial institution
- Club, lodge or social or community center building
- Private educational institution
- Mortuary
- Accessory use
- Child day-care center
- Group child day-care home

Uses Permitted by Special Exception:

- Confectionery or bakery
- Laundry or dry-cleaning establishment
- Hospital or sanitarium
- Indoor recreational or amusement or sport facility, including theater, bowling alley and indoor facilities for swimming or tennis
- Trailer camp/trailer park

P-O Professional Office Districts – Professional office districts are designed primarily to provide for modern non-nuisance enterprises which do not detract from the character of the surrounding area nor prejudice the use of adjoining tracts for other permitted uses. These uses shall contain a minimum of five acres and each permitted use shall have a minimum lot area of 1.5 acres.

Uses Permitted by Right:

- General office building, occupied in major part by a single concern or affiliated members, bank or financial institution
- Municipal use and other governmental or public service office
- Scientific or research laboratory
- Signs

I - Industrial Districts – These districts are intended to provide for many different types of uses and define uses that are not permitted within this district.

Uses Permitted by Right:

- Accessory uses
- Residential uses as permitted in the R-3a Residence District
- Commercial uses
- Professional office uses
- Mobile homes and mobile home parks

Uses Permitted by Conditional Use:

- Adult-type uses
- Age Restricted Dwelling Units

R-PRD – Planned Residential Development District – This district is intended to encourage innovations in residential development and renewal so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings.

Uses Permitted by Right:

- Single-family detached dwellings
- Single-family semi-detached dwellings
- Single-family attached dwellings in a cluster layout with open space
- Accessory uses as permitted in the R-1 Residential District

Rose Valley Borough

Zone A, Zone B, and Zone C - Rose Valley's zoning ordinance states that the primary objectives of these districts is the protection of the environment through retention, preservation and development of the natural beauty of the area, providing the residents of the Borough the opportunity to live in individually-styled homes in a semi-rural setting, to enhance the enjoyment of the outdoors, to maintain vital land areas in their native open state to the greatest extent possible, and provide the opportunity for access to and enjoyment of open space in a community setting. There are three zoning districts and they require minimum lot sizes: Zone A – 43,560 square feet (1 acre), Zone B – 21,780 square feet (.5 acre), Zone C – 30,000 square feet.

Uses Permitted by Right - All three zones permit the following uses:

- Single-family detached dwellings
- Municipal administration buildings, police and fire stations
- Certain single-family dwellings existing as of May 12, 1954, may be converted to and used as two-family or three-family dwellings
- Accessory Uses

Uses Permitted by Special Exception:

- Educational, recreational, religious or philanthropic use, with adequate off-street parking, when authorized as a special exception by the Zoning Hearing Board

Rutledge Borough

The Borough of Rutledge has two zoning districts.

R - Residential District – The purpose of this district is to provide for and maintain medium density residential development, preserve and protect open spaces and provide for certain uses permitted only by special exception.

Uses Permitted by Right:

- Single-family detached dwelling
- Family-based community residence facility
- Park, playground or recreation area
- Municipal building or use, including library, community center, fire station or similar municipal use
- Accessory Uses and Structures

Uses Permitted by Special Exception:

- Major home occupation or home professional office
- Church or other religious use, including rectory, classrooms for Sunday school instruction or similar accessory use

SR - Service-High Density Residential District – The purpose of this district is to provide for service and office uses on a limited scale, as well as high density residential uses in the form of multi-family dwellings and townhouses consistent with the very small district area and proximity of single-family residential development and to provide controls for both service and high density residential uses. Screening regulations are provided to assure compatibility of the service and high density development with adjacent single-family uses.

Uses Permitted by Right:

- Personal service shop such as barber, tailor, shoe repair or similar establishment
- Office or office building
- Bank, savings and loan, finance or mortgage company or similar financial institution,

provided that drive-through windows or service are not provided

- Townhouse
- Multi-family dwelling
- Accessory Uses and Structures

Uses Permitted by Special Exception:

- Any use of the same general character as any of the uses permitted above, as determined by the Zoning Hearing Board. In deciding whether a proposed unlisted use is of the “same general character,” the Zoning Hearing Board shall employ the compatibility standards in §27-610.

Swarthmore Borough

Swarthmore Borough has nine zoning districts.

RA Residential Districts – The purpose of these districts is to permit the development of vacant lots and the re-building or improvement of structures without altering the existing residential quality of the immediate neighborhood, with preservation of natural features and open space on lots of no less than 20,000 square feet.

Uses Permitted by Right:

- Single-family detached dwelling
- Two-family detached dwelling
- Accessory uses

Uses Permitted by Special Exception:

- Conversion from a single-family detached dwelling to a two-family detached dwelling
- Home occupation
- Family day-care home facility
- Wireless communications facility with antenna(s)

RB Residential Districts – The purpose of these districts is to permit the development of vacant lots and the re-building or improvement of structures without altering the existing residential quality of the immediate neighborhood, with preservation of natural features and open space on lots of no less than 14,000 square feet.

Uses Permitted by Right:

- Single-family detached dwelling
- Two-family detached dwelling
- Single-family semi-detached dwelling
- Two-family semi-detached dwelling

- Accessory uses

Uses Permitted by Special Exception:

- Conversion from a single-family detached dwelling to a two-family detached dwelling
- Home occupation
- Family day-care home facility
- Wireless communications facility with antenna(s)

RC Residential Districts – The purpose of these districts is to permit the development of vacant lots and the re-building or improvement of structures without altering the existing residential quality of the immediate neighborhood, with preservation of natural features and open space.

Uses Permitted by Right:

- Single-family detached dwelling
- Two-family detached dwelling
- Single-family semi-detached dwelling
- Two-family semi-detached dwelling
- Accessory uses

Uses Permitted by Special Exception:

- Conversion from a single-family detached dwelling to a two-family detached dwelling
- Home occupation
- Family day-care home facility
- Wireless communications facility with antenna(s)

AR Apartment Residential Districts – The purpose of these chapters is to classify the existing multiple dwelling complexes within the Borough and to govern replacement or reconstruction of these complexes on lots of no less than 20,000 square feet.

Uses Permitted by Right:

- All permitted uses in the RC District
- Multi-family dwellings that are three stories or less in height
- Single-family attached dwellings
- Accessory uses

Uses Permitted by Conditional Use:

- Transient Units
- Multi-family dwellings over three stories in height
- Restaurant
- Service-oriented offices
- Family day-care home facility
- Religious and educational uses
- Wireless communications facility with antenna(s)

AL – Alternate Residential Districts – The purpose of these districts is to permit the development of attached residential buildings at higher densities in order to provide another housing alternative within the Borough. The minimum lot area shall be 14,000 square feet. The minimum lot area per dwelling for a three or more bedroom dwelling unit shall be 2,200 square feet; for a two bedroom dwelling unit – 2,000 square feet; for a one bedroom dwelling unit – 1,800 square feet; and for an efficiency dwelling unit – 1,600 square feet.

Uses Permitted by Right:

- Single-family detached dwelling
- Two-family detached dwelling
- One-family semi-detached dwelling
- Two-family semi-detached dwelling
- Single-family attached dwelling

- Multi-family dwelling

- Accessory Uses

-

Uses Permitted by Special Exception:

- Conversion from a single-family detached dwelling to a two-family detached dwelling

- Home occupation

- Family day-care home facility

- Wireless communications facility with antenna(s)

- Congregate housing for the elderly

- Long-term care facility

- Mobile homes and mobile home parks

BA Business Apartment Districts – The purpose of these districts is to encourage and control a reasonable intensification of the existing commercial district with additional trade and residential uses to strengthen its vitality and to provide convenience shopping and services for the citizenry. The maximum lot coverage shall be 60%.

Uses Permitted by Right:

- Multi-family Dwelling

- Store, service shop or apartment

- Office, bank or financial institution

- Restaurant or bakery, pastry, candy, confectionery or ice cream store

- Club or lodge

- Educational, religious or philanthropic use

- Municipal purposes

- Accessory uses

Uses Permitted by Special Exception:

- Parking garage
- Motel/inn
- Gasoline service station
- Office building over three stories in height
- Railroad station
- Family day-care home facility
- Group home day-care facility
- Wireless communications facility with antennas
- Congregate housing for the elderly
- Long-term care facility
- Mobile homes and mobile home parks
- Light industrial
- Off-site billboards
- Any other use required by law to be permitted and not specifically permitted in any other zoning district and the exclusion of which would be unlawful.

IN Institutional District – The purpose of these districts is to encourage a harmonious pattern of institutional development which can mutually benefit the Borough and the institutions themselves.

Uses Permitted by Right:

- College academic and dormitory expansion
- Elementary and secondary schools
- Church, synagogue, rectory, parish house or similar religious institution

Uses Permitted by Special Exception:

- Buildings over thirty-five feet in height - except when bulk requirements are met, it than can be 50'
- Family day-care home facility

- Group home day-care facility
- Wireless communications facility with antenna(s)

PA Parks Districts – The purpose of these districts is to preserve the public open space in the Borough and to regulate the development of this space for the benefit of all the residents without injury to neighboring residents.

Uses Permitted by Right:

- Picnic areas, arboretums and animal sanctuaries
- Outdoor educational facilities (no structures), such as nature trails and natural amphitheaters
- Passive outdoor recreation
- Playgrounds

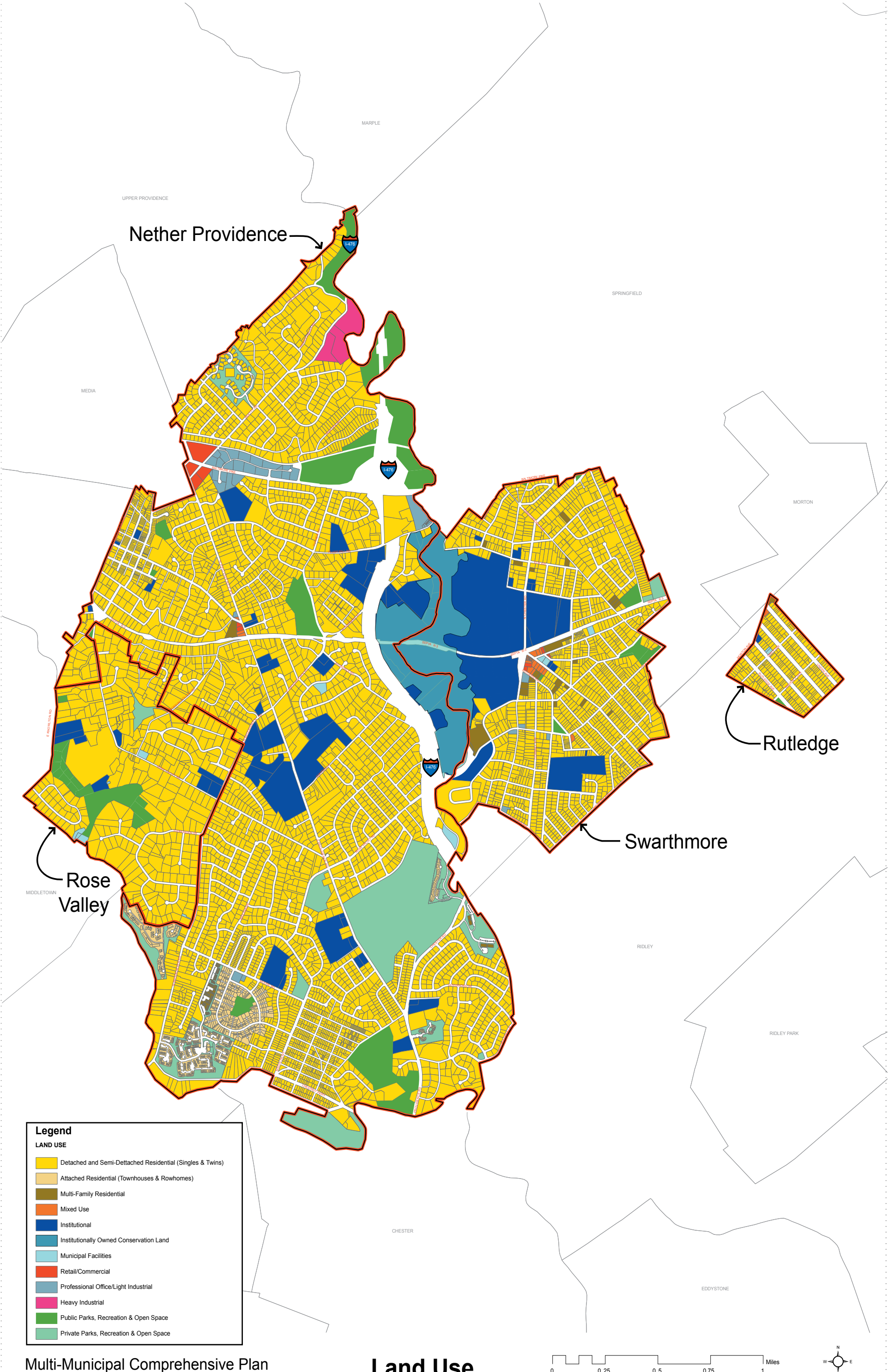
Uses Permitted by Special Exception:

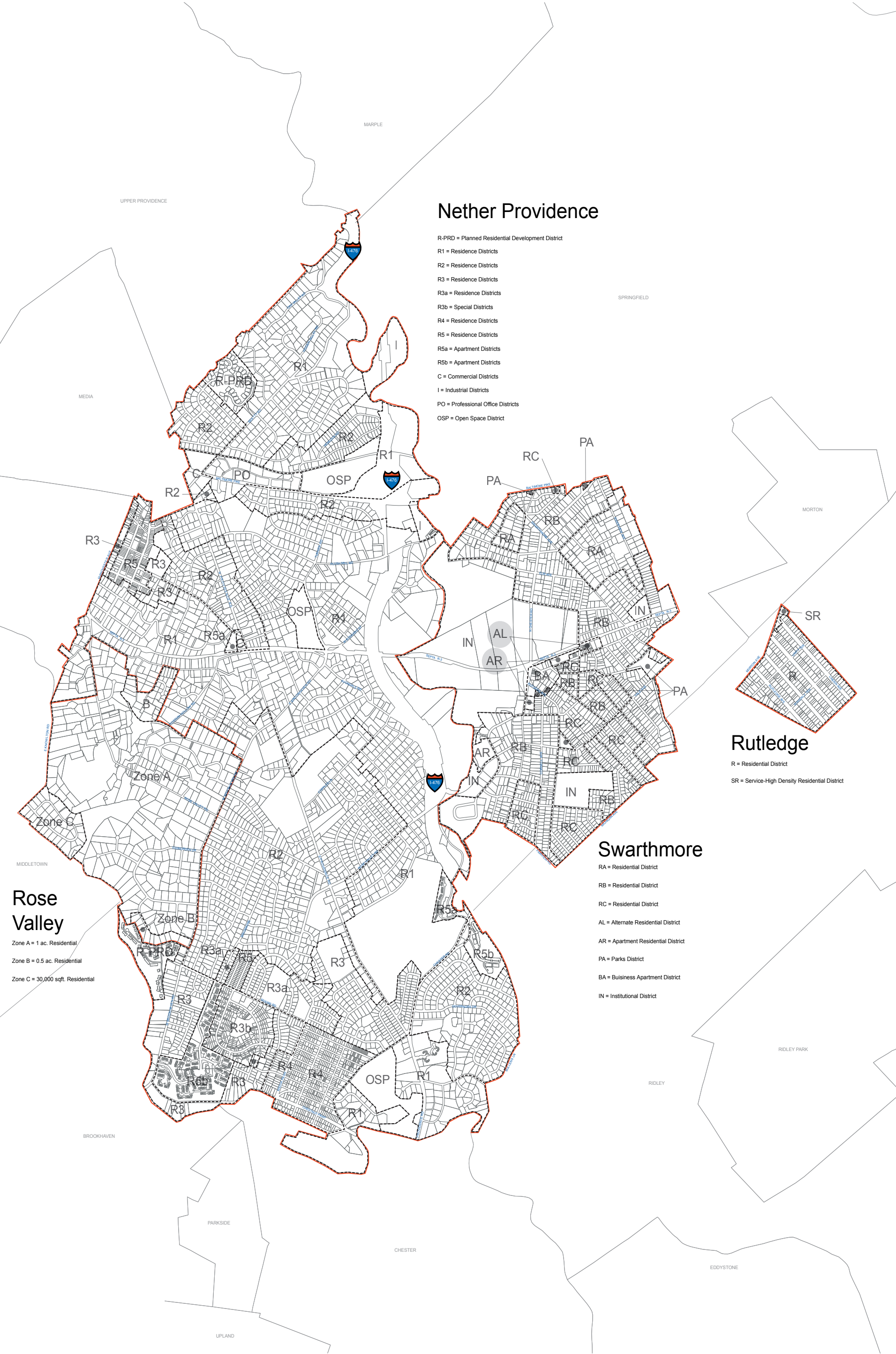
- Outdoor skating rinks
- Swimming pools (non-commercial)
- Playfields
- Tennis courts
- Wireless communications facility with antenna(s)

IN-Institutional Commercial District – The purpose of this district to implement the Town Center Revitalization Strategy by the addition of commercial development adjacent to the existing BA Business Apartment District in an overlay over existing institutional zoning.

Uses permitted by Conditional Use:

- Inn
- Restaurant
- Retail space, including but not limited to a college bookstore open to the general public selling books and related products and including a coffee shop





Nether Providence

- R-PRD = Planned Residential Development District
- R1 = Residence Districts
- R2 = Residence Districts
- R3 = Residence Districts
- R3a = Residence Districts
- R3b = Special Districts
- R4 = Residence Districts
- R5 = Residence Districts
- R5a = Apartment Districts
- R5b = Apartment Districts
- C = Commercial Districts
- I = Industrial Districts
- PO = Professional Office Districts
- OSP = Open Space District

Rutledge

- R = Residential District
- SR = Service-High Density Residential District

Swarthmore

- RA = Residential District
- RB = Residential District
- RC = Residential District
- AL = Alternate Residential District
- AR = Apartment Residential District
- PA = Parks District
- BA = Buisness Apartment District
- IN = Institutional District

Rose Valley

- Zone A = 1 ac. Residential
- Zone B = 0.5 ac. Residential
- Zone C = 30,000 sqft. Residential



1.5 · Transportation

The ability for people and goods to freely move to and from the MMCP Planning Area is critical. Mobility and transportation can take many forms and rely on separate but interrelated infrastructure. It is important to understand how people and goods are transported, determine what forms of transport are most desirable and sustainable and identify any barriers limiting improved mobility within the MMCP Planning Area.

The initial development of these four municipalities took place at the end of the nineteenth century and the beginning of the twentieth century, when advances in transportation allowed people to move to outlying areas and yet have access to the city for employment and shopping. Thus the communities were developed around the rail lines -today's SEPTA R3 line and the Route 101 trolley— and a network of rural roads that connected existing towns such as Media, Chester, Upper Darby and Newtown Square with Philadelphia and one another. This original transportation infrastructure remains the backbone of today's transportation system serving mature communities that were built-out over the course of the twentieth century. Baltimore Pike, a road dating back centuries, still serves as a key transportation and commercial corridor for the MMCP Planning Area and the region. While travel patterns have shifted and travel modes have changed over time, the basic transportation system has remained virtually unchanged, except for the addition of I-476 (the Blue Route).

Existing Road Network and Traffic Volumes

The existing road network for the four municipalities consists of limited access highways, arterials, collector roads and local streets. These descriptions are assigned to roadways according to their perceived function by PennDOT and are taken from the official PennDOT County Functional Classification Maps. The MMCP Planning Area is bisected by I-476 (the Blue Route), the main north-south route and Baltimore Pike, in the primary east-west route. There are two additional main routes through the MMCP Planning Area, PA Route 320, which was the primary north-south route until the construction of I-476, and PA Route 252.

1.5 · Transportation

One of the fundamental elements used to establish road classifications, as well as the most visible aspect of a road, is its traffic volume. To standardize the traffic analysis process, traffic volume is usually expressed over a 24- hour period, factored by both day of the week and month of the year, to produce an Annual Average Daily Traffic (AADT) count value (See Table 10 on page 76).



I-476 (the Blue Route)



Baltimore Pike intersection at I-476



Swarthmore Avenue

Limited Access Highways

Limited access highways are divided multi-lane roadways designed to move large volumes of traffic at high speeds. In the MMCP Planning Area, I-476 (The Blue Route) is the only limited access highway. I-476 from McDade Boulevard to I-76 (the Schuylkill Expressway) opened in December 1991. Ramp meters were installed at key on-ramp locations and select meters were activated in 2004. The location of I-476 essentially divides the MMCP Planning Area in half along or near the Nether Providence Township/Swarthmore Borough municipal boundary. This route provides direct regional access to other communities in the larger regional area, to the City of Philadelphia via I-76 (the Schuylkill Expressway) or I-95, and to the Pennsylvania Turnpike at the Mid-County Toll Plaza located in Montgomery County.

Major and Minor Arterial Roads

The function of an arterial road is to handle larger volumes of traffic generated by numerous smaller feeder roadways. They are intended to provide access across town or to the next community for shopping, employment, recreation or other purposes. The primary role of arterial roadways is to move traffic efficiently, with access from lower level roadways and driveways being a secondary consideration. There are two types of arterial roadways, major arterials and minor arterials, both of which are found within the MMCP Planning Area (See Road Hierarchy Map):

Major arterials are roadways that are typically two to four lanes in width, intended to serve major centers, and carry a high proportion of cross-county traffic. These roadways are:

Baltimore Pike, PA Route 252, PA Route 320, Swarthmore Avenue

Baltimore Pike, traveling east-west, runs along the northern edge of Swarthmore Borough, and splits the northern end of Nether Providence Township from the rest of the Township. Baltimore Pike has been and continues to be the major east-west route through the area and receives a significant amount of daily vehicular traffic. PA Routes 252 and 320, as well as Swarthmore Avenue are two-lane roads that serve as major north/south arterials through the MMCP Planning Area.

Minor arterials are roads that interconnect with and augment major arterials. These roads carry traffic within or between several municipalities and provide key connections between principal arterials. They are typically two-lane residential streets but carry significantly more traffic than other residential streets in the MMCP Planning Area. These roadways are:

Fairview Road, Morton Avenue, Swarthmore Avenue



Rose Valley Road

Collectors

Collector roadways typically serve to channel or distribute traffic to or from higher classification roads. In the MMCP Planning Area, there are several roadways identified as collectors (See Road Hierarchy Map):

Waterville Road, Chestnut Parkway, Brookhaven Road, Rose Valley Road, Turner Road, Yale Avenue, Avondale Road, Rogers Lane, Bullens Lane, Michigan Avenue, Park Avenue

Road Management

Road management in the MMCP Planning Area is provided by multiple entities, ranging from state-owned and maintained roadways to private lanes. Residents who live on a private lane arrange for the repair and plowing of their own lanes. Similarly, Rutledge Borough owns and maintains all roads within the municipal limits with the exception of Morton Avenue, a state-owned roadway maintained by PennDOT. In Swarthmore, the Borough owns and maintains most roadways, although PA Route 320, which bisects the Borough from north to south is maintained by PennDOT. Although minimal, some roadway improvements are supported by DVRPC Transportation Improvement Program (TIP) funding.

PennDOT Improvement Projects

DVRPC, in coordination with PennDOT, maintains the region's Transportation Improvement Program, which includes all of Delaware County. The TIP lists all projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant. The recently adopted Federal transportation act called The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) authorizes the Federal surface transportation programs for highways, highway safety, and transit for the 5-year period 2005-2009.

The list is multi-modal, which means that in addition to the traditional modes of transportation, namely highway and public transit, it also includes bicycle and pedestrian-related projects. The regional TIP for the nine-county DVRPC region is updated every year, though the Pennsylvania portion is updated every other year to coincide with the update of the State Transportation Improvement Program (STIP) and the Twelve Year Program. There are three projects on the 2007 – 2010 Draft TIP.

MPMS#50520

Pedestrian Improvements (Sidewalks and Trail along Turner Road/Rogers Lane/Possum Hollow Road in Nether Providence Twp.) - The project will consist of creating pedestrian facilities to connect the Leiper-Smedley Trail with existing walkways and SEPTA's Wallingford R3 Regional Rail Station.

MPMS#57750

Signalization Improvements on Baltimore Pike from Orange Street in Media Borough to Grandview Avenue in Nether Providence Twp. This project will include upgrading and interconnecting thirteen traffic signals, most of them along Baltimore Pike. This project will improve traffic flow on the Baltimore Pike corridor through Nether Providence Township and Media Borough. This project is intended to complement the revitalization efforts taking place in downtown Media by improving access to the downtown and improving traffic flow through Nether Providence Township.

MPMS#57757

Intersection and Pedestrian Improvements on Morton Avenue at Swarthmore Avenue in Rutledge Borough and Ridley Township - The existing signalization and geometry are outdated, and substandard signal head configuration and size create a safety hazard. In addition, the

roadway geometry is not adequate for proper turn movements, especially for buses and trucks. This project will modernize traffic signals, widen the roadway, improve stormwater runoff, and upgrade the sidewalks and curbing between the intersection and Ridley High School.

Roadway Conditions

Roadway conditions refer to the physical properties and structural integrity of the roadway. Several of the roads in the MMCP Planning Area are in need of attention to facilitate increased safety and to accommodate increasing usage. The following is a list of existing roadway deficiencies in the MMCP Planning Area, compiled through task force and public meeting input, that need to be addressed:

Knowlton & Longpoint Lane. (Rose Valley) –Crest of hill on Knowlton creates line of sight issues.

Rose Valley Road (Rose Valley) – Roadway subject to speeding and truck traffic.

Brookhaven Road (Nether Providence) – No sidewalks exist along this heavily traveled portion of the roadway.

Turner Road (Nether Providence) – Highly used cut-through road.

Rogers Lane (Nether Providence) – Highly used cut-through road.

Public Transportation

Public transportation is vital to residents as well as to workers and visitors in the MMCP Planning Area, and the availability of public transit services is a major factor for a significant segment of the population who choose to live or work in the area (see Chapter 1·10 Employment Characteristics). Public transportation provides an alternative to driving to many locations within Philadelphia and to other local destinations, including Chester and Media. The Southeastern Pennsylvania Transportation Authority, or SEPTA, operates one regional rail line, one trolley line and four bus routes to and from the MMCP Planning Area. The information below shows the current SEPTA transit services available in the immediate MMCP Planning Area.

Regional Rail

R3 –Media/Elwyn

The R3 – Philadelphia Center City to Media/Elwyn Line provides access to Philadelphia with stops at University City Station, 30th Street Station, Suburban Station and Market East Station. From Center City Philadelphia, the R3 Line continues on to Temple University and to its final destination

1.5 · Transportation

in West Trenton. A transfer onto the R1 – Airport Line at University City Station provides a connection to the Philadelphia International Airport. From 30th Street Station, Suburban Station and Market East Station, connections can be made to any of the other twelve regional rail lines which provide service into other parts of the greater Philadelphia area, Trenton, and, via connections with New Jersey Transit, the New York metropolitan area. Riders can connect to New Jersey's PATCO Line at Market East Station, or connect with Amtrak trains at 30th Street Station, which provide service to the entire eastern seaboard.

The R3 Regional Rail Line has three stations located within the MMCP Planning Area - the Swarthmore Station located at Chester Road and Park Avenue in Swarthmore Borough, the Wallingford Station located at Kershaw Road and Possum Hollow Road in Nether Providence Township, and the Moylan-Rose Valley Station located at the line's crossing of Manchester Avenue in Nether Providence Township. A fourth station, Morton-Rutledge, is located just outside of Rutledge along Morton Avenue.

Many regional rail passengers from the MMCP Planning Area and beyond utilize these stations as part of their daily commute. There is parking available at all stations but spaces are limited and capacity reaches its maximum on typical weekday mornings. The Swarthmore Station has 143 dedicated parking spaces located in a SEPTA operated lot which are fully used during a typical weekday. The location of the station in the heart of the Borough and the extensive sidewalk network in the Borough of Swarthmore allows many residents to walk to the station. Some parking also occurs on neighborhood streets close to the train station. Additionally, the Borough operates approximately 100 long-term metered parking spaces in close proximity to the station.

The Wallingford Station has 61 dedicated parking spaces in a SEPTA lot, all of which are fully occupied during a typical weekday. Unofficial on-street parallel parking occurs along Turner Road. There are 149 dedicated parking spaces in the Moylan-Rose Valley lot which are fully occupied during a typical weekday.

The Morton Station located at Yale and Morton Avenues is just outside the Borough of Rutledge and the MMCP Planning Area. It has 50 dedicated parking spaces in a SEPTA lot which are fully used during a typical weekday. Near the Morton Station are two parking lots currently used by SEPTA riders. One lot, located on Church Road, is owned by Springfield Township and is connected to the Township's ballfields but is used by SEPTA riders daily. The second lot approximately ½-block from the station is privately owned and currently being used by both SEPTA riders and a nearby car dealer.

The approximate travel time between Suburban Station and the stops in the MMCP Planning Area, and the Morton Station, are shown below.

Regular Travel Times:*

Between Suburban Station and the Morton Station – Approximately 30 minutes

Between Suburban Station and the Swarthmore Station – Approximately 33 minutes

Between Suburban Station and the Wallingford Station – Approximately 35 minutes.

Between Suburban Station and the Moylan-Rose Valley Station – Approximately 37 minutes

* - Travel times vary slightly depending on time of day and inbound vs. outbound trains

Express Train Service Ride Times:

There are two express trains in the morning and two express trains in the evening that reduce the travel time by approximately 9 minutes between Suburban Station and the Morton Station, Swarthmore Station, Wallingford Station and Moylan-Rose Valley Station. Express trains do not stop between Secane and University City.

Train Headways

During the morning and evening peak times, regular trains run on average headways of 20 minutes. Swarthmore and Morton Stations are served by additional service from express trains that decrease the average headway time between trains to approximately 15 minutes. Express trains do not serve either Wallingford or Moylan-Rose Valley stations. During off-peak times, trains run on 60 minute headways.

Regional Rail Ridership

Table 7 shows the average weekday boards for the R3 regional rail line, by station. Swarthmore Station handles the highest number of daily boards, averaging 729 per day, reflecting availability of both parking and pedestrian access. Moylan-Rose Valley has the lowest average weekday boards, averaging 250 per day. SEPTA has a minimum acceptable average standard boarding number by station of 75 boards per day. All of the stations within the MMCP Planning Area well exceeded this minimum. It can be concluded that ridership by station is limited primarily by the availability of parking and should the amount of parking spaces increase, ridership would increase as well. SEPTA has determined that based on its costs to operate the R3 regional rail line and the amount of fares generated by ridership, the line requires the lowest average per person subsidy

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of any regional rail in their system- \$1.91 per passenger. As a comparison, the R2 Wilmington regional rail line requires the greatest average per person subsidy- \$5.70 per passenger.

Table 7 : Regional Rail Ridership

| Rail Line Station | Total Weekday Boards | R3 Regional Rail Line | | Subsidy | Average Subsidy/ Passenger |
|--------------------|-------------------------|-----------------------|----------------------|-------------|-------------------------------|
| | | Annual Passengers | Passenger Revenue | | |
| Morton | 552 | - | - | - | - |
| Swarthmore | 729 | - | - | - | - |
| Wallingford | 265 | - | - | - | - |
| Moylan-Rose Valley | 250 | - | - | - | - |
| Totals: | 1,796 | 2,244,700 | \$7,595,100 | \$4,282,595 | \$1.91* |

Source: SEPTA Regional Rail Division Annual Station Performance Review – 2005 FY Annual Service Plan

* Lowest average subsidy per passenger for entire SEPTA regional rail system

Trolley**Route 101 – 69th Street Terminal to Media**

The trolley line provides service between Media Borough and the 69th Street Terminal in Upper Darby, with connections to Philadelphia via the Market Frankford Blue Line and to King of Prussia via the Route 100 Norristown High Speed Line. Numerous bus routes also provide connections to other locations throughout Delaware and Montgomery Counties.

There is free parking dedicated to the line located at the Bowling Green Station, Pine Ridge Station, Springfield Mall station, and outside the MMCP Planning Area at the Springfield Station. The Bowling Green Station has 36 free dedicated parking spaces located off Providence Road behind the shopping center. The typical time for a ride between 69th Street Terminal and the Bowling Green Station is 26 minutes.

Trolley Ridership

Table 8 shows the total weekday passenger ridership for the Route 101 trolley line.

Table 8: Trolley Ridership

| Trolley Line | Total Weekday Passengers | Route 101 Trolley Line | | Fully Allocated Expenses |
|--------------|-----------------------------|------------------------|-------------------|--------------------------|
| | | Annual Passengers | Passenger Revenue | |
| Route 101 | 3,675 | 1,113,490 | \$1,354,282 | \$4,907,363 |

Source: SEPTA Suburban Transit Division– 2005 FY Annual Service Plan

Bus Routes*Route 109 – 69th Street Terminal to Chester (through Swarthmore)*

Provides service from 69th Street Terminal to the Chester Transportation Center in Chester, PA. Within the MMCP Planning Area, the bus route runs along Baltimore Pike to the Springfield Mall, along PA Route 320 stopping at the R3 Swarthmore Regional Rail Station and then continuing to the Chester Transportation Center. At the CTC, riders can board the R2 to go to Wilmington and connect with Amtrak trains headed for Baltimore and

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Washington. The typical time for a ride between 69th Street Terminal and the R3 Swarthmore Station is approximately 38 minutes. Between the 69th Street Terminal and the Chester Transportation Center travel time is 50 minutes.

Route 110 – 69th Street Terminal to Granite Run Mall

Provides service from 69th Street Terminal to Penn State University – Delaware County. Within the MMCP Planning Area, the bus route runs along Baltimore Pike, stopping at the Springfield Mall, and continues along Baltimore Pike stopping at the Granite Run Mall, and on to Penn State University – Delaware County. The typical time for a ride between 69th Street Terminal and the stop at Baltimore Pike and Providence Road is approximately 35 minutes and a ride from 69th Street Terminal to the Penn State University campus is approximately 60 minutes.

Route 113 – 69th Street Terminal to Marcus Hook

Provides service from 69th Street Terminal to Marcus Hook at the intersection of Delaware Avenue and Market Street. This bus runs southeast of the project study area along MacDade Blvd. At the intersection of South Avenue and MacDade Blvd. Bus Route 113 interchanges with Bus Route 122.

Route 118 – Chester to Newtown Square and King of Prussia

Provides service from the Chester Transportation Center to Newtown Square. Within the MMCP Planning Area, this bus runs along Waterville Road to Brookhaven Road, then north on Providence Road, stopping near the R3 Wallingford Station, then along Wallingford Avenue to Manchester Avenue near the Pennsylvania Institute of Technology, into Media and north to Newtown Square. The typical time for a ride between the Chester Transportation Center and the R3 Wallingford Station is approximately 15 minutes.

Route 122

Provides service from 69th Street Terminal to the Springfield Mall. While this bus does not run through the MMCP Planning Area, it does circulate at the edge of the area along Woodland Avenue through Morton Borough, stopping at the R3 Morton Station, and along Baltimore Pike to the Springfield Mall. The typical time for a ride between the 69th Street Terminal and the R3 Morton Station is 40 minutes and 69th Street Terminal and the Springfield Mall is approximately 50 minutes.

Bus Ridership

Table 9 shows the total weekday passenger ridership for all of the bus lines in the MMCP Planning Area. Several bus routes operate below SEPTA's minimum acceptable operating ratio of 20% (a measure of revenue vs. cost). The 111, 116, and 118 bus routes are at risk of being cut in the future, since they are currently operating below SEPTA's minimum acceptable operating ratio of 20 percent.

**Table 9: Bus Ridership:
Bus Lines in the MMCP Area**

| Bus Line | Weekday Passengers | Annual Passengers | Passenger Revenue | Fully Allocated Expenses | Operating Ratio |
|----------|--------------------|-------------------|-------------------|--------------------------|-----------------|
| 109 | 4,127 | 1,327,365 | \$1,619,385 | \$3,139,110 | 52% |
| 110 | 1,161 | 512,095 | \$622,836 | \$2,133,607 | 29% |
| 111* | 957 | 263,550 | \$341,023 | \$1,771,544 | 19% |
| 113 | 4,625 | 1,438,149 | \$1,754,542 | \$3,315,463 | 53% |
| 118* | 735 | 198,813 | \$242,552 | \$1,282,195 | 19% |
| 122 | 500 | 139,780 | \$170,007 | \$871,324 | 20% |

* Below SEPTA minimum acceptable operating ratio of 20%

Source: SEPTA Suburban Transit Division— 2005 FY Annual Service Plan

Access to transit services is of critical concern. For residents in the Borough of Swarthmore and some in Nether Providence Township, walking to the R3 Regional Rail Line, bus stops or the Route 101 trolley is an option; however, many users of these stations must drive to reach the regional rail and trolley stations. Determining factors include personal preference, distance from transit stop and safety, as some walking routes have no sidewalks. Kiss-and-ride and park-and-ride facilities at transit stops, therefore, are very important components of the transportation system. The various transit modes lack proper integration, including scheduling, signing and passenger information.

Sidewalks

Sidewalks are located throughout most of Swarthmore Borough and Rutledge Borough (see Pedestrian Facilities map). Nether Providence has continuous sidewalks only along Wallingford Avenue and Providence Road. The remaining sidewalks in the Township are small and intermittent. Rose Valley does not have sidewalks.

1.5 · Transportation



Sidewalks are located throughout most of Swarthmore and Rutledge Boroughs

There is a lack of adequate sidewalks leading to most of the public school facilities in the MMCP Planning Area. This situation prevents many students from being able to walk to school or forces them to walk in the road or on private property alongside the road. There are intermittent, or in most areas no sidewalks along roads leading to both the Wallingford and Moyland-Rose Valley Regional Rail Stations, making pedestrian access to these stations difficult.

Manchester Road in the area of the Pennsylvania Institute of Technology does not have sidewalks. The R3 rail line which bisects the MMCP Planning Area forms a barrier for pedestrians and the roads that do cross the railroad tracks have limited pedestrian facilities in most cases. In Swarthmore there are three pedestrian tunnels passing below the R3 regional rail line, two on the college campus and one which connects north and south Princeton Avenue. This tunnel is an important route, especially for elementary school students who use the tunnel to get to the Swarthmore-Rutledge Elementary School. This tunnel is in a deteriorated condition and frequently suffers from flooding.



The Leiper-Smedley Trail along I-476

Bikeways

Most bicycling in the MMCP Planning Area is done on the streets despite the fact that many stormwater grates are not bicycle friendly and degraded road shoulder conditions and a lack of available space and adequate protection make bicycling on busy roadways difficult. The lack of interconnected sidewalks, on-road bike lanes, and off-road trails limit bicycle and pedestrian mobility. The most visible and accessible bike path is the multi-use trail, the Leiper-Smedley Trail located along and below I-476 (the Blue Route). The trail extends from Rose Valley Road to just north of Baltimore Pike and was constructed as part of the construction of I-476. The proposed on-road Bicyclists' Baltimore Pike bicycle route also traverses the

MMCP Planning Area. This route will roughly parallel Baltimore Pike along Brookhaven Road, Avondale Road, and Yale Avenue to Morton Borough and beyond into Philadelphia. The first phase, from the intersection of Yale Avenue/Rose Valley Road and Avondale Road heading east to Philadelphia, will be constructed in 2007.

The 2007 – 2010 Draft TIP has one bicycle trail/route project proposed to be constructed in the near future:

MPMS#50520

Sidewalks and trail to connect Leiper-Smedley Trail with existing walkways and the SEPTA Wallingford Station.

Parking Facilities

In addition to public parking provided at transit stations, major parking facilities exist in the downtown area of Swarthmore and at the public school sites. There is a perceived lack of adequate parking for students at Strath Haven High School. In recent years, students have parked in residential neighborhoods surrounding the school. This has created some issues with the residents in adjacent neighborhoods. As a result, the Township has prohibited parking on the streets around the high school. This in turn reduced the available parking for students and the issue of providing parking versus the concerns of the adjacent neighborhoods continues today. Given the need to renovate school buildings, athletic facilities and parking in an area with limited available developable space, the issue of parking for the high school can not be easily solved. There is also a need for non-student parking at Swarthmore Rutledge Elementary School.

Public metered parking is provided in the downtown area of Swarthmore. The Swarthmore Town Center Revitalization Strategy made several recommendations for improving parking in the downtown area. This strategy focuses on continuing to explore opportunities to add more surface parking while improving parking management policies, including tighter enforcement and adjusting metered time limits.

Airport Facilities

While there are no aviation facilities in the MMCP Planning Area, residents and employees have ready access to the Philadelphia International Airport, the largest commercial passenger airport in the region. The Philadelphia International Airport is located in southwest Philadelphia and is accessible by automobile, rail, and bus. In most cases, utilizing a personal automobile is the fastest method to reach the airport. To get to the airport by regional rail a traveler would have to ride the R3 into the University City Station and then catch the R1 south to the airport. Buses can get a traveler from this area to the airport, but it requires inconvenient transfers to other buses.

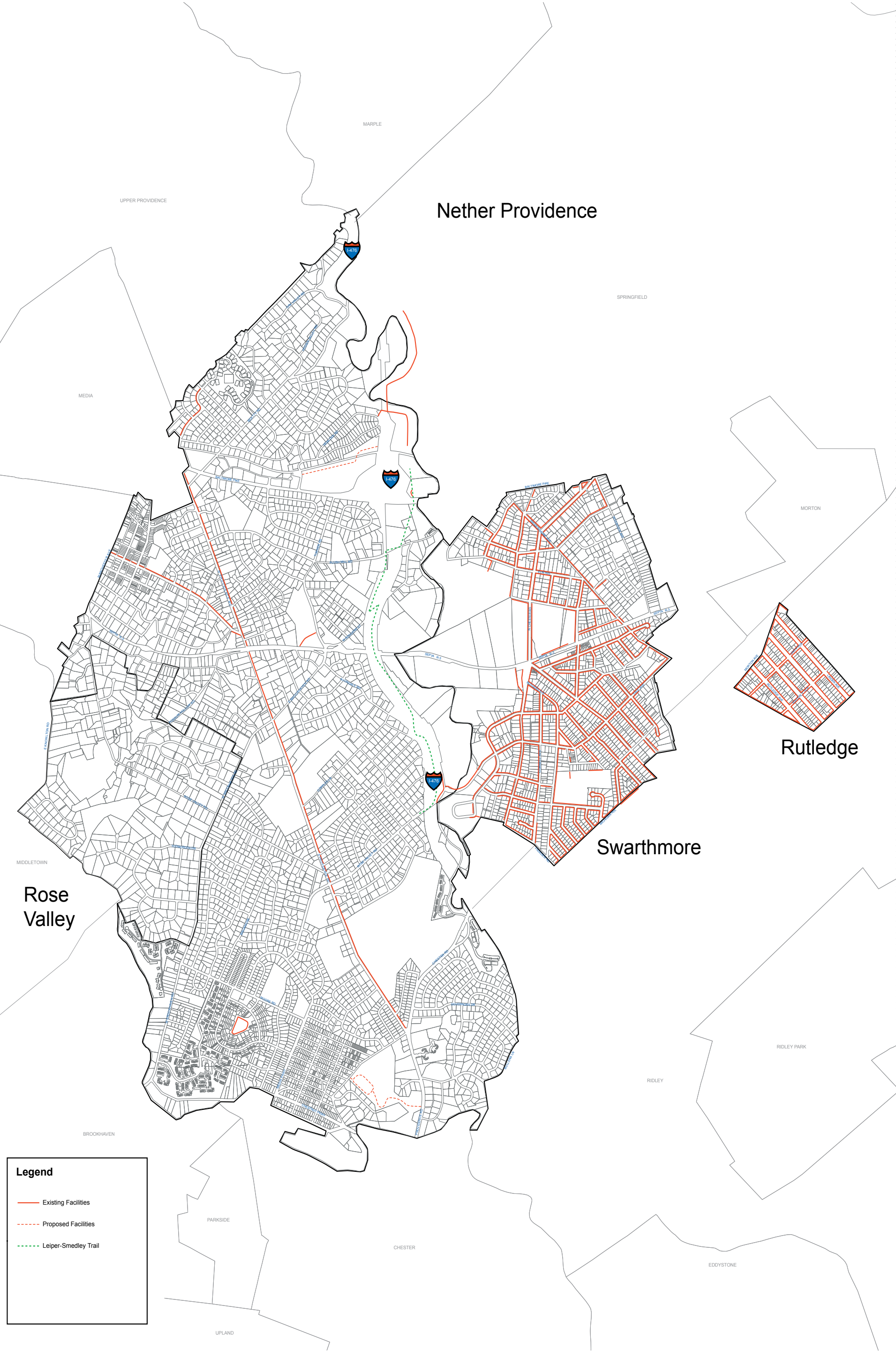
The Philadelphia International Airport has undergone significant expansion in recent years. Recent discussions have centered around a significant expansion of the Airport, including the location and size of runways. With the airport located just miles from the MMCP Planning Area, any proposed expansion is an issue that needs to be followed by the four communities.

1.5 · Transportation

Table 10: AADT Counts for Selected Roads in the MMCP Region

| Municipality | Road Name | From | To | Date | AADT | Direction |
|----------------------------|--------------------------|------------------|-----------------------|------|---------|-----------|
| Nether Providence Township | Rose Valley Rd | School La | Thornpach Rd | 1997 | 6818 | Both |
| Nether Providence Township | Chester Rd | Avondale Rd | Fairview Rd | 1997 | 12364 | Both |
| Nether Providence Township | Providence Ave | Bullens La | Providence Rd | 1997 | 13791 | Both |
| Nether Providence Township | Plush Mill Rd | Tr 252 | Rogers La | 1998 | 1636 | Both |
| Nether Providence Township | Providence Rd | Brookhaven Rd | Possum Hollow Rd | 1998 | 9973 | Both |
| Nether Providence Township | Yale Ave | Avondale Rd | Country Club La | 1998 | 5473 | Both |
| Nether Providence Township | Avondale Rd | Brookhaven Rd | Yale Ave | 1998 | 3860 | Both |
| Nether Providence Township | Baltimore Pike | Beatty Rd | Pine Ridge Rd | 1998 | 25153 | Both |
| Nether Providence Township | Manchester Ave | Radnor St | Baltimore Ave | 1999 | 3060 | Both |
| Nether Providence Township | Manchester Ave | Knowlton | Rose Valley Rd | 1999 | 5073 | Both |
| Nether Providence Township | Providence Rd | Waterford Way | Putters La | 1999 | 9456 | Both |
| Nether Providence Township | Brookhaven Rd | Netherland La | Sackville La | 1999 | 12056 | Both |
| Nether Providence Township | Rose Valley Rd | Tr 252 | Brookhaven Rd | 2000 | 6477 | Both |
| Nether Providence Township | Baltimore Pike | Turner Rd | Tr 476 Ramps | 2000 | 28535 | Both |
| Nether Providence Township | Providence Rd | Shepards La | Plush Mill Rd | 2000 | 10564 | Both |
| Nether Providence Township | Brookhaven Rd | Larkin La | Tr 252 | 2000 | 11374 | Both |
| Nether Providence Township | Rogers La | Crumwald La | Plush Mill Rd | 2000 | 3107 | Both |
| Nether Providence Township | Providence Ave | 25th St | Bullens La | 2000 | 7856 | Both |
| Nether Providence Township | Waterville Rd | Hastings Ave | Brookhaven Rd | 2001 | 7938 | Both |
| Nether Providence Township | Brookhaven Rd | Providence Rd | Possum Hollow Rd | 2001 | 5717 | Both |
| Nether Providence Township | Plush Mill Rd Br (I-476) | Marie Dr | Rogers La | 2001 | 528 | Both |
| Nether Providence Township | Providence Rd | Copples La | Hickory La | 2001 | 7399 | Both |
| Nether Providence Township | Chester Rd | Avondale Rd | Fairview Rd | 2002 | 8883 | Both |
| Nether Providence Township | Providence Ave | Bullens La | Providence Rd | 2002 | 13955 | Both |
| Nether Providence Township | Rose Valley Rd | Possum Hollow Rd | Wallingford Ave | 2002 | 6728 | Both |
| Nether Providence Township | Beatty Road | Parkridge Dr | Healthdale La | 2002 | 4218 | Both |
| Nether Providence Township | Turner Rd | Rodgers La | Baltimore Pike | 2002 | 5093 | Both |
| Rose Valley Borough | Rose Valley Rd | Brookhaven Rd | Tulip La | 2002 | 6657 | Both |
| Rutledge Borough | Morton Ave | Swarthmore Ave | Tr 420 (Woodland Ave) | 1998 | 8527 | Both |
| Swarthmore Borough | Michigan Ave | Ridley Twp Line | Drexel Rd | 1998 | 4458 | Both |
| Swarthmore Borough | Swarthmore Ave | Elm Ave | College Ave | 1998 | 7300 | Both |
| Swarthmore Borough | Chester Rd | Harvard Ave | College Ave | 2001 | 10701 | Both |
| Swarthmore Borough | Chester Rd | Fairview Rd | Yale Ave | 2002 | 10382 | Both |
| Ridley Township | I-476 (the Blue Route) | I-95 | McDade Boulevard | 2003 | 93000* | Both |
| Nether Providence Township | I-476 (the Blue Route) | McDade | Baltimore Pike | 2003 | 104000* | Both |
| Nether Providence Township | I-476 (the Blue Route) | Baltimore Pike | Route 1 | 2003 | 98000* | Both |

Road counts for all roads except I-476 were provided by the DVRPC Road counts for I-476, noted with an asterisk [*] in the count column, were provided by the Pennsylvania Department of Transportation (PennDOT).



Nether Providence

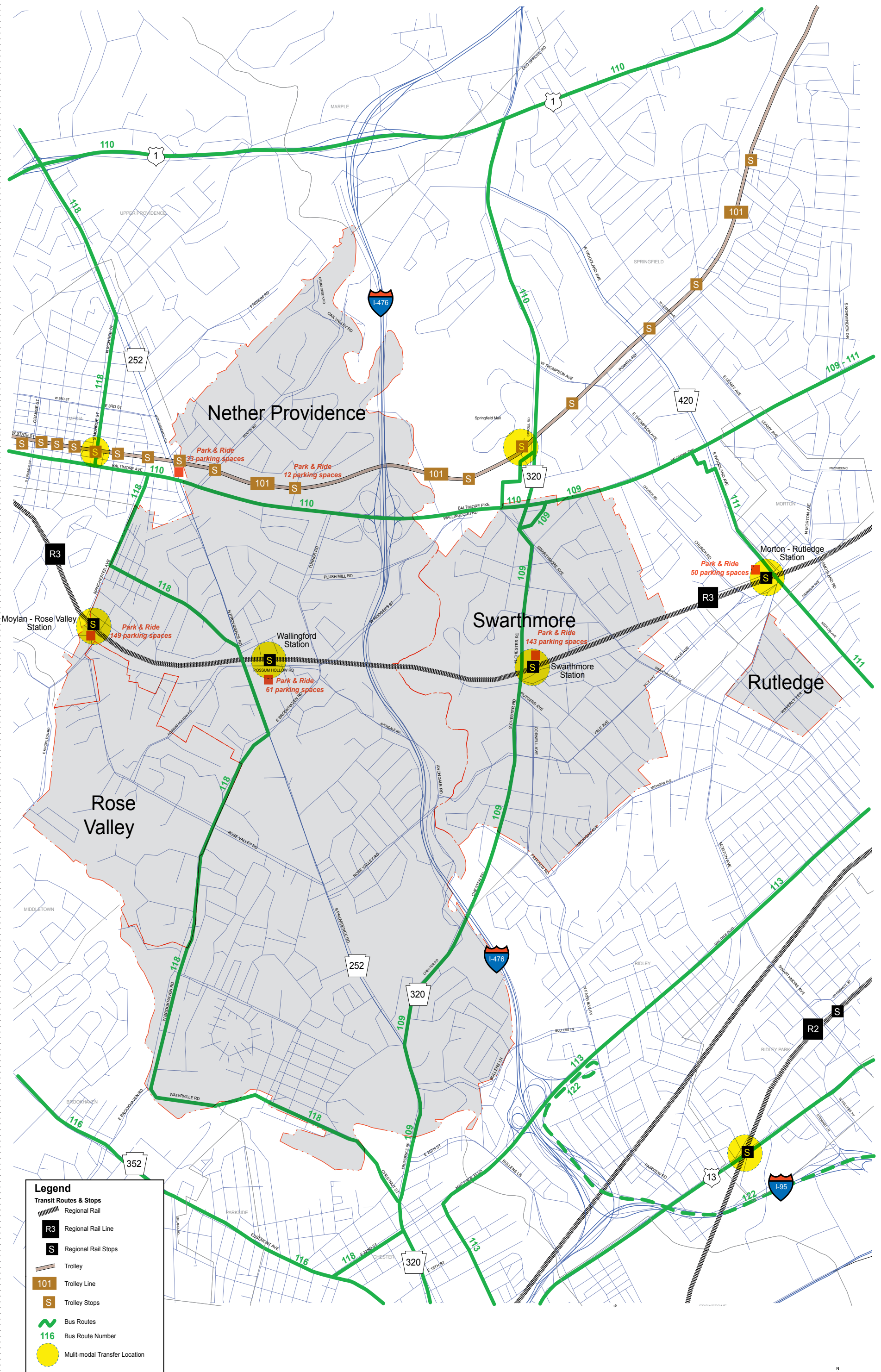
Rutledge

Swarthmore

Rose Valley

Legend

- Existing Facilities
- Proposed Facilities
- Leiper-Smedley Trail



1.6 · Community Facilities

Public infrastructure includes both physical entities such as park, community centers, utilities lines, can also include some social services in the form of government programs. Both are necessary for a well functioning and healthy community. Due to the long-established nature of the four municipalities within the MMCP Planning Area, they all have well-developed facilities and services. As a result, the focus of evaluation is less on where to add new infrastructure, but instead on determining the need and status of repair and enhancements to existing infrastructure and programs. Understanding the issues surrounding the MMCP Planning Area's aging infrastructure and the communities' budget limitations can best define areas for improvement and promote long term viability.

Pathways and Trails

Leiper-Smedley Trail is the most prominent trail within the MMCP Planning Area and roughly parallels I-476. Located entirely within Nether Providence Township, the trail extends from Smedley Park to Rose Valley Road.



An informal private footpath system was established decades ago in the Borough of Rose Valley. This highly valued recreational asset is continuously cited as one of the essential components in identifying Rose Valley as a distinct community.

Within Swarthmore Borough, Swarthmore College maintains an extensive system of trails, mostly throughout the Crum Woods. The trails are open to the public, and are widely utilized and appreciated as a community amenity. Heavy use of the trails has been determined to be compounding erosion problems and negatively impacting the ecological health of the habitat. The Crum Woods Conservation and Stewardship Plan mentions the need for restoration efforts to repair damage and educational efforts which promote staying on existing trails and reducing the creation of new “rogue” trails through the woodlands.

1.6 · Community Facilities

Recreation, Parks and Open Space

The MMCP Planning Area offers its residents a wide variety of resources for active and passive recreation. However, many of the resources are held privately, or by other public entities, rather than by the municipalities themselves. Because the communities are almost entirely built out, limited land is available to develop new municipally-owned recreation or open space areas, and deficiencies, particularly playing field space, have been identified.

The MMCP Planning Area has a total of sixteen municipally-owned parks and open spaces, as shown in Table 11. This accounts for 128.36 acres or 3.4% of the planning area. Additional land for both active and passive recreation is provided at school district properties and Swarthmore College.

The National Recreation and Park Association's (NRPA) Park, Recreation, Open Space and Greenway Guidelines, 1995, provides a framework for recreation planning that relies partially on a ratio of facilities to a specified percentage of population. The NRPA's Level of Service guidelines is a ratio expressed as acres/1000 population, which represents the minimum amount of public ground space needed to meet typical recreation demands of the citizens of a community. Under these NRPA guidelines, the minimum active recreation acreage is at least ten acres per thousand. While Pennsylvania does not have a standard for active parkland acreage, Maryland offers a comparison of 30 acres per thousand. As a generalized assessment, the MMCP Planning Area, including both municipal and school district facilities, has approximately 206 acres of dedicated active recreation land, or approximately 9.8 acres per 1000 MMCP Planning Area residents. This calculation does not include any portion of the Swarthmore College lands.

Nether Providence

In 1996, using money provided through local and state grants and local fundraising efforts, the Township purchased 38 acres of land within the Houston Tract. 32 acres remain as passive open space; six acres have been dedicated as the Robert Urban Fields (a.k.a. the "Field of Dreams") and include several soccer fields and a regulation-sized Little League baseball field.³ Other active and passive open spaces in Nether Providence include Bullens Park (baseball and soccer), Hepford Park (baseball and soccer), Leiper Park (passive open space), Sapovitz Park (passive open space and playground equipment), Smedley Park (passive areas and ballfields), and Woodrow Wilson Park (trails and open space). Various school

facilities within Nether Providence also provide the MMCP area with recreational opportunities. The former Summit School, Wallingford Elementary, Strath Haven Middle School, Strath Haven High School, and Nether Providence Elementary provide the community with over 50 acres of multi-purpose playing fields, basketball and tennis courts, and playgrounds. Privately-held open space in Nether Providence Township can be found at Taylor

Table 11: MMCP Planning Area Parks and Recreation Facility Inventory

| Facility Name | Nether Providence Duer Tract | Nether Providence Robert Urban Fields | Nether Providence Bullens Park | Nether Providence Hepford Park | Nether Providence Leiper Park | Nether Providence Sapovitz Park | Nether Providence Semdley Park | Nether Providence Woodrow Wilson Park | Nether Providence Turner & Rodgers | Rose Valley Long Point Wildlife Sanctuary | Rose Valley The Saul Wildlife Sanctuary | Rose Valley Pew Park | Rutledge Triangle Park | Swarthmore Gateway Park | Swarthmore Keystone Park | Swarthmore Umoja Park | Swarthmore Little Crum Creek Park |
|-----------------------|------------------------------|---------------------------------------|--------------------------------|--------------------------------|-------------------------------|---------------------------------|--------------------------------|---------------------------------------|------------------------------------|---|---|----------------------|------------------------|-------------------------|--------------------------|-----------------------|-----------------------------------|
| Acreage | 17 | 6 | 1.12 | 4.12 | 6.39 | 4.15 | 57.18 | 0.42 | 3.13 | 13 | 12 | 1 | 0.75 | 0.5 | 0.6 | 1 | |
| Recreation Facilities | | | | | | | | | | | | | | | | | |
| Active or Passive | P | A | A | A | P | A | A | P | A | P | P | P | A | P | P | P | |
| Baseball/Softball | | X | X | X | | | X | | | | | | X | | | | |
| Soccer | | X | X | X | | | | | | | | | | | | | |
| Football | | | | | | | | | | | | | | | | | |
| Basketball | | | | | | | | | | | | | X | | | | |
| Trails | X | | | | X | | X | X | | X | X | X | | | | | |
| Playground Equipment | | | | | | X | | | | | | | X | | | | |
| Swimming Pool | | | | | | | | | | | | | | | | | |
| Track | | | | | | | | | | | | | | | | | |
| Gym | | | | | | | | | | | | | | | | | |
| Tennis | | | | | | | | | | | | | | | | | |

Memorial Arboretum which is highly accessible to the public, and the Spring Haven Country Club. In 1951 Joshua Taylor established a trust fund to maintain and enlarge an existing arboretum. With this trust fund, the 25-acre Taylor Memorial Arboretum was established on a former quarry

1.6 · Community Facilities

site to promote health, enjoyment, and education of the natural world. Today, the arboretum offers seasonal displays and special collections. The Spring Haven Country Club consists of 108.5 acres of land and is home to a private golf course, clubhouse, swimming pool, bathhouse, and 2 tennis courts.

Rose Valley

Public open space in Rose Valley includes the Long Point Wildlife Sanctuary, Saul Sanctuary, and Pew Park. Long Point Wildlife Sanctuary consists of 13 acres in the Ridley Creek watershed and was deeded to the Borough in 1972 by E. Wallace Chadwick. The Nature Conservancy documented the property as a critical watershed area that should be protected. The sanctuary is home to a variety of trees including white, red, black and scarlet oak, beech, tulip, sour gum, red maple, mockernut hickory, flowering dogwoods, American chestnut, mountain laurel, and lowbush blueberry. Local birders have identified over 100 species within Long Point. The Long Point Wildlife Sanctuary also contains the last remnants of the famous Minquas Indian Trail that once extended from the banks of the Schuylkill River in Philadelphia, westward to the Susquehanna River in Harrisburg. The Saul Wildlife Sanctuary is a 12 acre site that was given to the Borough by Maurice Bower Saul and his wife Adele Scott Saul. The Saul Sanctuary offers the borough a number of specimen trees and shrubs and also contains the remains of the dam and Mill Race, originally constructed in 1789 to divert water from Ridley Creek to the Old Mill.⁴ Pew Park, a gateway to the area, is a triangular park at the northern end of Rose Valley.

Rutledge

Rutledge's defining park and open space is Triangle Park. The park is owned and maintained by the Borough and serves as a softball field, basketball court, and tot lot. The park contains the only near regulation-sized softball field in the MMCP Planning Area (the center and right field walls are approximately five feet short of regulation) and attracts many users from outside the Borough. Triangle Park is also an outdoor community center for Rutledge, serving as the site for such local events as the 4th of July celebration.

Swarthmore

Public open space owned and maintained by Swarthmore Borough consists of six small parks. Gateway Park and Keystone Park serve as green gateways into the borough. Umoja Park features open space and picnic tables. Thatcher Park, locally identified as a "tot lot," is fenced on all sides and is equipped with swings and play equipment for children under five. Centennial Park is located in the Swarthmore Town Center and serves as

³ <http://www.npaasoccer.com/>

a gathering place to talk and eat. Little Crum Creek is Swarthmore's largest park and is used for a variety of purposes, including picnicking, dog walking, bird watching, informal sports games and other group gatherings. In 2003, a group from the Environmental Advisory Council, Swarthmore College and other volunteers returned the lower part of the park to its native wetland state.

Playing field space within the Borough is provided solely on land owned and maintained by the Wallingford-Swarthmore School District. In most cases, the fields are used both by the district for middle and high school sports as well as by the local recreation associations. Henderson Field is used for a variety of sports, including soccer and baseball. Swarthmore Rutledge Elementary School houses multi-purpose playground equipment and open field space used primarily for soccer. The district's Rutgers Avenue property includes a variety of playground equipment and playing fields, including a regulation-sized football field, and a track. This site also includes a wooded area which is used for passive activities, such as bird watching. A community group has recently completed a plan for significant improvements to the Rutgers Avenue site.

Swarthmore College owns over 300 acres of land in Swarthmore, Nether Providence, and Springfield Townships. The college campus is home to the Scott Arboretum, and is planted throughout with thousands of trees, shrubs, and herbaceous plants, providing a priceless resource for both students and residents.⁵ Additionally, the Scott Arboretum maintains approximately 220 acres of the Crum Woods, which has been identified as one of the premier remaining forests in the region and serves as an important educational and recreational resource within the MMCP Planning Area. The continued maintenance of Crum Woods is critical to the health and survival of many wildlife species. Additionally, these woods serve as an important heritage site within Delaware County.⁶ The college owns and maintains playing fields at Chester Road and College Avenue and off of Field House Lane, as well as a track and multi-seasonal artificial turf field located off of Harvard Avenue. At the current time, no formal agreement exists for either the school district or any of the local athletic associations to use Swarthmore College athletic facilities.

Swarthmore, Nether Providence, and Rutledge all have private, non-profit associations that provide a variety of recreational opportunities. The Swarthmore Recreation Association (SRA) promotes and facilitates year-round athletic and other recreational activities for both children and adults, including summer day camps. The Nether Providence Athletic Association (NPAA) coordinates local soccer, baseball, and basketball leagues. Summer recreation activities are provided directly by the Township. The Rutledge Girls Club coordinates participation in the local girl's softball league.

⁴ <http://w1.igateway.com/clients1/rosevalley/community.htm>

1.6 · Community Facilities

Although each association is run independently, activities are open to residents throughout the MMCP Planning Area. These athletic associations help to bring residents from across the four municipalities together for shared community activities.

Five private swimming pools and clubs are located in the MMCP Planning Area, serving as important community amenities. The Rose Valley Swimming Pool (includes tennis), Swarthmore Swim Club, Creekside Swim Club, Spring Haven Golf Club, and Wallingford Swim and Racquet Club are community institutions that have helped to define each community and provide informal gathering places for important community events.

Cultural Amenities

The Community Arts Center, located in Nether Providence Township, provides classes in the arts for students of every age, providing instruction in drawing, painting, pottery, sculpture, jewelry and metals, photography, voice, movement, and creative writing. The center also offers summer camps for children and hosts art exhibitions and a variety of local social events. The Community Arts Center is also active in outreach, bringing art experiences to local schools.⁷

The Hedgerow Theatre, in Rose Valley, stages approximately 20 productions each year for adults and children, offers adult and children's acting classes and runs several weeks of theatre camp in the summer.⁸

The Players Club of Swarthmore, located in Springfield, is a local community theater staging approximately seven productions per year. Additionally, the Players Club offers a year-round young people's theater program and script-in-hand theater productions. The Players Club is an integral cultural amenity for residents of the planning area.

⁵ <http://www.scottarboretum.org/pages/about.html>

⁶ Conservation and Stewardship Plan for the Crum Woods of Swarthmore College, prepared by the Natural Lands Trust and Continental Conservation, December, 2003; Latham, Roger, The Crum Woods in Peril: Toward Reversing the Decline of an Irreplaceable Resource for Learning, Research, Recreation and Reflection "White Paper" completed for Swarthmore College, 2000.

⁷ <http://www.communityartscenter.org/>

⁸ <http://www.hedgerowtheatre.org/>

Swarthmore College provides a myriad of events open to the public, most without charge. Included are dance, music and sporting events, lectures, and workshops at the Scott Arboretum. The programs are well attended by community members and are important additions to the cultural amenities available in the planning area.

The Thomas Leiper House, located in Nether Providence Township, is a local historical site open to the public. Built in 1785, the property was once the summer home of tobacco merchant and three-time president of the Philadelphia City Council, Thomas Leiper. The house is listed on the National Register of Historic Places and is a popular house museum in Delaware County.



Community Amenities

The Swarthmore Community Center provides a gathering place for all members of the community – seniors, teens, parents, and children. The center offers a variety of classes as well as a meeting space for many different support groups.

Community amenities, however, also go beyond physical structure and organized clubs. The entire MMCP Planning Area is fortunate to have a very active and involved population. Local residents frequently serve on boards and steering committees in both governmental and social roles. Rutledge's 4th of July Committee was initially formed to organize a community-wide celebration for the national holiday. The original event included a day of races, softball games, a parade, and a picnic. Building on the popularity of the event, the committee now facilitates such events as a holiday tree lighting celebration, Halloween parades, and Easter egg hunts. The Rose Valley Folk is a social organization open to both borough residents and non-residents and owns the Old Mill. The Folk sponsors a variety of events, holds two Red Cross blood drives, and sponsors Boy Scout Troop 272.⁹ Such enthusiastic community participation can be found in each municipality.

Schools

The Wallingford Swarthmore School District provides public education for the children of Nether Providence, Rose Valley, Rutledge, and Swarthmore, serving as a unifying force among the planning area municipalities. The school district consists of The Kids Place Kindergarten Center, Nether Provi-

⁹ <http://w1.igateway.com/clients1/rosevalley/community.htm>

1.6 · Community Facilities

dence Elementary School, Swarthmore Rutledge Elementary School, Wallingford Elementary School, Strath Haven Middle School, and Strath Haven High School. The school locations are depicted on the Community Services & Facilities map at the end of this section.

The Wallingford Swarthmore School District functions as a unifying entity for Nether Providence, Rose Valley, Rutledge, and Swarthmore. The schools serve as a gathering place and an informal community center. The schools are frequently cited as a highly attractive feature of the MMCP Planning Area.

A recent Pennsylvania District Report Card shows that all of these schools are performing above the state's baseline standards for proficiency in reading, writing, and math. In fact, the Wallingford-Swarthmore School District on the whole is considered to be one of the highest performing districts in the state. The reputation of the district has contributed to a strong real estate market and a greater than expected residential growth rate, as detailed in the Demographic, Economic, and Housing Characteristics of this report. The District is currently evaluating the impact of the unexpected growth on its existing facilities, and is contemplating a variety of options. These include renovations, additions and redevelopment of existing schools, reuse of facilities currently leased to other users, building of new facilities, and the restructuring of grade levels accommodated at each facility. Increasing enrollment has also placed a premium on field space for athletic activities at the middle and high school grade levels.

Table 12: School Enrollment

| School | Enrollment 2004- 2005 |
|---------------------------------------|--------------------------|
| The Kids Place | 221 |
| Nether Providence Elementary School | 349 |
| Swarthmore Rutledge Elementary School | 453 |
| Wallingford Elementary School | 409 |
| Strath Haven Middle School | 817 |
| Strath Haven High School | 1,301 |

Source: National Center for Education Statistics

The planning area is also home to The School in Rose Valley, a private school founded in 1929. The school serves children in grades Pre-K to 6 and is based on a mission of Progressive Education. The curriculum is built around topics and problems that arise from children's interests, questions,

and needs.¹⁰ The traditions and approach to teaching that is found at the School in Rose Valley are based in the early tradition of the community, which was founded with the purpose of establishing a community where craftsmanship was valued.

Libraries

Delaware County offers a well-organized regional library system. A system-wide library card can be used in any one of the 28 member libraries, thus enabling residents to share many valuable resources. Two libraries in the multi-municipal area are members of the county library system: the Helen Kate Furness Free Library in Nether Providence and the Swarthmore Public Library. The Helen Kate Furness Free Library serves both Rose Valley Borough and Nether Providence Township, and receives funding from both municipalities, as well as the state. The library recently conducted a campaign to raise over \$1.4 million and is currently completing an expansion. The Swarthmore Public Library was substantially renovated in 1995. Funding for the library is received from the Borough and the state.

Public Utilities

Water Service

Residents in Rose Valley, Rutledge and Swarthmore obtain water from Aqua Pennsylvania, Inc. The majority of residents in Nether Providence are also served by Aqua PA, with approximately a third of the township's residents located in the southern portion and served by the Chester Water Authority. There are nine Aqua Pennsylvania plants located throughout southeastern Pennsylvania, taking water from the Crum, Pickering, Brandywine, Perkiomen, Neshaminy, Ridley and Chester Creeks, the Schuylkill and Delaware Rivers, and the Upper Merion Quarry. Through a 4,000-mile system of pipes, the company treats and delivers water to approximately 340,000 customers within a 508-square mile area. Average daily usage on the system is about 115 million gallons a day. The Chester Water Authority is a municipal entity focused on servicing approximately 200,000 customers in southwestern Delaware County and Chester County. The Authority can withdraw 60 million gallons per day from its two resources, the Octoraro Reserve and the Susquehanna River.¹¹

Waste Disposal

The majority of properties in the planning area are served by public sewer. All municipal sewer lines in Rutledge and Swarthmore Boroughs, and most of the northern part of Nether Providence Township, are connected to trunk lines owned and maintained by the Central Delaware County

¹⁰ <http://www.theschoolinrosevalley.org/about.asp>

¹¹ <http://www.aquaamerica.com/FolderID/34/SessionID/{D8113534-28DF-48C6-856E-DB0EA91EAED7}/PageVars/Library/InfoManage/Guide.htm> and <http://www.chesterwater.com/> and <http://www.delcopa.org/util.html>

1.6 · Community Facilities

Sewer Authority (CDCA). Sewage from the CDCA system flows to the Central Delaware Pump Station, owned and operated by the Delaware County Regional Water Quality Control Authority (DELCORA). Flow from the pump station is carried to either the DELCORA Western Regional



Treatment Plant or the City of Philadelphia Southwest Treatment Plant. The southern part of the Nether Providence public sewer system is connected directly to the DELCORA system and a small portion is served by the Rose Valley Treatment Plant, which also serves the majority of residents in Rose Valley.

On-lot septic systems exist in the Moylan Avenue area and West Brookhaven Road area of Nether Providence Township, on a small section of Riverview Road in Swarthmore, and in parts of Rose Valley. It is the township's desire to have these properties ultimately connected to the public sewer system, if adequate funding could be secured.

All communities in the planning area expressed concern about the age of their sewer systems. Significant problems with inflow and infiltration (I & I) were identified in the most recent Act 537 Plan prepared for eastern Delaware County, which included Nether Providence Township and Swarthmore and Rutledge Boroughs. Correcting I & I will require substantial investment by the municipalities. In addition, Rose Valley Borough has concerns about its I & I problems and the long-term viability of its sewer treatment plant.

Electric, Telephone and Cable Service

Throughout the MMCP Planning Area these utilities are provided primarily by overhead wires on utility poles. Service is sometimes interrupted during storm events, especially due to the high percentage of mature tree cover throughout the MMCP Planning Area. Utility companies to date, however, have been unwilling to bury utility service underground unless it is in their specific interest to do so.

Public Safety

Police

Nether Providence provides police coverage with a force of fourteen full-time and two part-time officers, and the Township has appropriated funding for additional part-time officers. Swarthmore is served by a nine-member police department that provides coverage for both Swarthmore

and, by contract, Rutledge Borough. The Borough of Rose Valley is served on an as needed basis by the Pennsylvania State Police at no cost to the borough and is supplemented by three radio-equipped town watch cars patrolling daily.

In 2004, the Swarthmore Police Department, covering both Swarthmore and Rutledge, reported 344 offenses to the Pennsylvania Uniform Crime Reporting System (PAUCRS) and made 92 arrests (including both adults and juveniles). The Nether Providence Police Department reported 700 offenses to the PAUCRS and made 410 arrests (including both adults and juveniles). Most offenses can be categorized as non-violent, including theft (21.7% in Swarthmore, 17% in Nether Providence, vandalism (29.3% in Swarthmore, 19.4% in Nether Providence), driving under the influence (4.4% in Swarthmore, 10.5% in Nether Providence), and disorderly conduct (17.9% in Swarthmore, 14.9% in Nether Providence).ⁱ Within Swarthmore and Nether Providence, property-related crimes are the biggest issue making up 56% and 45%, respectively, of all reported offenses.

Fire Protection and Emergency Services

Volunteer fire companies serve all communities in the planning area. Each company provides 24-hour fire protection to its home municipality as well as to surrounding communities through mutual aid agreements. Emergency medical services in Nether Providence are provided by the Media Ambulance Company, working in conjunction with Riddle Memorial Hospital, and the Parkside Ambulance Company. Emergency medical services in Swarthmore and Rutledge are provided by the Swarthmore Fire and Protective Association.¹²

Table 13: Fire Companies in the Multi-Municipal Area

| Company Name | Primary Fire Company Coverage Areas* |
|--|---|
| Media Ambulance Company | Nether Providence, Rose Valley**, I-476 |
| Garden City Fire Company #1 | Nether Providence, Rose Valley, I-476 |
| Rutledge Fire Company | Rutledge, Morton |
| Swarthmore Fire and Protective Association | Swarthmore |

*Other coverage provided under mutual aid agreements

** Coverage to Longpoint section of the Borough handled by Middletown Fire Company

Media Ambulance Company and the Garden City Fire Company #1 both serve Nether Providence, with coverage split north and south of Rose Valley Road. The companies also serve part of Rose Valley Borough, which does not house its own fire company. The Township provides operational

1.6 · Community Facilities

funding for both companies, and also purchases insurance and vehicles. Additional funding is provided by Rose Valley Borough. Currently, the South Media Fire Company utilizes two pumpers, one rescue truck, and two utility trucks. The company responded to 203 calls in 2003. Additionally, an expansion of South Media Fire Company #1's existing facility was constructed in 2005. The Garden City Fire Company utilizes two pumpers, one ladder truck, and three utility trucks. In 2003, Garden City responded to 258 calls.

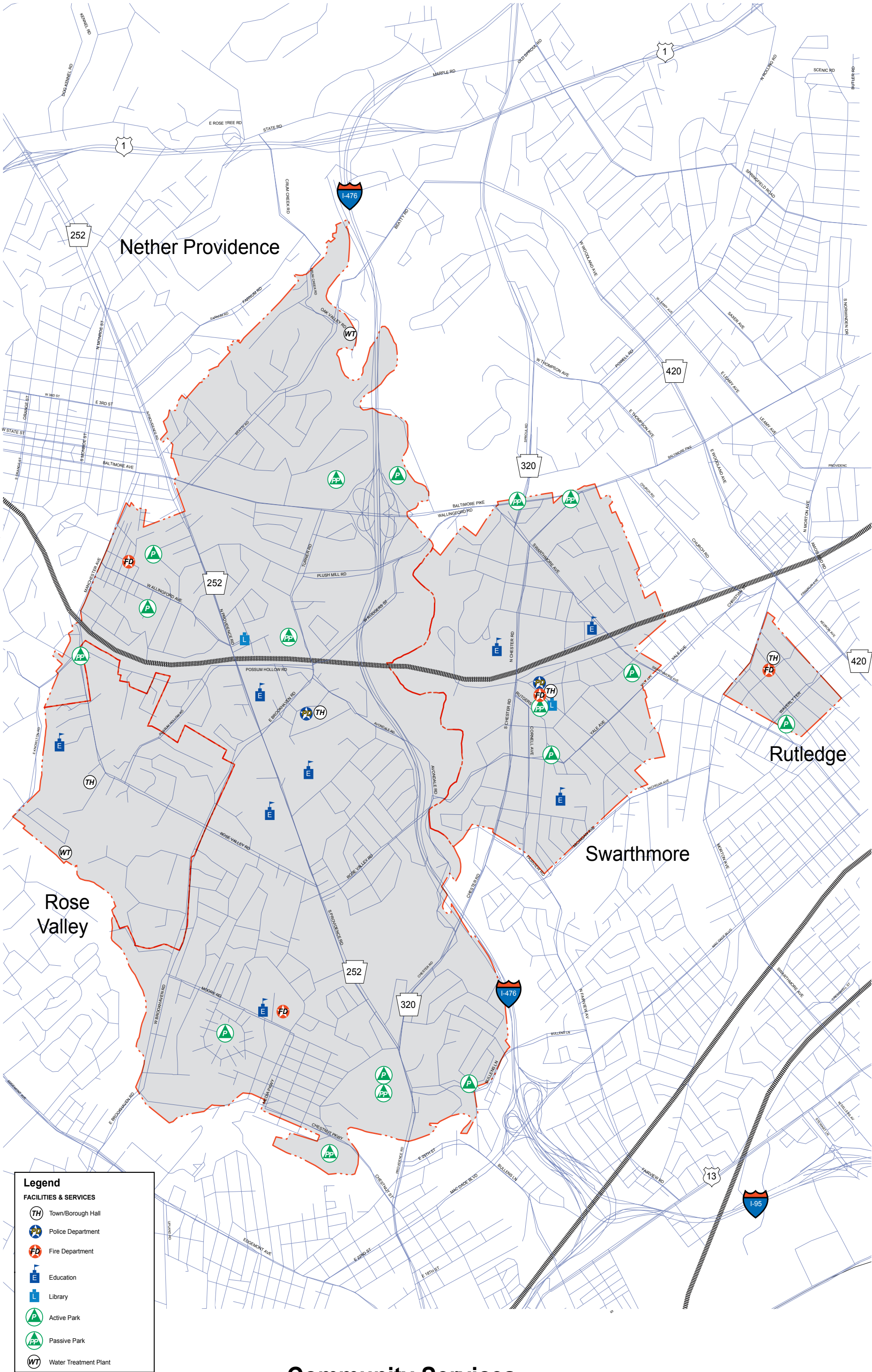
Rutledge has its own fire company, which draws half of its manpower from outside of the Borough. The Borough owns and insures the company's two engines and a utility truck was donated by PECO Energy. However, the fire company owns and maintains all additional equipment as well as the fire house. Rutledge and Morton Boroughs answer calls together in order to provide for improved response time and safety.

Swarthmore's fire and rescue services are supplied by the Swarthmore Fire & Protective Association. As with Rutledge, a significant number of members in the association reside outside of Swarthmore. The association has been very successful recruiting volunteers from the student population at Swarthmore College.¹³ The Borough provides funding for operations, purchases insurance and vehicles, and provides housing for the fire company at Borough Hall. Swarthmore's company operates with two pumper trucks, one ladder truck, an ambulance, and two utility vehicles. In 2003, the Association responded to 218 fire calls.

Fire protection and emergency medical services within the MMCP Planning Area are staffed principally by volunteers, many of which come from outside the four municipalities. All of the companies expressed concern over the increasing difficulty in recruiting, training and keeping new volunteers. In fact, Swarthmore recently hired paid daytime drivers. There is also serious concern over the increased cost of fire fighting apparatus, including not only vehicles but personal safety equipment. The Delaware County Renaissance Program has suggested that Rutledge Borough consider a shared fire protection, Rutledge and other companies have started investigating possible merger and consolidation options as well.

¹² <http://ucr.psp.state.pa.us/UCR/ComMain.asp?SID>

¹³ <http://mywebpages.comcast.net/swarthmorefire/>



1.7 · Housing

A review of the housing characteristics within the MMCP Planning Area, including but not limited to housing type, household size, sales data, unit growth rates, density, tenure, and overall conditions, is a key factor in determining the overall stability of the municipalities. Because housing is generally a limited resource, it is important that the municipalities understand local housing trends and how the trends correspond to demographics, in order to plan for a future that maintains and improves the existing housing stock and continues to provide diverse housing options.

Housing

The MMCP Planning Area is characterized by generally healthy, vibrant neighborhoods. It is fortunate to have a sound, attractive, and distinctive housing stock that includes detached and semi-attached homes, townhomes, multi-family units, and mixed-use properties. Approximately seventy-six percent of the land in the MMCP Planning Area is in residential use. The housing stock provides the area with a distinctive look and character that is highly valued by residents. Maintaining its quality and diversity is essential to sustaining community-wide health and economy.

Much of the MMCP Planning Area is characterized by tree lined residential streets. Beginning in the late 19th century, local farms increasingly gave way to planned development, turning these communities into desirable commuter suburbs. Many of the homes in these communities reflect the architectural trends characteristic of the last half of the nineteenth and first half of the twentieth century, including such features as large front porches, gables, wood frames, rear garages, and ample lawns. Rose Valley's origins are different as it was conceived as a self-contained artistic

community. The architecture and character of Rose Valley is influenced by the work of William Price, a distinguished architect of the early twentieth century and leader of the Arts and Crafts movement. Nether Providence has many historic homes, although of all the communities in the MMCP Planning Area it has the most post-World War II homes.



Homes in Rose Valley



1.7 · Housing

Age

The MMCP Planning Area has a significant number of older homes (Tables 14 and 15). Older homes tend to be more maintenance intensive. In some cases repairs may be costly; however, rather than choosing to leave the community for more modern, larger homes in newly developed suburbs, the residents of the MMCP Planning Area often choose to renovate their homes by adding new family rooms, home offices, decks, etc. These residents value the quality and historic character of the community and it is common to see home renovations which maintain the architectural integrity of the original design.

Table 14: Median Year Structure Built

| Communities | Nether Providence | Rose Valley | Rutledge | Swarthmore | Delaware County |
|-----------------------------|-------------------|-------------|----------|------------|-----------------|
| Median year structure built | 1957 | 1955 | 1940 | 1942 | 1954 |

Source: 2000 U.S. Census

Table 15: Percent of Units by Year Built, 2000

| | 1990 to 2000 | 1980 to 1989 | 1960 to 1979 | 1940 to 1959 | 1939 or earlier |
|--------------------|--------------|--------------|--------------|--------------|-----------------|
| Nether Providence | 8% | 10% | 26% | 42% | 15% |
| Rose Valley | 2% | 4% | 36% | 23% | 34% |
| Rutledge | 1% | 1% | 11% | 20% | 66% |
| Swarthmore | 1% | 2% | 20% | 29% | 48% |
| MMCP Planning Area | 5% | 7% | 24% | 37% | 27% |
| Delaware County | 5% | 6% | 22% | 42% | 24% |

Source: US Census

Type

Single-family homes (both attached and detached) are the dominant form of housing in each of the communities, making up 82% of the total MMCP Planning Area housing stock. Approximately 68% of the MMCP Planning Area's single-family homes are detached units and 14% are twins or rowhomes, with most of the attached single family housing stock located in Nether Providence (Table 16).

There are also a number of multi-unit buildings in the MMCP Planning Area that offer residents additional options for both owner-occupied and rental housing. Swarthmore has the highest percentage of multi-family units, 35% of the total, compared to 16% in Rutledge, 12% in Nether Providence, and only 3% in Rose Valley. Overall, multi-family units are 18% of the total housing stock within the MMCP Planning Area, compared to 24% for all of Delaware County. In Swarthmore, multi-family properties include single family homes that have been converted to apartments, upper floors of Town Center commercial properties, and apartment and condominium complexes. These multi-family units are attractive to the community's senior and shorter-term tenancy population and are also sometimes used as starter units for people moving into the Borough.

Table 16: Total Units in Each Type of Housing, 2000

| | 1 Unit Detached | 1 Unit Attached | 2 to 9 Units | 10 or More Units |
|--------------------|-----------------|-----------------|--------------|------------------|
| Nether Providence | 70% | 18% | 4% | 8% |
| Rose Valley | 93% | 4% | 3% | 0% |
| Rutledge | 80% | 4% | 13% | 3% |
| Swarthmore | 60% | 5% | 14% | 21% |
| MMCP Planning Area | 68% | 14% | 7% | 11% |
| Delaware County | 45% | 31% | 12% | 12% |

Source: US Census

NOTE: Detached units are singles or twins and attached units are town homes or row homes; units 2 or more refer to duplexes and apartment and condominium complexes. This classification differs from the land use classification utilized in the Land Use Section, where multi-family dwellings consist of 4 or more dwelling units.

1.7 · Housing

A limited number of “carriage-house” type buildings are currently used as residences, mostly as rental property. However, all are grandfathered uses, and none of the current zoning codes allow for conversion of such structures.

The MMCP Planning Area offers over 1,000 rental units (approximately 6% of the total occupied housing stock) including units located in Swarthmore’s town center, various multi family units (some of which are condominiums and some of which are owned by Swarthmore College) and homes that have rental units (Table 17). This diversity of rental housing stock helps to attract a wider variety of people to the community. The available rental housing also provides singles, students, families, empty nesters, and seniors with affordable housing options suitable to a variety of needs and stages of life.

Table 17: Housing Occupancy and Percentage of Rental Housing

| | Total Occupied 2000 | Renter Occupied 2000 | % Renter Occupied 2000 |
|-------------------|------------------------|-------------------------|---------------------------|
| Nether Providence | 5,007 | 598 | 11.9% |
| Rutledge | 297 | 45 | 15.2% |
| Rose Valley | 347 | 23 | 6.6% |
| Swarthmore | 1,993 | 556 | 27.9% |

Source: US Census

With the exception of Rutledge, the median contract rent reported in each of the MMCP Planning Area municipalities is higher than that of Delaware County as a whole (Table 18). In 2000, the reported median contract rent ranged from \$593 in Rutledge to \$909 in Rose Valley. Additionally, in municipalities with small rental markets, the median rents dramatically increased over the last ten years — in Rose Valley and Rutledge, the median rent grew by 28.3% and 8.4%, respectively. Such a significant increase in rents is indicative of the fact that all housing units, both rental and owner occupied, within the MMCP Planning Area are in high demand yet the supply is limited.

Table 18: Median Contract Rent in 2000 Dollars, 1990 and 2000

| | 1990 | 2000 | Percent Change 1990 - 2000 |
|--------------------|-------|-------|-------------------------------|
| Nether. Providence | \$738 | \$715 | -3.1% |
| Rose Valley | \$708 | \$909 | 28.3% |
| Rutledge | \$547 | \$593 | 8.4% |
| Swarthmore | \$684 | \$707 | 3.4% |
| MMCP Planning Area | - | - | - |
| Delaware County | \$578 | \$615 | 6.3% |

Source: US Census

NOTE: The median contract rent is the monthly rent agreed to or contracted for, regardless of furnishings, utilities, fees, meals, or services. (US Census)

Housing Sales

As shown on Table 19, the pace and price of home sales has been examined for the periods of 1992-93 and 2002-2003. The 585 sales of residential properties during the period 2002-03 is significantly higher than the 294 residential sales transactions during 1992-1993, reflecting a stronger housing market and lower interest rates. The median sales price of a home in the MMCP Planning Area during the 2002-2003 period was \$205,500, up \$33,500 from \$172,000 in 1992-1993. Median residential pricing exceeded that of Delaware County as a whole in the 1992-93 period, but was below the countywide median in 2002-03, a period greatly impacted by sales of high-priced new residential development in western portions of the county.

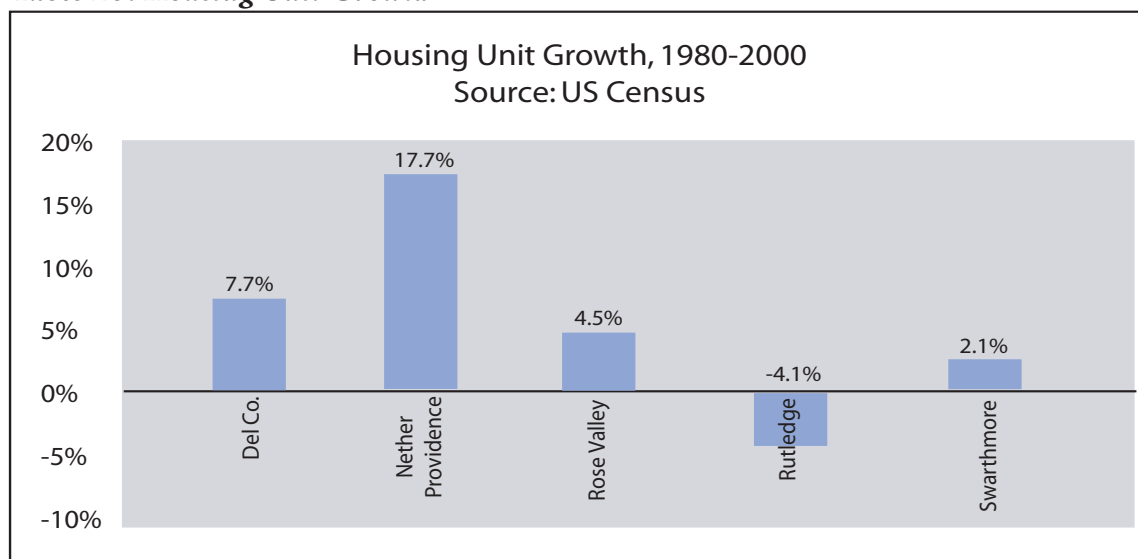
Of the four MMCP Planning Area communities, Swarthmore experienced the smallest percentage change in median sales price between these two periods. However, examining Swarthmore data in more detail finds that a significant number of condominium units were sold during 2002-2003 compared to zero in 1992-1993 and the inclusion of these smaller lower-priced units skews the analysis. Removing condominium sales data shows the percentage gain in median sales prices for Swarthmore to be close to that of the other MMCP communities.

Table 19: Number and Median Sales Price of Residential Sales for 1992-1993 and 2002-2003

| | Jan. 1992 - Dec. 1993 | | Jan. 2002 - Dec. 2003 | | % Change in Median Sales Price |
|--------------------|-----------------------|--------------------|-----------------------|--------------------|--------------------------------------|
| | Number | Median Sales Price | Number | Median Sales Price | |
| Nether Providence | 201 | \$149,000 | 440 | \$192,000 | 29% |
| Rose Valley | 10 | \$265,000 | 13 | \$354,000 | 34% |
| Rutledge | 9 | \$124,000 | 11 | \$171,000 | 40% |
| Swarthmore | 74 | \$230,000 | 121 | \$260,000 | 13% |
| W/O Condos | | | | \$290,000 | 26% |
| MMCP Planning Area | 294 | \$172,000 | 585 | \$205,500 | 20% |
| Delaware County | | \$166,400 | | \$272,610 | 63.8% |

Housing Unit Quantities

During 1980-2000, the rate at which the number of housing units grew in Delaware County varied widely -- from high growth rates in rural, undeveloped municipalities to modest or flat growth rates in older, more fully developed municipalities. As older, fully developed suburbs, Rutledge, Rose Valley, and Swarthmore exhibited modest to flat growth between 1980 and 2000 (Table 20). Nether Providence, however, due to the development of new homes in the northern corner of the township and the development of new townhouses in the southern portion, experienced a growth rate of 17.7% between 1980 and 2000. In contrast, during the same 20 year period, Delaware County, one of Pennsylvania's most densely developed counties, witnessed a slow, but steady, growth rate of 7.7%. In Rutledge there was a negative rate of growth in housing units because homes previously converted to apartments have been converted back to single family houses.

Table 20: Housing Unit Growth

NOTE: The Census Bureau defines a housing unit as any type of dwelling that is occupied as separate living quarters.

Housing Density

Housing density within the MMCP Planning Area varies widely and reflects the diversity of housing options available within the communities (Table 21). Rose Valley is the least dense community with .75 units per acre. Many properties in the community feature homes on large, secluded lots. In an effort to maintain its low density and natural features, Rose Valley Borough has been proactive in working with residents to realize the benefits of preserving the community's open space and wooded areas. Rutledge, the most dense community with the MMCP area with 3 units per acre, sits at the other end of the spectrum. The community is entirely built out with residential land uses. Nether Providence and Swarthmore, with densities of 1.7 and 2.3 respectively, reflect a density pattern typical of communities throughout Delaware County.

Table 21: Housing Density / Sq. Mile (2000)

| Communities | 2000 Housing Units | Acres | Housing Units / Acre |
|-------------------|--------------------|---------|-------------------------|
| Nether Providence | 5,125 | 2,970 | 1.7 |
| Rose Valley | 351 | 474 | 0.7 |
| Rutledge | 305 | 96 | 3.2 |
| Swarthmore | 2,064 | 883 | 2.3 |
| Delaware County | 216,978 | 122,073 | 1.7 |

Source: US Department of Commerce, Bureau of the Census 2000.

Prepared by Delaware County Planning Commission 2003

Home Ownership

Since the first half of the 20th century, when the MMCP Planning Area experienced its most intensive development, the housing stock has been primarily geared toward homeownership. The area continues to experience a high homeownership rate – 84%. Between 1990 and 2000, Nether Providence, Rose Valley, Rutledge, and Swarthmore each reported an increase in homeownership rates. Within the MMCP Planning Area, the 2000 homeownership rates in these municipalities ranged from 72.1% to 93.4%. Swarthmore had the lowest homeownership rate (72.1%) in 2000, a result of a large number of multi family units and single family rentals (Table 22). The Delaware County homeownership rate at 71.9% is lower than that of any of the MMCP Planning Area municipalities.

Table 22: Homeownership Rates, 1990 and 2000

| | 1990 | 2000 |
|--------------------|-------|-------|
| Nether Providence | 87.1% | 88.1% |
| Rose Valley | 91.9% | 93.4% |
| Rutledge | 78.2% | 84.8% |
| Swarthmore | 70.9% | 72.1% |
| MMCP Planning Area | 82.5% | 84.0% |
| Delaware County | 72.6% | 71.9% |

Source: US Census

Two important factors used to measure the health of the housing market within the MMCP Planning Area are occupancy rates and tenure. In regards to occupancy, the 2000 Census indicates that, in each municipality, the majority of the housing units are occupied and vacancies reflect normal occupancy turnover (Table 23). This high occupancy rate is evidence of an established, stable community. Second, the municipalities benefit from high numbers of long-term residents. Approximately 66% of MMCP residents reported living in the same house in 2000 as they did in 1995. The 2000 data represents an increase from the 57% of residents that reported living in the same house as they had five years earlier in 1990 (Table 24). This indicates that residents of the MMCP Planning Area are choosing to remain in the communities. Additionally, based on interviews and conversations with local residents, community members indicated that it is quite common for residents to begin their tenure first as a renter and then choose to stay within the community as a homeowner, or start in a home of one size and move to a larger or smaller home, depending on housing needs, within the same community. So, while only 66% of the residents of the planning area report having lived in their home for over five years, anecdotal evidence suggests that it is likely that many of these residents may have chosen to move within the MMCP Planning Area. A significantly lower percentage of Swarthmore residents had lived in the same dwelling unit for five years, during both of the Census time periods. When compared to the other municipalities, this is likely a reflection of the greater percentage of rental, multi-family units in the Borough.

Table 23: Housing Occupancies and Vacancies

| | Total Housing Units 2000 | Total Vacant Units 2000 | Total Occupied Units 2000 |
|-------------------|-----------------------------|----------------------------|------------------------------|
| Nether Providence | 5,125 | 118 | 5,007 |
| Rutledge | 305 | 8 | 297 |
| Rose Valley | 351 | 4 | 347 |
| Swarthmore | 2,064 | 71 | 1,993 |

Source: US Census

Table 24: Percent of Residents Living in Same Dwelling Unit 5 Years Ago, 1990 and 2000

| | 1990 | 2000 |
|--------------------|------|------|
| Nether Providence | 60% | 68% |
| Rose Valley | 68% | 67% |
| Rutledge | 71% | 70% |
| Swarthmore | 46% | 59% |
| MMCP Planning Area | 57% | 66% |
| Delaware County | 64% | 64% |

Source: US Census

Housing Conditions

In general, housing conditions are good throughout the MMCP Planning Area with two areas specifically targeted for improvement. Both of these areas are located in Nether Providence Township. According to The Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) data book, 24% of Nether Providence's owner occupied households and 27% of the Township's renter occupied households report being cost burdened – spending greater than 30% of gross income on housing. The majority of the Township's cost burdened households are concentrated in Garden City Manor and South Media and in both these areas the housing shows some signs of deterioration. Garden City Manor was developed as temporary government housing for employees in the defense industry during World War II. The neighborhood is located off Moore Road at the southern end of the Township and is constructed around a series of courts off of Pennsylvania and New Jersey Avenues. South Media, predominantly an African American community, is bounded by Manchester Avenue, Emerald Street, Vernon Street and Ronaldson Avenue in the northwestern corner of the township.

Garden City Manor has received a number of state administered community development grants that funded storm and sanitary sewer system upgrades. Gradually, the Township has worked to address this significant infrastructure issue. According to the 2000 Census, 83% of the owner-occupied homes in Garden City Manor are valued between \$50,000 and \$79,000, well below the Township's median owner occupied housing value of \$308,700. In addition to infrastructure related issues, income-related issues have had an impact on the condition of housing units within Garden

City. The median household income within the Garden City Manor area is \$42,333, well below the Township's median household income of \$72,273, possibly affecting the percentage of available funds, by household, to devote to home improvements.

South Media is a stable, close-knit community. According to local residents, the same families have owned homes in the neighborhood for many generations. Despite this, many homes in South Media show signs of deterioration. Factors that contribute to the deterioration include the age of the housing units and the relatively low income of South Media's householders. Within South Media, many of the housing units are over 55 years old compared to 48 years old township wide. According to the 2000 Census, the median household income within South Media is \$48,750. South Media's owner occupied households (with mortgages) spend approximately 31% of their median monthly household income.

1.8 · Demographic Information

An analysis of a planning area's socioeconomic characteristics can provide valuable insight into the community's vitality. Even if an area's physical appearance and population size remain fairly static over time, small changes in its resident base – age, ethnicity, income, family structure, education, employment, length of residency in community, homeowner status, etc. may result in future community needs that are quite different than those of the present. By understanding these socioeconomic characteristics and trends, municipalities and community service providers can begin to anticipate and responsibly plan for their future operations.

Total Population and Households

Due to the predominantly built-out nature of the MMCP Planning Area, the size of its population has been relatively stable in recent years. During the last decade, the population increased modestly from 21,211 residents in 1990 to 21,420 residents in 2000 (Table 25). Nether Providence and Swarthmore are home to the largest populations of the MMCP Planning Area, with 13,456 and 6,170 residents respectively as of 2000. Over 20% of Swarthmore's population – 1,400 individuals – are students at Swarthmore College, who reside mainly on campus. Rose Valley and Rutledge are much smaller municipalities, both having fairly stable populations of under 1,000.

Projections by the Delaware Valley Regional Planning Commission (DVRPC) estimate that the population of the MMCP Planning Area will grow by 1% in the next twenty-five years. DVRPC estimates that Rutledge and Swarthmore will experience population loss between 2000 and 2025 (-10.6% and -3.9%, respectively), while Rose Valley and Nether Providence will experience slight growth during this time period (7.0% and 3.6%, respectively). Because of the relatively small populations of each municipality in the MMCP Planning Area, these projected population changes are fairly insignificant, in actual numbers.

1.8 · Demographic Information

Table 25: Total Population 1990 and 2000 and Projected Population to 2025

| | 1990 | 2000 | Percent Change 1990 - 2000 | 2005 | 2010 | 2015 | 2020 | 2025 | Projected Percent Change 2000 - 2025 |
|--------------------|---------|---------|-------------------------------|---------|---------|---------|---------|---------|--|
| Nether Providence | 13,229 | 13,456 | 1.7% | 13,770 | 13,760 | 14,020 | 13,990 | 13,940 | 3.6% |
| Rose Valley | 982 | 944 | -3.9% | 940 | 940 | 930 | 930 | 1,010 | 7.0% |
| Rutledge | 843 | 850 | 0.8% | 870 | 850 | 810 | 790 | 760 | -10.6% |
| Swarthmore | 6,157 | 6,170 | 0.2% | 6,170 | 6,230 | 6,090 | 6,040 | 5,930 | -3.9% |
| MMCP Planning Area | 21,211 | 21,420 | 1.0% | 21,750 | 21,780 | 21,850 | 21,750 | 21,640 | 1.0% |
| Delaware County | 547,651 | 550,864 | 0.6% | 551,530 | 550,970 | 546,570 | 546,972 | 547,784 | -0.6% |

Sources: US Census and Delaware Valley Regional Planning Commission

Age

The increase in the number of younger residents shown in Table 26 coincides with much higher than expected enrollment seen in the Wallingford-Swarthmore School District in the past several years. In fact, the enrollment spike in the district was so great that, in 2004, the district commissioned a study to determine why enrollment exceeded numbers previously generated by standard Commonwealth models. By looking a variety of local factors – including real estate transaction data provided by area realtors, the renown of the district’s special education programs, and the documented return of students to the district who previously attended private schools, the customized enrollment projection model was indeed able to prove that the student population is expected to rise from 3,665 in 2004-5 to 3,877 in 2012-13, with most of this growth anticipated to occur in Nether Providence Township.

The median age of MMCP Planning Area residents in 2000 ranged from 33.4 years in Swarthmore to 45.7 years in Rose Valley. The median age in Delaware County is 37.4. Swarthmore’s relatively low median age reflects the impact of the Swarthmore College student population.

Table 26: Persons Under 18 and Over 65 and Median Age, 1990 and 2000

| | Under 18 | | | Over 65 | | | |
|--------------------|----------|---------|----------------------------|---------|--------|----------------------------|--------------------|
| | 1990 | 2000 | Percent Change in Under 18 | 1990 | 2000 | Percent Change in Under 65 | Median Age in 2000 |
| Nether Providence | 3,092 | 3,423 | 10.7% | 2,137 | 2,360 | 10.4% | 41.6 |
| Rose Valley | 239 | 278 | 16.3% | 123 | 157 | 27.6% | 45.7 |
| Rutledge | 212 | 261 | 23.1% | 113 | 99 | -12.4% | 38.2 |
| Swarthmore | 1,117 | 1,266 | 13.3% | 918 | 853 | -7.1% | 33.4 |
| MMCP Planning Area | 4,660 | 5,228 | 12.2% | 3,291 | 3,469 | 5.4% | 39.7 |
| Delaware County | 126,610 | 136,833 | 8.1% | 84,932 | 85,669 | 0.9% | 37.4 |

Source: US Census

Student Population

The resident student population of Swarthmore College is reflected in the significant percentage of 18 to 24 year old persons living in Swarthmore Borough (24.4%) as compared to the entire MMCP Planning Area and the County as a whole (10.6% and 3.9%, respectively) (Table 27). In addition, 20.1% of Swarthmore's population, live in group quarters such as dormitories, while only 7.3% of the MMCP Planning Area and 3.9% of Delaware County's population live in group quarters.

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Table 27: Percent of Population 18 to 24; Percent of Population Living in Group Quarters, 2000

| | Percent of Population 18 - 24 | Percent of Population in Group Quarters |
|-------------------|----------------------------------|--|
| Nether Providence | 4.9% | 2.4% |
| Rose Valley | 3.6% | 0.0% |
| Rutledge | 7.1% | 0.9% |
| Swarthmore | 24.4% | 20.1% |
| Total MMCP Area | 10.6% | 7.3% |
| Delaware County | 8.9% | 3.9% |

Source: US Census

Households

There were 7,644 households (individual, family or groups of unrelated individuals who share a single housing unit) in the MMCP Planning Area in 2000, an increase of 164 households from the 7,480 households reported in the 1990 census (Table 28). The percentage increase in number of households in the MMCP Planning Area at 2.2% was close to the Delaware County increase of 2.5%. The average number of people per household in the MMCP Planning Area at 2.7 was close to the County average household size of 2.6 in 2000.

Table 28: Number of Households, 1990 and 2000

| | 1990 | 2000 | Percent Change 1990 - 2000 |
|-------------------|---------|---------|-------------------------------|
| Nether Providence | 4,807 | 5,007 | 4.2% |
| Rose Valley | 334 | 347 | 3.9% |
| Rutledge | 316 | 297 | -6.0% |
| Swarthmore | 2,023 | 1,993 | -1.5% |
| Total MMCP Area | 7,480 | 7,644 | 2.2% |
| Delaware County | 201,374 | 206,320 | 2.5% |

Source: US Census

Household Size

The average number of persons per household in the MMCP Planning Area as a whole grew slightly from 2.64 in 1990 to 2.67 in 2000 (Table 29). Each municipality experienced a small change in household size, with the average number of persons per household decreasing marginally in Nether Providence and Rose Valley and the average number of persons per household increasing marginally in Rutledge and Swarthmore during this period. During the same period, the countywide average number of persons per household decreased slightly from 2.63 to 2.56.

Table 29: Average Number Persons Per Household, 1990 and 2000

| | 1990 | 2000 |
|--------------------|------|------|
| Nether Providence | 2.7 | 2.6 |
| Rose Valley | 2.9 | 2.7 |
| Rutledge | 2.6 | 2.8 |
| Swarthmore | 2.4 | 2.4 |
| MMCP Planning Area | 2.6 | 2.6 |
| Delaware County | 2.6 | 2.5 |

Source: US Census

NOTE: A household includes all the people who occupy a housing unit as their usual place of residence. Persons per household are the total number of people living in one housing unit.

Family Households

While the overall number of households in the MMCP Planning Area increased by 2.2% from 1990 to 2000, the number of family households (those households consisting of related family members) remained almost identical during this time period (Table 30). A significantly larger percentage of MMCP Planning Area households are family households (73.4% in 2000) compared to Delaware County households overall (67.6% in 2000) (Table 30). Within the MMCP Planning Area, Swarthmore reports the lowest percentage of family households, due in part to the presence of Swarthmore College students (1,233 residents are reported to live in group quarters such as college dormitory facilities). The availability of

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diverse housing choices within the Borough of Swarthmore, such as apartments and condominiums that are attractive to individuals and non-family households, may also contribute to this lower percentage of family households.

Table 30: Number of Family Households and Percent of Family Households, 1990 and 2000

| | Number of Family Households | | | | Family Households as a Percent of Total Households | |
|--------------------------|-----------------------------|---------|---------------|----------------------------|--|-------|
| | 1990 | 2000 | Actual Change | Percent Change 1990 - 2000 | 1990 | 2000 |
| Nether Providence | 3,788 | 3,755 | -33 | -0.9% | 78.8% | 75.0% |
| Rose Valley | 282 | 293 | 11 | 3.9% | 84.4% | 84.4% |
| Rutledge | 229 | 218 | -11 | -4.8% | 72.5% | 73.4% |
| Swarthmore | 1,348 | 1,348 | 0 | 0.0% | 66.6% | 67.6% |
| Total MMCP Planning Area | 5,647 | 5,614 | -33 | -0.6% | 75.5% | 73.4% |
| Delaware County | 142,587 | 139,453 | 3,134 | -2.2% | 70.8% | 67.6% |

Source: US Census

The gross number of one-person households in 1990 and 2000 is listed in Table 32. Of the MMCP Planning Area communities, only Nether Providence gained one-person households between 1990 and 2000.

Table 31: Number of One-Person Households

| | 1990 | 2000 |
|-------------------|------|------|
| Nether Providence | 878 | 1086 |
| Rose Valley | 45 | 44 |
| Rutledge | 71 | 66 |
| Swarthmore | 579 | 548 |

Source: US Census

Race

As in the case in Delaware County as a whole, the population in the MMCP Planning Area is predominately Caucasian. Over the last decade, however, the minority population has increased within the MMCP Planning Area (Table 32). Consistent with Countywide trends, the percentage of African-American, Asian, and other minority residents has increased in all municipalities in the MMCP Planning Area. However, the percentage of minority population in the MMCP Planning Area is significantly lower than for Delaware County as a whole. While the population of Asian residents and individuals of other races grew by significant percentages during this time, the actual number of these residents is still quite small compared to the MMCP's Caucasian and African-American populations.

Table 32: Racial Composition, 1990 and 2000

| | 1990 | | | | 2000 | | | |
|--------------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|----------------|
| | Percent White | Percent Black | Percent Asian | Percent Other* | Percent White | Percent Black | Percent Asian | Percent Other* |
| Nether Providence | 92% | 6% | 2% | <1% | 90% | 7% | 3% | <1% |
| Rose Valley | 98% | <1% | 1% | 1% | 96% | 2% | 2% | <1% |
| Rutledge | 98% | <1% | 1% | 1% | 97% | 2% | 1% | <1% |
| Swarthmore | 92% | 4% | 3% | 1% | 88% | 5% | 6% | 1% |
| MMCP Planning Area | 93% | 5% | 2% | <1% | 89% | 6% | 4% | 1% |
| Delaware County | 87% | 11% | 2% | <1% | 81% | 15% | 4% | <1% |

Source: US Census

* The category "Other" includes American Indian, Alaskan Native, Native Hawaiian, Other Pacific Islander, other races and two or more races.

Educational Attainment

As reported in the 2000 census, the educational attainment level of adult residents of the MMCP Planning Area is higher than that of adult residents of Delaware County overall (see Table 33). Within the MMCP Planning Area, 94.2% of residents over the age of 25 have attained at least a high school diploma or equivalency and 57.3% hold a bachelor's or advanced degree. Comparatively, 86.5% of Delaware County residents in the same age group have at least a high school diploma but only 30.0% have a post-secondary degree.

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Table 33: Educational Attainment of Population Age 25 and Over, 2000

| | Percent with High School Diploma or Higher | Percent with Bachelor's Degree |
|-------------------|---|-----------------------------------|
| Nether Providence | 93.2% | 50.5% |
| Rose Valley | 96.9% | 68.5% |
| Rutledge | 94.9% | 38.3% |
| Swarthmore | 96.5% | 77.1% |
| Total MMCP Area | 94.2% | 57.3% |
| Delaware County | 86.5% | 30.0% |

Source: US Census

Income

The 2000 median household income (the midpoint in the distribution of incomes reported by all households) in each of the four municipalities in the MMCP Planning Area was significantly greater than the overall Delaware County median household income (Table 34). The Delaware County median household income in 2000 was \$51,432. In the MMCP Planning Area, 2000 median household income ranged from \$62,604 in Rutledge to \$117,434 in Rose Valley. The 1990 median household income has been adjusted to reflect inflation over the decade, allowing a comparison of household income growth in real terms: real household median income grew most notably in Rutledge (+13.2%) and Swarthmore (+12.2%) and remained fairly stable in Rose Valley (+1.9%) and Nether Providence (-3.8%) during this time period.

Table 34: Median Household Income in 2000 dollars, 1990 and 2000

| | 1990 | 2000 | Percent Change 1990 - 2000 |
|-------------------|-----------|-----------|----------------------------|
| Nether Providence | \$72,608 | \$69,880 | -3.8% |
| Rose Valley | \$115,282 | \$117,434 | 1.9% |
| Rutledge | \$55,313 | \$62,604 | 13.2% |
| Swarthmore | \$75,614 | \$84,865 | 12.2% |
| Total MMCP Area | - | - | - |
| Delaware County | \$51,364 | \$51,432 | 0.1% |

Source: US Census

In 2000, the MMCP Planning Area had a per capita income (total area income divided by total number of residents) of \$36,564, significantly higher than Delaware County's per capita income of \$25,710 (Table 35). Over the past decade, the real per capita income in the MMCP Planning Area, adjusted for inflation, grew by 9.7%, compared to a slightly lower countywide income growth of 8.6% per capita. The most significant per capita growth in the MMCP Planning Area was in Swarthmore Borough (22.6% over the decade). Nether Providence experienced per capita income growth somewhat lower than the countywide average and Rose Valley and Rutledge actually experienced negative per capita income growth over the decade. Swarthmore's per capita income growth is likely due more to the relocation into the community of higher-income earning individuals than to significant real income growth by existing Swarthmore residents.

Table 35: Per Capita Income in 2000 dollars, 1990 and 2000

| | 1990 | 2000 | Percent Change 1990 - 2000 |
|-------------------|----------|----------|-------------------------------|
| Nether Providence | \$32,026 | \$33,828 | 5.6% |
| Rose Valley | \$56,051 | \$55,652 | -0.7% |
| Rutledge | \$23,172 | \$22,383 | -3.4% |
| Swarthmore | \$33,898 | \$41,565 | 22.6% |
| Total MMCP Area | \$33,330 | \$36,564 | 9.7% |
| Delaware County | \$23,675 | \$25,710 | 8.6% |

Source: US Census

1.8 · Demographic Information

Table 36: Median Family Income in 2000 dollars, 1990 and 2000

| | 1990 | 2000 | Percent Change 1990 - 2000 |
|-------------------|-----------|-----------|-------------------------------|
| Nether Providence | \$82,359 | \$80,591 | -2.1% |
| Rose Valley | \$130,523 | \$121,812 | -6.7% |
| Rutledge | \$65,001 | \$72,215 | 11.1% |
| Swarthmore | \$91,956 | \$108,707 | 18.2% |
| Total MMCP Area | - | - | - |
| Delaware County | \$60,974 | \$63,238 | 3.7% |

Source: US Census

Table 36 details the 1990 and 2000 median family income (the midpoint in the distribution of incomes reported by all family households) for the four MMCP Planning Area municipalities and for Delaware County as a whole. The 2000 median family income in the entire MMCP Planning Area was greater than the Delaware County median. However, the median family income in Nether Providence and Rose Valley declined between 1990 and 2000. Similarly to Delaware County, both Rutledge and Swarthmore realized significant growth in median family income, implying that higher-income households have moved into these areas during the last decade.

1.9 · Economic Characteristics

Understanding the economic vitality of a planning area, as well as any constraints that may impact this vitality, is critical in planning for the community's future. Adopted policies and proposals regarding desired development must be recognized and their potential impact on the future of the community understood before subsequent planning occurs.

Economic Characteristics

Each of the municipalities in the MMCP Planning Area is predominantly residential in character. Rutledge and Rose Valley are almost exclusively residential, while Nether Providence is predominately residential with limited retail and commercial space, most of which is located on Baltimore Pike. Swarthmore contains a small traditional downtown commercial center in addition to its residential neighborhoods. Employment within the communities is provided by small clusters of retail and commercial businesses, area schools and churches, governmental services, Swarthmore College and home-based businesses.

In the MMCP Planning Area, approximately 12% of total assessed property value is exempt from taxation due to its use by non-profit institutions and government entities. A large portion of this tax-exempt property, much of it owned by Swarthmore College, is located in the Borough of Swarthmore, where approximately 25% of total assessed property value is tax-exempt. Countywide, tax-exempt properties comprise approximately 10% of total assessed property value. While tax-exempt properties do not help fund municipal or school district costs, typically they do not require the level of public services provided to the taxable property base.

Excluding tax-exempt properties from consideration, residential properties account for between 94% and 98% of all properties within the MMCP Planning Area communities. Countywide, residential uses account for only 78% of non-exempt property. Most communities in Delaware County rely on commercial assessments to help fund municipal services and school costs. Countywide, commercial and industrial properties account for approximately 20% of total taxable property assessments. In the MMCP Planning Area, however, commercial assessments are considerably lower – 6% in Swarthmore, 5% in Nether Providence, 3% in Rutledge and 2% in Rose Valley (Table 37).

Table 37: Percent Commercial Property

| | % Commercial Property |
|-------------------|-----------------------|
| Nether Providence | 5% |
| Rose Valley | 2% |
| Rutledge | 3% |
| Swarthmore | 6% |
| Delaware County | 20% |

Source: Delaware County
Planning Department

These land use characteristics profoundly impact the school district portion of the real estate tax burden of property owners in the MMCP Planning Area. Throughout the area, residential property owners must bear the brunt of locally-assessed municipal services and school district costs that in other municipalities are offset by tax contributions of valuable commercial properties (which fund local schools but do not contribute to their enrollment).

Existing Plans Related to Economic Development

A plan directly related to economic development, The Swarthmore Town Center Revitalization Strategy, was developed in 1999 with the enthusiastic participation of over 900 members of the Swarthmore community. The strategy identifies 34 specific actions to increase the viability of the existing commercial district and allow for incremental commercial expansion. These actions include recommendations to improve streetscapes and traffic circulation, and promote additional commercial development while protecting adjacent residential areas from negative impacts.

Many of these actions have already been implemented or are underway. The Borough has retained an economic development coordinator, who is providing the merchant community with technical assistance, coordinating promotional events and actively marketing available space in the Town Center to appropriate new retailers. The Borough has also created Swarthmore Town Center, Inc., a program based on the National Trust's Main Street program model. Additionally, the Swarthmore Co-op has recently relocated into its new facility, allowing for the demolition of the former Co-op building and the creation of the Lincoln Way, which will better connect SEPTA station parking to the Town Center and provide incremental retail development opportunities, streetscape and landscaping improvements.

Rutledge Borough, through its participation in the Delaware County Renaissance Program, has adopted a plan that could impact the municipal finances of the Borough. The Renaissance Program grouped adjacent communities within the easternmost portion of Delaware County into defined planning areas and identified public and private economic development actions that the communities collectively agreed to be of priority. Rutledge Borough participated in Planning Area 3, which also included Eddystone, Morton and Ridley Park Boroughs and Ridley and Tinicum Townships. The recommendations related to Rutledge, as identified through the planning process, focused mostly on the upgrading of public safety equipment and facilities, possibly through the creation of a Council of Governments (COG) or other shared service agreement. Neither Nether Providence nor Rose Valley has created an economic development plan.

Property Tax Concerns

The economic issues raised by individuals interviewed as part of this study and by residents who participated in public meetings and visioning sessions relate strongly to the almost exclusively residential character of the MMCP Planning Area. Residents note that the quiet residential identity of their communities and the quality of public schools is what attracts many people to move into this area. They acknowledge, however, that these qualities come with a cost – the lack of significant commercial development in any of the municipalities requires the residential tax base to support a higher than average percentage of public service and educational costs. Although not within the scope or authority of the multi-municipal planning process, numerous comments were received regarding the need to assess more critically school spending and management practices, and the need to identify alternative means of funding educational costs.

Despite their desire to alleviate residential property tax burdens, members of the community who provided input to this plan overwhelmingly urged caution regarding new development solely for the purpose of diversifying the tax base. Residents indicated that any contemplated new development should be considered primarily in regard to the overall benefit it will provide to these communities rather than to its potential contribution to municipal finances. Building smaller residential units targeted to seniors who wish to remain in their community was most frequently mentioned as a potentially appropriate new development strategy. This form of development would generate additional tax revenues for the municipalities and school district without increasing school enrollment, and could fit well into the existing community fabric.

Given the area's proximity to many substantial retail centers outside the MMCP Planning Area, residents are, for the most part, content with the limited availability of commercial services within their communities. Many residents of Swarthmore, however, indicated the desire to preserve

1.9 · Economic Characteristics

the community's pedestrian-oriented retail district, expand the range of store types provided in the Borough's Town Center and implement the Swarthmore Town Center Revitalization Strategy. They noted that a healthy commercial/civic center contributes greatly to the attractiveness of their community and provides a valuable amenity to seniors and others in the community who do not drive.

Another economic issue of importance to residents of the MMCP Planning Area relates to the ability of the municipalities to finance key public services. Due to the already high school district tax burden, public officials in the municipalities are reluctant to enact significant tax increases for municipal operations. This situation makes it very difficult for the MMCP Planning Area communities to finance both ongoing operations, including public works and public safety services, and large long-term capital projects. As described in more detail in the Community Facilities and Services Analysis portion of this document, each municipality has aging infrastructure that will require ongoing maintenance and upgrading. Additionally, the communities fund a broad range of public services, including snow removal, police and fire protection, and road repair and maintenance. In a majority of cases, they do so independently of one another. Numerous community participants as well as municipal representatives favored further examination of which services might be provided less expensively in a shared manner without compromising quality.

1.10 · Employment Characteristics

Assessing historical data about the employment characteristics of a planning area's residents provides valuable information for planning efforts. Trends involving the employment of residents, the industries in which they work, their occupation type and the location of their work can be useful in assessing the future economic vitality of the community, as well as the various elements need to support such economic activity -- infrastructure, transportation, business service, child care, etc. — that will be demanded by resident employees in the future.

Employment Status

The 2000 census reports the employment status of MMCP Planning Area residents over the age of 16 as 63% employed, 35% not in the labor force and 2% unemployed. This unemployment rate is lower than the 3.1% unemployment rate reported in Delaware County as a whole (Table 38).

Table 38: Number of Unemployed Persons Over 16 and Unemployment Rate, 1990 and 2000

| | Number of Unemployed | | Unemployment Rate | |
|-------------------|----------------------|--------|-------------------|------|
| | 1990 | 2000 | 1990 | 2000 |
| Nether Providence | 134 | 234 | 1.3% | 2.2% |
| Rose Valley | 4 | 5 | 0.5% | 0.7% |
| Rutledge | 13 | 19 | 2.1% | 3.0% |
| Swarthmore | 52 | 85 | 1.0% | 1.6% |
| Total MMCP Area | 203 | 343 | 1.2% | 2.0% |
| Delaware County | 12,726 | 13,310 | 2.9% | 3.1% |

Source: US Census

1.10 · Employment Characteristics

Commuting Employment

The percent of MMCP Planning Area workers (age 16 and over) that are employed in the community where they live has increased from 18.6% in 1990 to 21.5% in 2000 (Table 39). The percent of Delaware County workers that are employed within the County has decreased from 14.3% to 13.4% during this time period. In Swarthmore, 43.7% (1368 persons) are employed locally, due in part to employment at Swarthmore College. Nether Providence, Rose Valley, and Rutledge have much smaller percentages of residents employed locally (12.3% [779 persons], 8.7% [41 persons], and 8.7% [1368 persons], respectively).

Table 39: Percent of Residents Age 16 and Over Working In Own Municipality, 2000

| | 1990 | 2000 |
|-------------------|-------|-------|
| Nether Providence | 10.5% | 12.3% |
| Rose Valley | 8.7% | 8.7% |
| Rutledge | 10.3% | 8.7% |
| Swarthmore | 37.3% | 43.7% |
| Total MMCP Area | 18.6% | 21.5% |
| Delaware County | 14.3% | 13.4% |

Source: US Census

Most workers in Nether Providence, Rose Valley and Rutledge drive to work, while in Swarthmore, only slightly more than half drive. Public transit usage by MMCP Planning Area residents as a means of transportation to work in 2000 was comparable to the overall Delaware County usage of just under 8% of the working population (Table 40). The highest reported use of public transit in the MMCP Planning Area occurs in Swarthmore (9.7%), which is well served by a train station and bus service, with commuter parking adjacent to its Town Center commercial district. Swarthmore's concentrated form of development and its highly interconnected sidewalk network affords its station with a high degree of pedestrian accessibility. Nether Providence, Rose Valley, and Rutledge are also served by train stations, but parking is limited. Swarthmore also reports the highest percentage of workers walking or biking to work (27.9%), reflecting the relatively high percentage of workers employed locally, and also the highest percentage of residents who report working from home at 7.5%. The U.S. Census defines working locally as, working within the same jurisdiction in which the individual resides. Between 1990-2000, the overall percentage of MMCP Planning Area workers who reported working from home declined,

due to the drop in number of workers of this type in Nether Providence. However, the work-from-home rate in each of the other three municipalities went up during this period.

Table 40: Percent of Workers 16 and Over by Means of Transportation to Work, 1990 and 2000

| | Automobile | | Public Transit | | Walk/Bike/Other | | Work at Home | |
|-------------------|------------|-------|----------------|------|-----------------|-------|--------------|------|
| | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 | 1990 | 2000 |
| Nether Providence | 86.3% | 86.7% | 7.0% | 7.0% | 2.8% | 1.5% | 3.9% | 4.6% |
| Rose Valley | 82.8% | 83.5% | 8.2% | 8.3% | 2.0% | 3.2% | 6.9% | 5.1% |
| Rutledge | 78.1% | 91.3% | 10.6% | 2.2% | 4.4% | 3.5% | 6.9% | 3.0% |
| Swarthmore | 59.5% | 54.9% | 11.2% | 9.7% | 25.1% | 27.9% | 4.2% | 7.5% |
| Total MMCP Area | 77.5% | 77.1% | 8.5% | 7.7% | 9.7% | 9.7% | 4.3% | 5.5% |
| Delaware County | 83.1% | 85.2% | 9.3% | 7.8% | 5.6% | 4.3% | 2.0% | 2.7% |

Source: US Census

Employment by Industry of MMCP Area Residents

Industry is classified into 13 major groups by the U.S. Census Bureau. Many workers over the age of 16 who reside in the MMCP Planning Area are employed in highly skilled industries. More than one-third (36%) of MMCP Planning Area workers are employed in the educational, health, and social services sector, higher than the Delaware County average of 25% (Table 41). Additionally, 16% of MMCP Planning Area workers are employed in the professional, scientific, management, and administrative sector; this percentage is also higher than the Delaware County percentage of 13%. Thus, over one-half of MMCP Planning Area workers (52%) are employed in sectors that usually require advanced education and offer competitive salaries and benefits. Within the MMCP Planning Area, Swarthmore has the highest percentage of workers employed in the educational, health, and social services section.

1.10 · Employment Characteristics

Table 41: Industry of Employed Persons, 2000

| Industry | Nether Providence | Rose Valley | Rutledge | Swarthmore | MMCP Planning Area | Delaware County |
|---|----------------------|-------------|----------|------------|-----------------------|--------------------|
| Education, Health, and Social Services | 30% | 33% | 36% | 46% | 36% | 25% |
| Professional, Scientific, Management, Admin. | 16% | 19% | 11% | 15% | 16% | 13% |
| Finance, Insurance, and Real Estate | 9% | 7% | 7% | 10% | 9% | 9% |
| Manufacturing | 10% | 10% | 8% | 5% | 8% | 10% |
| Retail | 9% | 6% | 10% | 4% | 8% | 11% |
| Arts, Entertainment, Recreation, Accommodation, | 6% | 6% | 3% | 4% | 6% | 6% |
| Information | 4% | 7% | 4% | 5% | 4% | 3% |
| Construction | 4% | 3% | 7% | 2% | 3% | 6% |
| Other* | 12% | 9% | 14% | 9% | 10% | 17% |

Source: US Census

* Other includes: Other services, public administration, wholesale trade and transportation/warehousing

Occupation of MMCP Area Residents

Occupation is defined as what a person does to earn a living, regardless of the industry in which the person's employer is classified. The majority of MMCP Planning Area residents (61%), are employed in management and professional occupations, compared to only 40% of Delaware County residents overall (Table 42). Within the MMCP Planning Area, 70% of Rose Valley residents are employed in management and professional occupations, while only 47% of Rutledge residents are employed in these occupations. Additionally, 13% of Rutledge residents are employed in construction occupations, as compared to 4% of total MMCP Planning Area residents.

Table 42: Occupation of Employed Persons, 2000

| Occupation | Nether Providence | Rose Valley | Rutledge | Swarthmore | MMCP Planning Area | Delaware County |
|---------------------------|----------------------|-------------|----------|------------|-----------------------|--------------------|
| Management/Professional | 61% | 70% | 47% | 63% | 61% | 40% |
| Service | 7% | 5% | 10% | 10% | 8% | 13% |
| Sales/Office Support | 22% | 18% | 25% | 20% | 22% | 29% |
| Construction | 5% | 3% | 13% | 2% | 4% | 8% |
| Production/Transportation | 5% | 4% | 5% | 5% | 5% | 10% |

Source: US Census

Employment within the MMCP Area

Nether Providence and Swarthmore both collect an Emergency and Municipal Services Tax from all individuals employed within their municipalities, with exceptions for low-income individuals. In 2004, Nether Providence collected this tax from 2,729 individuals and Swarthmore from 2,150 individuals. Since Rose Valley and Rutledge do not collect this tax, it is not possible to fully quantify the employment base of these communities. Since both boroughs are predominantly residential in nature, their employment is limited primarily to home-based businesses. The number of individuals identified in the 2000 census reporting that they worked from home was 24 in Rose Valley and 12 in Rutledge. Collectively, it is estimated that approximately 5,000 jobs are located within the MMCP Planning Area. There is approximately one job for every 4.3 residents.

Part 2

Recommendations and Implementation

2.1 · Natural Resources

Recommendations

NR#1: Improve Watershed Protection and Stormwater Management

Issue: Stormwater management is a major issue in all of the communities. Due to the time period when much of the MMCP Planning Area was built out, proper stormwater management facilities either do not exist or are under sized or utilize outdated technological approaches.

Goal: Create a stormwater management strategy that can be employed at the municipal level and yield quantifiable results at the MMCP Planning Area-wide level.

Action Strategies:

MMCP-Wide:

MMCP-1 Form a Joint Natural Resources Planning Committee, addressing storm water management and additional environmental / natural resource issues, such as open space protection. The composition of this group should include both representatives from each of the communities and representatives from the regional watershed associations.

Priority: Near Term

MMCP-2 Adopt all ordinance / regulations recommended in the regional watershed plans. This should include updating each municipality's ordinance to meet PADEP current Best Management Practices.

Priority: Near Term

2.1 · Natural Resources

MMCP-3 Develop a MMCP stormwater management / open space plan that includes development of new stormwater management facilities, possibly in conjunction with creating new parks and open space areas, as well as proposals for streambank improvement and riparian buffers.

Priority: Mid Term

MMCP-4 Explore options to develop an environmental management education partnership with Swarthmore College and possibly the school district.

Priority: Near Term

MMCP-5 Investigate retrofit of existing stormwater management facilities to utilize Best Management Practices.

Priority: Near Term

Nether Providence:

NP-1 A study should be performed to determine opportunities to alleviate stormwater management issues in the Garden City Manor area.

Priority: Near Term

NP-2 Evaluate and reinforce continued passive use of land currently zoned “Open Space Preservation”.

Priority: Near Term

NP-3 Consider implementation of a tree conservation / replacement ordinance for land being developed.

Priority: Near Term

Rose Valley:

RV-1 A comprehensive strategy to address stormwater within the Borough should be developed. This could include developing a Borough-wide stormwater management plan, possibly linked to open space acquisition. The stormwater management plan should include inventorying existing stormwater management facilities and areas with erosion issues.

Priority: Near Term

RV-2 Undertake recommendations from the Ridley Creek PA Act 167 Stormwater Management Plan, including specific recommendations to perform stream bank restoration activities.

Priority: Near Term

Rutledge:

R-1 Address specific groundwater flooding problems, especially along Linden Avenue and Melrose Terrace. This effort should include pursuing grants for engineering studies and improvements and coordinating and developing partnership with Ridley Township.

Priority: Near Term

R-2 Inventory the Borough's existing street trees and promote efforts to preserve, manage and replace street trees to maintain the community's character."

Priority: Near Term

Swarthmore:

S-1 Continue commitment to implement recommendations of the Crum Creek Watershed Conservation Plan.

Priority: Near Term

S-2 Implement recommended stormwater management improvements at the Rutgers Avenue school.

Priority: Near Term

2.1 · Natural Resources

NR#2: Maintain and Upgrade Municipal Environmental Protection Policies and Regulations

Issue: Each municipality in the MMCP Planning Area has some component within their existing ordinances to ensure environmental protection and regulate environmental impact, ranging from regulation of steep slopes and protection of riparian buffers to programs protecting the tree canopy. However, none are comprehensive, and there is little consistency between municipalities.

Goal: Protect all environmental resources to the extent allowable by Pennsylvania laws and in a manner that is consistent throughout the MMCP Planning Area.

Action Strategies:

MMCP-Wide

MMCP-1 Adopt comprehensive and uniform environmental regulations in all of the municipalities located in the MMCP Planning Area to the extent deemed necessary by the individual municipality.

Priority: Mid Term

MMCP-2 Protect and enhance the tree canopy and support efforts to control and remove invasive plant species.

Priority: Mid Term

Rose Valley

RV-1 An Environmental Advisory Council should be created in Rose Valley to lead initiatives focused on resource protection.

Priority: Near Term

NR#3: Monitor and Control the Growing Deer Population Throughout the MMCP Planning Area

Issue: The proliferation of white-tailed deer represents a major threat to the long term sustainability of the remaining natural areas within the MMCP Planning Area. The large population of deer creates major disturbances to native vegetation, cultivated landscapes and the spread of Lyme disease through the amplification of deer tick populations.

Goal: The communities of the MMCP Planning Area, along with large landowners such as Swarthmore College, the Taylor Arboretum and the Spring Haven Golf Club should work together to establish methods to control the deer population.

Action Strategies:

MMCP-Wide

MMCP-1 The municipalities should support recent efforts led by Swarthmore College to explore methods to monitor the deer population and to institute effective control measures.

Priority: Near Term

Rose Valley

RV-1 Monitor and control the growing population of invasive plant species on Borough-owned open space resulting from the destruction of native plants by deer.

Priority:

2.1 · Natural Resources

NR#4: Monitor Potential Environmental Impacts of Infrastructure Development

Issue: Potential expansion of regional infrastructure, such as the Philadelphia International Airport or Interstate 476 can have detrimental environmental impacts on the MMCP Planning Area.

Goal: The MMCP Planning Area communities should be involved in all formal discussions of regional infrastructure expansion to monitor potential environmental impacts on the MMCP Planning Area.

Action Strategies:

MMCP-Wide:

MMCP-1 The municipalities should participate in all formal planning or alternatives analysis processes regarding changes to the Philadelphia International Airport, and advocate for the prevention of noise and other environmental impacts on the MMCP Planning Area.

Priority: Ongoing

MMCP-2 The municipalities should participate in future decision-making processes that might occur regarding I-476 expansion, and advocate for the prevention and mitigation of noise and other environmental impacts on the MMCP Planning Area.

Priority: Ongoing

Implementation

Leadership

Implementing the comprehensive set of natural resource related recommendations will require leadership and coordination between various levels of government. Although the burden primarily rest on the individual municipalities, the conservation of natural resources, possibly more than any other topic area, is an activity that should be implemented as regional effort, since natural processes do not respond to potentially arbitrary political boundaries. As a result, this is a practice area where the county planning departments, through efforts such as the undertaking of the State's Act 167 Stormwater Management Plans, often take a strong leadership role.

The MMCP advocates the creation of a special entity, a Joint Natural Resource Committee, composed of individuals with a specific interest in the conservation and improvement of the natural resources of the MMCP Planning Area. Such a group can serve as valuable advisory tool for the local governing bodies and the Delaware County Planning Department, to ensure that the goals outlined in the MMCP and other regional natural resource related plans are achieved.

Funding Sources

The following is a brief summary of potential funding sources available for the implementation of the Natural Resource recommendations. This list is not comprehensive but does provide information on the most commonly utilized programs statewide. As the primary state agency focused on environmental quality, the Pennsylvania Department of Environmental Protection (DEP) is the main administrator of funding programs to local governments for natural resource protection and improvement activities.

2.1 · Natural Resources

PADEP Enactment and Implementation of Stormwater Ordinance Grants

This program funds local communities to enact stormwater management ordinances, especially in conjunction with PA Act 167 Stormwater Management Plans.

PADEP Environmental Education Grant Program (EE Program)

The conservation of the state's resources depends on the effectiveness of the environmental literacy of its citizens. The focus of this EE Grant Program is to support environmental education through schools, county conservation districts and other nonprofit conservation or educational organizations, including colleges and universities. The focus of environmental education should be on local and regional issues. It is crucial for students and adults to understand their neighborhoods, to connect and take ownership of local and regional issues. Projects are typically partnerships with local educational institutions.

PADEP Flood Protection Program

Pennsylvania's Nonpoint Source Management Program 1999 Update establishes the overall strategy Pennsylvania will use to implement watershed restoration and protection activities. The 2005 amendments to the Environmental Stewardship and Watershed Protection Act, commonly referred to as Growing Greener II, provided additional focus on capital improvement projects related to watershed protection. The purpose of these grants is to address these and similar concerns through local, watershed-based planning, restoration and protection efforts. Proposals submitted by partnerships of several organizations pulling their efforts to address the restoration and protection needs of a watershed will be given preference.

PADEP Growing Greener Grant Assistance for New or Innovative Water/Wastewater Technology

Growing Greener legislation created the Environmental Stewardship Fund and allows the DEP to provide grants for improving existing drinking water and wastewater treatment facilities through the use of new or innovative technology. The DEP encourages applications that are consistent with improving Pennsylvania's facilities through technology that supports economic development, opens new markets for technology, helps sustain the infrastructure of the built environment of Pennsylvania and improves the overall water quality of the watershed. Applicants must own the existing treatment facilities and/or collection/conveyance system. Grants are only available for making physical improvements to existing drinking water and wastewater treatment facilities, and sanitary and combined sewer collection and conveyance systems.

A maximum grant amount of \$500,000 or 75 percent of the innovative technology project cost, whichever is less, is available for any individual project, and can be used to cover design and/or construction costs.

PADEP Nonpoint Source Implementation Program

This program provides funding to assist Pennsylvania's communities implement Pennsylvania's Nonpoint Source Management Program. Funding covers activities which address water quality issues such as urban stormwater run-off through the improvement of natural channel design, streambank stabilization projects, and for development of watershed-based restoration plans.

Pennsylvania Department of Community and Economic Development (DCED) Land Use Planning and Technical Assistance Program (LUPTAP)

This program provides grant funds for a number of community-oriented planning activities including the updating and preparation of municipal land use and subdivision ordinances. In this case the focus of such work would be to upgrade ordinances, per the recommendations of the plan, to support local and regional efforts to protect natural resources. The state typically refers to these upgrades as "employing growing greener standards," as a reference to the DEP program of the same name. Priority is given to any group of two or more municipalities, or a body authorized to act on behalf of two or more municipalities.

2.2 · Historic Resources

Recommendations

HR#1: Protect and Conserve Historic Resources within the MMCP Planning Area

Issue: Currently, no specific measures are in place in any of the four municipalities to protect historic resources from demolition, demolition by neglect, or to promote compatibility of alterations, additions or new construction.

Goal: Each municipality within the MMCP Planning Area should examine its historic resources and develop a plan for preservation. Actions should be taken to educate the residents of each community about the value of recognizing and protecting historic resources. With community support, measures to maintain existing historic characteristics of the community and to promote the compatibility of new structures should be developed.

Action Strategies:

MMCP-Wide:

MMCP-1 Identification of Historic Resources - Updated historic resource surveys should be completed for Nether Providence and Rose Valley, and a new historic resource survey completed for Rutledge. The surveys should identify specific individual historic resources, as well as potential historic districts. Each of the three communities should appoint a Historic Resources committee comprised of local residents, and seek assistance for the Delaware County Planning Department Historic Preservation Section in completing the survey.

Priority: Near Term

2.2 · Historic Resources

MMCP-2 Public Education about Historic Resources - Initiatives that inform the community about the wealth of historic resources in each municipality, and options for recognizing and protecting these resources, should be undertaken. The opportunity to market the MMCP planning area as a historic area should be explored.

Priority: Mid Term

MMCP-3 Formal Recognition of Historic Resources - Each community should explore the establishment of historic districts, or formal designation of additional individual historic resources, as appropriate. Historic resources may be recognized at the national or local level.

Priority: Long Term

Nether Providence:

NP-1 The Township should update a 1983 historic resource survey, to identify, describe, and evaluate all historic resources in the municipality. Subsequently, the Township should take steps to incorporate local review of impacts on historic resources into the municipal approval process, through the Historic Commission, as permitted by the Municipalities Planning Code.

Priority: Near Term

Rose Valley:

RV-1 The Borough should update its historic resource survey, completed in 1981. A historic preservation committee should be formed to consider various alternatives for the preservation of historic structures. The Borough should explore the creation of an Act 167 local historic district.

Priority: Near Term

Rutledge:

R-1 The Borough should formally inventory its historic resources through completion of a historic resource survey. Because of the consistent pattern of development, Rutledge should be evaluated as a possible historic district. Subsequently, if a potential historic district is identified, the Borough should explore the potential of creating a local historic district and ordinance per the Pennsylvania Historic District Act 167, to enable the Borough to incorporate a review of impacts on historic resources as part of the municipal approval process.

Priority: Near Term

Swarthmore:

S-1 As resolved by Borough Council in 2006, the Borough should implement the recommendations of the Historic Preservation Task Force, including National Register District historic designation and subsequent incorporation of a voluntary review of impacts on historic resources into the municipal approval process. The Task Force should continue to function as an on-going resource to advise Borough Council on appropriate measures for historic preservation in the Borough and to consider whether further measures are necessary to protect the Borough's historic structures.

Priority: Near Term

Implementation

Leadership

Identifying local historic resources requires the participation of the Delaware County Planning Commission. Additionally, at the state level, the Pennsylvania Historical and Museum Commission may designate historic sites. The National Register of Historic Places maintains lists of national landmarks. Local and regional historical societies as well as local historians should play a large role in identifying important historic resources.

Once a site has been identified, establishing guidelines to recognize and maintain local historic sites must happen within each individual community.

Funding Sources

The Pennsylvania Historical and Museum Commission offers multiple funding opportunities to a wide variety of nonprofit organizations and public agencies throughout the Commonwealth (<http://www.artsnet.org/phmc/grants.htm>)

- Certified Local Government Grant Program – when applicable
- Keystone Historic Preservation Grant Program
- Pennsylvania History and Museum Grant Program
- Technical Assistance Grants
- FHA 203(k) Program. Eligible activities include property acquisition, repair, and modernization of single-family homes.

State: PA Department of Community and Economic Development

- Pennsylvania Access Grant Program (AGP). Modifications that increase the ability of disabled to remain in their homes.

2.3 · Land Use

Recommendations

LU#1: Update Land Use Ordinances for Compliance, Consistency and Needed Modifications

Issue: Each of the municipalities' zoning and subdivision ordinances have areas that are in need of updating, as well as provisions that do not fully meet the current requirements of the PA Municipalities Planning Code and/or other state requirements.

Goal: All of the municipalities shall update their ordinances to comply with current statutes and regulations and encourage consistency among the four municipalities.

Action Strategies:

MMCP-Wide:

MMCP-1 Formalize inter-governmental agreements among all municipalities to ensure zoning ordinance consistency with the MMCP.

Priority: Near Term

Nether Providence Township:

NP-1 Institutional uses, such as fire houses, libraries, schools and municipal buildings, are currently treated as legal non-conforming uses within another zoning district designation. Create an Institutional Zoning District for existing institutional uses in the Township.

Priority: Mid Term

NP-2 Evaluate the build-out potential of the golf course property. Determine if the current base zoning should change or if an overlay district should be created.

2.3 · Land Use

Priority: Near Term

NP-3 Evaluate the build-out potential of the Taylor Arboretum. Determine the status of existing deed restrictions on the property and if the current base zoning should change to Open Space Preservation - OSP.

Priority: Near Term

NP-4 Amend existing ordinances to require sidewalks on both sides of all new or improved streets.

Priority: Near Term

NP-5 Consider developing a station area / village center overlay zoning district for the small commercial area at the intersection of Providence Road and Wallingford Road.

Priority: Long Term

NP-6 In conjunction with a study to determine future redevelopment options of the Comcast site, possibly as a small mixed use village cluster, or parking to support athletic fields, etc., new zoning alternatives should be evaluated which support desirable use and development patterns.

Priority: Long Term

NP-7 Determine the need for a new residential zoning district with a minimum lot requirement of 30,000 to 40,000 sq.ft., possibly in place of the current R-1 zoning district in some locations such as the Summit School and golf course properties, and areas of the township with larger lot sizes.

Priority: Long Term

NP-8 Ordinances should be evaluated to determine if maximum building height requirements are appropriate or if they need to be modified.

Priority: Near Term

NP-9 Flag lot requirements should be evaluated in order to determine if setback requirements should match base zoning requirements.

Priority: Near Term

NP-10 The allowable density of the R-2 district should be studied to determine if there is a need for an upgrade in the requirement.

Priority: Near Term

NP-11 Evaluate the need to rezone portions of Swarthmore College's Crum Woods land located within the existing R-1 zoning district for open space protection.

Priority: Mid Term

Rose Valley:

RV-1 Ordinances should be evaluated to determine if maximum building height requirements and maximum levels of impervious surfaces are appropriate or if they need to be modified.

Priority: Near Term

RV-2 The potential for infill on larger lots should be studied. Current zoning should be evaluated for the possibility of further restricting "flag" lots, subdivided side lots and cul-de-sacs.

Priority: Near Term

RV-3 Examine the application of "conservation by design" regulations to the Borough's zoning and subdivision ordinances.

Priority: Near Term

RV-4 Evaluate the need to create an open space preservation zoning district for the permanent protection of the Borough's open space resources.

Priority:

Rutledge:

R-1 Develop ordinance regulations for potential bed and breakfast uses.

Priority: Near Term

2.3 · Land Use

Swarthmore:

S-1 Consider the development of a transition area between traditionally institutional uses and structures and single-family residential uses where those zoning districts are contiguous. This can be done through area and bulk regulations (especially setbacks) or by an intermediate zoning district, lying on both sides of the current zoning line, in which smaller-scale multi-family buildings are permitted (in a number of instances these uses exist currently).

Priority: Near Term

S-2 Parking requirements for the IN District should be developed.

Priority: Near Term

S-3 Business Apartment Zoning - Area and bulk requirements should be revised to reflect the urban and mixed use character of the district.

Priority: Near Term

S-4 The suitability of cluster housing should be studied and zoning regulations developed if appropriate for larger parcels. This housing type may be a useful option in the event of future development proposals for any large tracts.

Priority: Near Term

S-5 Evaluate larger parcels for new or alternative land uses.

Priority: Near Term

S-6 Continue to evaluate existing and possible future uses of secondary and/or accessory structures in the Borough.

Priority: Near Term

Implementation

Leadership

The implementation of the land use recommendations of the MMCP is somewhat unique from the recommendations of the other topic areas. The Pennsylvania Municipalities Planning Code Section 1104.b.1 states that each municipality will have two years from the time of adoption of the MMCP to bring their zoning and land use ordinances into compliance with the MMCP recommendations. In order to gain the maximum legal benefit from adopting a multi municipal plan, this requirement is typically achieved through the adoption of a formal Intergovernmental Cooperative Implementation Agreement. Although each municipality retains legal control of its own land use ordinances, a special body, the Multi Municipal Implementation Planning Committee, typically takes the lead in ensuring the each municipality is undertaking its portions of the plan recommendations in a manner that is consistent with the MMCP. The Committee is generally comprised of two representatives from each municipality. One member from each municipality should be a member of the governing body, and the other may be either from the governing body, planning commission, or a citizen from the municipality.

Funding Sources

Funding for land use-related planning and ordinance activities is limited in Pennsylvania. The primary state agency is the Pennsylvania Department of Community and Economic Development (DCED). The funding programs within DCED are constantly evolving, so the Department has developed a “Single Application for Assistance” process. This process allows the applicant to describe the project components and to make a funding request. The Department takes this request and then matches it with best funding sources available in order to expedite the process and to maximize the potential for funding success.

2.3 · Land Use

Pennsylvania Department of Community and Economic Development (DCED) Land Use Planning and Technical Assistance Program (LUPTAP)

This program provides grant funds for a number of community oriented planning activities including for the updating and preparation of municipal land use ordinances. In this case the focus of such work would be to ensure that ordinances comply with the current standards of the Pennsylvania Municipalities Planning Code, the recommendations of the MMCP and they are reasonably consistent between the four municipalities in MMCP Planning Area. Priority is given to any group of two or more municipalities, or a body authorized to act on behalf of two or more municipalities.

2.4 · Transportation

Recommendations

T#1: Providing a balanced transportation system with multi modal options

Issue: Although there is diversity in the transportation options available to residents within the MMCP Planning Area, the accessibility of multiple modes varies from municipality to municipality.

Goal: Provide the highest degree of consistent accessibility of all modes of transportation, in order to retain the MMCP Planning Area as a model for multi-modal accessibility within the region.

Action Strategies:

MMCP-Wide

MMCP-1 Prepare Transit Node Specific Plans - Develop site specific plans for each of the transit nodes within the MMCP Planning Area. Plans should focus on developing short and long term parking strategies, determining specific access needs (including kiss-and-ride drop offs, sidewalks, bicycle racks / lockers, signage, and other public / civic amenities), and potential transit supportive changes to adjacent land uses.

Priority: Mid Term

MMCP-2 Establish a Transit, Bicycle and Walkers Advocacy Group - Through cooperative alliances with interested residents, student groups, the various educational institutions, senior citizen groups, bicycle clubs, etc. an advocacy group could be established. This group could support municipal initiatives to improve and construct sidewalks and trails, and lobby for improvements from regional entities such as PennDOT, DVRPC, SEPTA and Delaware County.

Priority: Near Term

2.4 · Transportation

MMCP-3 Develop a Public Education Program Promoting Multi-Modalism – A program that promotes existing multi-modal assets and advocates the need for additional facilities should be developed. Example activities could include bicycle safety training programs in the schools, special trail or route signage, an MMCP bike route map / website, and a “sponsorship” programs for high-quality amenities such as public art inspired bike racks, bike lockers painted with murals, etc.

Priority: Near Term

MMCP-4 Develop a Pedestrian and Bicycle Accessibility Master Plan (with a special focus on the schools and train stations) - Each of the municipalities should have a ten-year improvement program specifically focused on safety and accessibility, through maintenance of existing sidewalks and trails and the creation of new facilities and safety measures. Many of the train stations, schools and commercial nodes in the MMCP Planning Area are deficient in pedestrian and bicycle safety and accessibility. These areas should be the highest in priority.

Priority: Mid Term

MMCP-5 Eliminate or Reduce Barriers to Pedestrian and Bicycle Movement and Create Visual Improvements Along Major Arterial Roads – Major arterials roads such as Baltimore Pike, Providence Road, and Rose Valley Road are clearly major physical barriers to pedestrians and bicyclists; moreover, many impediments to safe pedestrian and bicycle movement exist throughout the MMCP Planning Area. Projects which improve on current conditions such as sidewalks, pedestrian signals, bicycle lanes, lighting, and landscaping should be studied. New improvements focused on increased vehicular capacity should be carefully scrutinized to determine their potential effects on pedestrian and bicycle safety.

Priority: Mid-Term

MMCP-6 Improve multi-modal access to regional rail stations.

Priority: Near Term

MMCP-7 Enhance Aesthetic Qualities - Visual improvements, especially along Baltimore Pike should be considered to enhance the overall image of the MMCP Planning Area to the high number of motorists that enter or travel through the corridors. Improvements should be developed through a joint effort with Media Borough, Springfield Township, Delaware County, and PennDOT and could include streetscaping, landscaping, a planted median and pedestrian refuge, ateway treatments, architectural lighting, signage and banners.

Priority: Mid Term

Nether Providence Township

NP-1 Develop a roadway improvement and enhancement strategy for Garden City Manor and South Media areas, to include utility upgrades, paving, curbing, sidewalks, lighting, street trees, etc.

Priority: Mid Term

NP-2 Improve Copples Lane, Turner Road, Manchester Avenue, and the north side of Rose Valley Road to include sidewalks.

Priority: Mid Term

NP-3 Expand parking at both train stations including auxiliary facilities such as joint use of school and church parking lots.

Priority: Near Term

NP-4 Address parking in the high school / middle school complex area.

Priority: Near Term

NP-5 Evaluate bicycle/pedestrian improvements to access school areas.

Priority: Near Term

NP-6 Improve pedestrian and vehicular treatment at the Furness Library, Wallingford Post Office and Wawa Market activity center.

Priority: Mid Term

NP-7 Construct a sidewalk that connects the Wallingford train station and Brookhaven Road.

Priority: Mid Term

Rose Valley

RV-1 Develop a policy regarding possible modifications to Rose Valley Road as a method to minimize any potential negative impacts as a result of engineering “improvements.” The layout of this roadway is critically important to the overall character of the community.

Priority: Mid Term

2.4 · Transportation

Rutledge

R-1 Coordinate with Springfield and Ridley Townships to construct sidewalks along Swarthmore Avenue in order to provide a continuous sidewalk network between the Borough and the elementary school.

Priority: Near Term

Swarthmore

S-1 Sidewalks should be added between College Avenue and Chestnut Avenue to improve pedestrian safety for students walking to Swarthmore/Rutledge School, and to Swarthmore Avenue between Cedar Lane and Baltimore Pike to improve non-vehicular access between the College and Baltimore Pike. Additional sidewalks should be considered as proposed in the Pedestrian and Bicycle Accessibility Master Plan.

Priority: Mid Term

S-2 Provide adequate parking in the Town Center for both commuters and users of the area, including shoppers and employees. To the greatest extent possible, such parking should not result in the additional impervious cover or loss of open space.

Priority: Mid Term

S-3 Make parking more user friendly by improving parking information and signing regarding location, availability, permits and other regulations.

Priority: Mid Term

S-4 Work with SEPTA to improve operation timetables and the coordination between the various modes of transit to ensure seamless and efficient transfer between train, trolley and bus modes.

Priority: Mid Term

S-5 Make the Princeton Avenue underpass accessible for wheelchairs, bicycles, and strollers.

Priority: Mid Term

T#2: Reduce the potential for vehicular speeding

Issue: Speeding, especially on certain streets located within residential neighborhoods or in pedestrian high-traffic areas, creates a public safety hazard.

Goal: Minimize the potential for speeding to occur, especially in highly problematic areas.

Action Strategies:

MMCP-Wide

MMCP-1 Develop a MMCP-wide Traffic Calming Plan - Develop a traffic calming policy and safety procedures matrix to be used in selecting streets for an area-wide traffic calming plan to help reduce the speed of vehicles on major residential streets and enhance the overall pedestrian and bi-cyclist environment. A special emphasis should be placed on all developing safer roadways within a ¼ mile radius of schools and transit nodes.

Priority: Near Term

MMCP-2 Develop traffic calming eligibility and application standards to determine warrants and need.

Priority: Mid Term

Nether Providence Township

NP-1 Manchester Avenue and Brookhaven, Rodgers, Turner and Beatty Roads are heavily travelled roadways and are subject to speeding traffic. The Township should explore potential improvements and coordinate with PennDOT where necessary.

Priority: Near Term

Rose Valley

RV-1 Rose Valley Road is a heavily travelled roadway and is subject to speeding traffic. The Borough should coordinate with PennDOT to determine possible improvements or policies.

2.4 · Transportation

Priority: Near Term

Rutledge

R-1 Linden, Sylvan, and Swarthmore Avenues are major traffic cut-throughs to MacDade Boulevard / Route 420 corridor. When traffic backs up, it has a ripple effect onto Linden Avenue. Traffic calming or other devices which reduce this route's attractiveness as a cut-through should be studied.

Priority: Mid Term

Swarthmore

S-1 The intersection of Yale and Harvard Avenues should be evaluated for traffic calming and pedestrian safety improvements.

Priority: Mid Term

Implementation

Leadership

The implementation of the transportation recommendations of the MMCP will require coordination amongst the four municipalities, adjacent municipalities, Delaware County, PennDOT and SEPTA. Many of the recommendations focus on undertaking more detailed planning activities in order to fully understand the underlying problems and to formulate accurate conclusions. The MMCP recommends the formation of the MMCP Planning Committee which, in addition to its proposed primary role in dealing with land uses issues, could also be instrumental in overseeing the programming of transportation improvements. Special subcommittees, such as the proposed Transit, Bicycle and Walkers Advocacy Group, could be created to assist the MMCP Planning Committee in identifying issues and facilitating local public involvement during the planning and detailed design process of projects.

Funding Sources

Funding assistance for transportation recommendations are available primarily for those action strategies dealing with infrastructure improvements and area-specific master planning. Three public agencies oversee a large number of grant programs that Nether Providence, Rose Valley, Rutledge and Swarthmore should look to first for implementation funding: the Pennsylvania Department of Conservation and Natural Resources (working in partnership with the Delaware Valley Regional Planning Commission), and the Pennsylvania Department of Community and Economic Development.

Delaware Valley Regional Planning Commission (DVRPC)

DVRPC administers four capital funding programs for the region, each of which can be used to implement transportation recommendations throughout the MMCP Planning Area. The four programs are the Congestion Mitigation and Air Quality Improvement (CMAQ) Program, the Transportation Improvement Program (TIP), the Transportation Enhancements (TE) Program, and the Home Town Streets / Safe Routes to School Program. Each program provides substantial financial awards on a competitive basis.

The Transportation, Community, and System Preservation (TCSP) Program

The TCSP Program is a program jointly administered by DVRPC and the Federal Highway Administration (FHWA) and provides a comprehensive initiative of research and grants to investigate the relationships between transportation, community, and system preservation plans. Cities are eligible for dis-

2.4 · Transportation

cretionary grants to carry out eligible projects to integrate transportation, community, and system preservation plans and practices. These projects should specifically reduce environmental impacts of transportation, and examine community development patterns to identify strategies that encourage private sector development patterns and investments that support these goals.

The Federal Highway Administration has not solicited applications for the TCSP Program. To date the TCSP Program has solicited only those applications for projects specified by Congress in the Conference Reports accompanying the 2005 Omnibus Appropriations Act. The Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFTEA-LU) authorized the TCSP Program through FY 2009. A total of \$270 million is authorized for this Program in Fiscal Years 2005-2009.

This program could be utilized for bicycle and pedestrian improvements throughout the MMCP Planning Area, such as:

- Eliminate or reduce barriers to pedestrian and bicycle movement for the MMCP Planning Area
- Evaluating bicycle/pedestrian improvements to access school areas in Nether Providence

Congestion Mitigation and Air Quality Improvement (CMAQ) Program

The CMAQ program is a federal program that was established in 1991 for projects that contribute to the attainment of the Clean Air Act standards by reducing emissions from highway sources. Projects eligible for CMAQ funding must produce a reduction of harmful emissions related to transportation and must also be for the public good. All federal eligibility requirements for transportation projects must be met.

This program has potential applications in the MMCP Planning Area for the following elements:

- Bicycle and pedestrian projects discussed under the TCSP Program
- Improving multi-modal access to regional rail stations for the MMCP Planning Area

As of yet, no determination has been made as to when a new round of funding under CMAQ will occur, but it is anticipated for 2007.

Transportation Improvement Program (TIP)

TIP authorizes capital funding for transportation projects that have been determined to be regionally significant. Typical TIP projects involve significant infrastructure improvements for vehicular and non-vehicular transportation modes. Projects secure a spot on the TIP through a long-term process that begins with the identification of need by plans such as this Multi-Municipal Comprehensive Plan. Projects are submitted to DVRPC, where the Regional Transportation Committee reviews all submitted projects, and recommends those they deem worthy based on regional merit to the DVRPC Board of Commissioners. The Board makes the final decision as to what projects are included in the year's TIP. A project's inclusion in the TIP signifies regional agreement on the

priority of the project and establishes eligibility for federal funding. Approved TIP projects can be awarded up to 100% of financing, though funding can also come from local or non-federal sources when matching funds are required.

Transportation Enhancements

Transportation Enhancements (TE) activities are community-based projects that improve the cultural, historic, aesthetic and environmental aspects of transportation infrastructure. TE projects must be one of 12 eligible activities, two of which are relevant to the MMCP Transportation Recommendations:

- Pedestrian and bicycle facilities
- Pedestrian and bicycle safety and educational activities

TE is a reimbursement program, so the municipality will have to pay for the project up front. Generally, TE will reimburse 80 percent of the project cost. The remaining 20 percent can come from other local, state or non-DOT federal programs.

Ten percent of Pennsylvania's Surface Transportation Program funds are set aside for the Transportation Enhancements program, which is designed to fund bicycle and pedestrian activities, such as the construction of new trails, improvements to existing bicycle and pedestrian networks, and educational and public awareness programs. Transportation Enhancements activities are usually 80/20 reimbursement programs, but PennDOT will now reimburse 100% of construction costs, making this program especially valuable for infrastructure improvements.

Note that the current round of funding for this grant is closed, but it is anticipated to reopen in the fall of 2007.

Home Town Streets/Safe Routes to School

As part of the Growing Greener legislation, the Pennsylvania Department of Transportation has embraced this program as a key part of its role in fostering community development/redevelopment. This program is intended to assist communities in enhancing their revitalization efforts.

The Home Town Streets component provides funding for streetscape improvements that are vital to reestablishing downtown and commercial centers in a defined "downtown" area. The Safe Routes to School component provides funding for projects that enhance the transportation system through the construction of new facilities or the improvement of existing facilities to make them more usable for students to walk or bicycle to school. Funding is primarily for transportation routes and is not intended for recreation-only-based trail systems.

This is a federal cost reimbursement program, not a grant program. Costs will be reimbursed for actual approved project expenses up to the amount approved for the project. This program has an 80/20 match requirement.

2.4 · Transportation

This grant program could be utilized for constructing pedestrian and bicycle facilities or enhancing existing bicycle and pedestrian pathways and sidewalks in all four municipalities.

Note that the current round of funding for this grant is closed, but it is anticipated to reopen in the fall of 2007.

Department of Conservation and Natural Resources (DCNR)

DCNR administers several programs that fund bicycle and pedestrian improvements. Most programs are now under the umbrella of the Community Conservation Partnerships Program (C2P2), which allows the MMCP Planning Area communities to submit one application that can be used for a number of different programs.

Community Conservation Partnerships Program (C2P2)

As part of a larger inter-departmental program called Growing Greener, DCNR administers an Open Space and Recreation Grant program. The grant process is run under the C2P2, a combination of several funding sources and grant programs. The C2P2 program contains a grant component called the Community Grant Program that can be used to implement transportation recommendations relating to the recommended comprehensive pedestrian and bicycle accessibility master plan, and for recommended transit node specific site plans. 50% funding is available under this program. Grant applications must be in by September 29, 2006.

Additional information can be found on the DCNR website: www.dcnr.state.pa.us

Department of Community and Economic Development (DCED)

DCED coordinates a wide range of funding programs, several of which can be applied to infrastructure improvements or site planning. However, DCED has recently created the Single Application for Assistance, which allows applicants to apply for the full range of funding sources with the same application. The application requires a detailed project budget, along with existing sources of funds. DCED will then find appropriate funding sources for outstanding project needs. As such, the Single Application for Assistance is a vital tool for transportation funding. The application is available at:

<https://www.esa.dced.state.pa.us/ESAW/>

2.5 · Community Facilities

Recommendations

CF#1: Emergency Services - Fire Protection

Issue: Nether Providence, Rutledge, and Swarthmore have their own fire companies. Rose Valley relies on Nether Providence's companies for service. Each individual fire company is an important and valued community resource; however, the ability to maintain volunteer staff levels and support the costs of new equipment may not be sustainable in the long term.

Goal: The communities of the MMCP Planning Area should encourage a regional working agreement for fire services. Regional agreements need not be exclusive to the municipalities within the MMCP Planning Area, and could include more or fewer than four.

Action Strategies:

MMCP-Wide:

MMCP-1 Form a regional fire safety committee with representatives from each municipality and each fire company. This committee should pursue a regionalization feasibility study.

Priority: Near Term

MMCP-2 Each department/municipality should consider regional implications prior to providing financial support for new firefighting equipment and evaluate future purchases against the recommendation of the regionalization feasibility study.

Priority: Near Term

2.5 · Community Facilities

CF#2: Emergency Services - Police Protection

Issue: The physical size and overall population of the MMCP Planning Area does not necessarily warrant the need for multiple police departments. The issue moving forward should focus on the ability to create a regional system that provides equitable services and maintains or improves on the service that exists today.

Goal: A scenario which merges the departments into a unified force should be considered.

Action Strategies:

MMCP-Wide:

MMCP-1 Form a regional police safety committee with representatives from each municipality and each police department. This body could evaluate equipment and staffing needs that might be appropriately shared on a regional basis. Other public safety issues among communities, such as crime patterns, etc. would have formal venue for discussion and review.

Priority: Near Term

Nether Providence/Swarthmore:

NP/S-1 As the primary providers in the MMCP Planning Area, these two municipalities should serve in a leadership role in the evaluation of regionalization scenarios.

Priority: Near Term

Rose Valley:

RV-1 Currently Rose Valley utilizes the PA State Police for police coverage. Should the ability of the Borough to rely on service from the State change, they should explore working with neighboring police departments.

Priority: Mid Term

Rutledge:

R-1 Rutledge currently contracts with Swarthmore for its police services. This relationship should be supported as an example of regional cooperation and efficiency in the near term.

Priority: On-going

CF#3: Joint Administrative and Public Works Partnerships

Issue: As a result of the small size of the municipalities, there is a degree of overlapping of resources.

Goal: The communities in the MMCP Planning Area should identify any areas of opportunity for consolidating and sharing essential resources, in order to more efficiently provide new and existing services.

Action Strategies:

MMCP-Wide:

MMCP-1 In the near term, the planning area should consider a cooperative agreement for department of public works operations. Possible areas for cooperation include joint recycling collection and street sweeping.

Priority: Near Term

CF#4: Parks and Recreation Opportunities for All Age Groups

Issue: Based on population levels and demographics, there is a need for more recreational facilities within the MMCP Planning Area. This need ranges from active and passive facilities to organized activities for all age groups and interests.

Goal: The municipalities should coordinate to best utilize facilities for all residents and provide a wide range of recreation opportunities, regardless of where facilities are located.

Action Strategies:

MMCP-Wide:

MMCP-1 The MMCP planning area should establish a Parks and Recreation Committee that seeks to build a regional organization among recreation groups and make programs more viable to operate in order to benefit all members of the community as well as special interest groups. Essential partners will include the school district and Swarthmore College.

Priority: Near Term

MMCP-2 An agreement should be pursued with Swarthmore College in order to formalize a policy for community utilization of athletic facilities on the campus.

Priority: Mid Term

MMCP-3 Create a trail to connect the Crum Woods of Swarthmore College with Smedley Park.

Priority: Mid Term

MMCP-4 Coordinate with Delaware County to enhance passive recreation opportunities, such as trails, at the Pena Tract located adjacent to Baltimore Pike.

Priority: Near Term

MMCP-5 Expand the number of traditional recreational facilities such as soccer and baseball fields as well as non-traditional facilities such as skate parks and roller hockey rinks to better meet current needs.

Priority: Mid Term

Nether Providence Township:

NP-1 Passive and active recreation opportunities should be pursued for Furness and Houston Parks. Master plans should be developed for all parks.

Priority: Mid Term

Rose Valley:

RV-1 Continue to look for opportunities to utilize recreation programs provided by other municipalities in the MMCP Planning Area.

Priority: Near Term

RV-2 Explore creating a Veterans' memorial at some location within the Borough.

Priority: Mid Term

Rutledge:

R-1 Pursue grant funds for ongoing improvements for Triangle Park.

Priority: Near Term

R-2 Complete street tree survey, assess street tree needs, and develop recommendations for yard trees.

Priority: Mid Term

Swarthmore:

S-1 Continue discussion with the school district regarding the possible utilization of the Rutgers Avenue School. Opportunities to create a multi-use reuse of the site, including permanent open space, indoor and outdoor recreation, a skate park, and a rehabilitated track, should be explored.

Priority: Near Term

2.5 · Community Facilities

S-2 Provide enhanced programming for seniors and teens.

Priority: Near Term

S-3 Implement the recommendations contained in the 2006 Little Crum Creek Park Master Plan.

Priority:

CF#5: Open Space Conservation

Issue: Due to the built-out nature of the MMCP Planning Area, permanently protected open space, whether as parkland or natural areas, is at a premium.

Goal: Preserve existing open space, even if privately owned, and acquire any potential open space parcels for the creation of parks or to enhance natural resource protection.

Action Strategies:

MMCP-Wide:

MMCP-1 Form an Open Space Committee, possibly in conjunction with Environmental Advisory Councils, Parks and Recreation Committees or a Natural Resources Planning Committee.

Priority: Near Term

MMCP-2 Continue to pursue open space acquisitions in all of the communities, including developing a dedicated funding stream for acquisitions and creating programs to educate land owners regarding their options and the financial benefit of donating land for public open space.

Priority: On-going

MMCP-3 Pursue acquisition and development grants for open space protection initiatives.

Priority: Near Term

Nether Providence:

NP-1 Pursue permanent preservation options for the Taylor Arboretum.

Priority: Mid Term

NP-2 Evaluate the potential of the future acquisition of the Comcast site for parkland, possibly as a village cluster, and to provide additional parking for nearby athletic facilities.

Priority: Long Term

Rose Valley:

RV-1 Continue to pursue the goal of acquiring properties for permanently preserved open space through ordinance protection.

Priority: On-going

RV-2 Preserve the 1.2 acre lot at the entrance to Old Mill Lane as permanent open space, for use as a “Borough Green”.

Priority: Mid Term

Rose Valley/Nether Providence:

RV/NP-1 Begin a dialogue with Middletown Township regarding the potential conversion of the firing range into a public park or conservation area.

Priority: Near Term

Swarthmore/Nether Providence:

S/NP-1 Work with Swarthmore College on the long-term protection of the Crum Woods.

Priority: Mid Term

2.5 · Community Facilities

CF#6: Sanitary Sewer Infrastructure

Issue: Due to the age of some infrastructure and the increase in state and federal regulatory requirements, some municipal sanitary sewer infrastructure is in need of upgrading.

Goal: Work towards the goal that all wastewater facilities meet current regulatory compliance.

Action Strategies:

MMCP-Wide:

MMCP-1 Continue work to identify and eliminate inflow and infiltration (I&I) into the sanitary sewer system, including metering of flow into the collection system.

Priority: On-going

Nether Providence Township:

NP-1 Work with property owners with existing on-site septic systems to connect them to public sewer.

Priority: Near Term

Rose Valley:

RV-1 The results of the Sewer Facilities Study for compliance with PA Act 537 should be shared with residents when the study is completed. Options for future ownership of the sewer facilities should then be explored.

Priority: Near Term

CF#7: MMCP Planning Area-wide Geographic Information System (GIS) Database

Issue: There is a need for modern data management tools, yet the ability for each municipality to collect, management and maintain accurate digital databases is limited.

Goal: Develop a MMCP Planning Area-wide GIS database, building on the data that has been created through the development of the MMCP Plan document.

Action Strategies:

MMCP-Wide:

MMCP-1 Establish realistic needs and applications, both individually and jointly, for GIS utilization.

Priority: Near Term

MMCP-2 Create an intergovernmental agreement to establish a MMCP GIS database and pursue grants to support such activities.

Priority: Mid Term

MMCP-3 Link record keeping activities such as tax records, planning activities, and crime fighting modeling into comprehensive databases. Many municipalities are utilizing GIS and laptop computers in patrol vehicles to improve crime fighting activities. These same resources can be tapped to support other municipal GIS needs.

Priority: Mid Term

2.5 · Community Facilities

CF#8: Libraries

Issues: Libraries are important public activity centers within the MMCP Planning Area. Historically, public funding to operate and maintain libraries has been strong at the local level. However, state funding has decreased over the past few years, even as the functional importance of libraries within the community remains strong.

Goal: The communities of the MMCP Planning Area should ensure the long term viability of their libraries and maintain them as integral community resources.

Action Strategies:

MMCP-Wide:

MMCP-1 Work with existing libraries to ensure methods to maintain long term funding and capital improvement programs for the libraries.

Priority: Near Term

MMCP-2 Explore the utilization of new technologies to maintain and expand the viability of the library facilities.

Priority: Mid Term

Implementation

Leadership

Implementing policies that, at their core, depend on coordination between municipalities will require establishing a task force with representatives from Nether Providence, Rose Valley, Rutledge, and Swarthmore. This task force should work together to develop consensus between municipalities and facilitate buy-in from each community. It is essential that this task force maintain the individuality of each community while realizing the benefits that more regional cooperation can bring to each of the communities.

Funding Sources

Emergency Services

Federal:

- Assistance to Firefighters (AFG) program awards grants directly to fire departments to enhance their ability to protect the health and safety of the public and firefighting personnel, with respect to fire and fire-related hazards. The AFG Program is conducted by the Department of Homeland Security's Preparedness Directorate's Office of Grants Training in cooperation with the Department's United States Fire Administration.
- In 2005, the Department of Homeland Security organized the Staffing for Adequate Fire and Emergency Response (SAFER) grant program. The program awards grants directly to volunteer, combination, and career fire departments to help the departments increase their cadre of firefighters. Ultimately, the goal is for SAFER grantees is to enhance their ability to attain 24-hour staffing and thus assure their communities have adequate protection from fire and fire-related hazards.

State:

- The PA State Volunteer Fire Company/Volunteer Ambulance Services Grant program is administered by the Pennsylvania Emergency Management Agency. The grants seek to alleviate the financial strain experienced by volunteer fire companies and ambulance services.

2.5 · Community Facilities

- The Volunteer Loan Assistance Program (VLAP) provides fixed loans at 2% interest rate to volunteer fire, ambulance and rescue companies for the acquisition, rehabilitation or improvement of apparatus, construction or modernization of facilities and equipment, or to refinance debts incurred with lending institutions, municipalities or relief associations.
- Emergency Responders Resources and Training Program (ERRTP). ERRTP funds may be used for emergency responder improvement projects. These projects must demonstrate a benefit to community activities associated with police, fire, ambulance or related public safety services.
- The Regional Police Assistance Grant Program offers grants for two or more municipalities that regionalize police operations. The grant helps to pay for a Regional Police Chief salary and other related expenses.

Public Works

State

- The Local Government Capital Project Loan Program (LGCPL) offers low-interest loans to local government for equipment and facility needs. The local government may design the loan to supplement the purchase of data processing equipment or the purchase, construction, renovation or rehabilitation of municipal facilities.
- Shared Municipal Services Program (SMSP) provides grant funds that promote cooperation among municipalities. Also encourages more efficient and effective delivery of municipal services on a cooperative basis. In the past, municipalities have used the program to fund shared personnel activities, joint ownership of equipment, shared data processing operations, cooperative building code programs, and Council of Governments (COG) start-up funding.
- The Water Supply and Wastewater Infrastructure Program (PennWorks) ensures safe water supply and proper wastewater infrastructure.

Parks, Recreation, and Open Space

State:

- State Department of Conservation and Natural Resources/ Bureau of Recreation and Conservation. This department manages a variety of grant and technical assistance programs concerned with community recreation, greenways and trails, and natural areas and open space under a single office, the Bureau of Recreation and Conservation.

- Community Conservation Partnership Program includes grants for planning projects, technical assistance projects, and development projects. The Community Conservation Partnership Program supports comprehensive recreation plans, natural area inventories, open space network plans, and park rehabilitation. Applications are typically due in September of each year.
- The Keystone Recreation, Park, and Conservation Fund provides state grants to improve the physical facilities of public libraries. Joint applications are required from a sponsoring municipality (or Councils of Government and authorities approved by the participating local governing body of the COG or authority) and a state-aided public library. The applicant may use the funding to construct new library buildings, renovate or rehabilitate existing facilities and make library buildings accessible for persons with disabilities.

2.6 · Housing

Recommendations

H#1: Preserve Existing Diverse, Well-Maintained Housing Stock

Issue: The MMCP Planning Area's housing stock is diverse in terms of size, age and price.

Goal: To realize the full potential of the region's housing stock and to remain competitive within the region, the MMCP Planning Area should seek ways to maintain its housing assets.

Action Strategies:

MMCP-Wide:

MMCP -1 Diversity of Housing Stock - Determine ways to continue to provide a diverse housing stock and housing options for the needs of different populations.

Priority: Mid Term

MMCP-2 Preservation of Existing Housing Stock - Methods to preserve existing housing stock should be pursued.

Priority: Near Term

MMCP-3 Support Senior Housing Needs - Review existing housing available for seniors and recommend needed improvements, including new housing opportunities and options for aging in place, including policies and programs in areas that will help seniors maintain their homes (these might include support services in the areas of transportation and social services).

Priority: Mid Term

2.6 · Housing

Nether Providence Township:

NP-1 In Garden City Manor and South Media areas, the Township should consider developing a long-term plan that will focus on housing rehabilitation and provide incentives for residents to make physical improvements.

Priority: Mid Term

Rose Valley:

RV-1 Consider methods to maintain the character of its current housing stock.

Priority: Near Term

S-1 Continue to evaluate existing housing to maintain a mix in terms of size and price, and continued availability of sufficient rental units.

H#2: Modifications to Existing Dwellings

Issue: With the communities overall desirability as a place to live, smaller and older buildings are susceptible to being torn down and replaced with larger dwellings. This trend could reduce the overall housing diversity and alter the demographic composition of the area.

Goal: Discourage demolition and encourage any new construction or alterations to existing dwelling to be done in a manner consistent with neighborhood context.

Action Strategies:

MMCP-Wide:

MMCP-1 Proactively Address the Potential for Large Scale Tear-Downs - Evaluate the potential impacts under existing zoning regulations, on neighborhoods, as a result of tear-downs. The ability to build new structures that are consistent with the character of existing communities under current zoning and code regulations should be assessed.

Priority: Near Term

MMCP-2 Control Major Expansion to Existing Dwellings - Consider policies that address the increasing number of building additions and ensure that the existing architectural integrity of buildings, especially historic properties, is maintained.

Priority: Near Term

Implementation

Leadership

Municipalities should take the lead in applying for grants for housing rehab program, home ownership education, etc. Providing resources for the rehab of deteriorating homes in lower income areas of the community will help to preserve the existing housing stock and will enable more cost burdened households, as well as elderly households, to consider remaining within the area. This will help to maintain a diverse population and will attract a wide range of age groups.

Funding Sources

Various sources of federal, state, local, and private funding exist for housing rehabilitation.

Typically, funding is administered through municipalities that apply for and disseminate funds to individual property owners. Federal funding sources are most reliable. In certain cases, state and local programs are actually federal funds administered locally, such as CDBG and HOME funding. Applicable funding sources include:

Federal: U.S. Department of Housing and Urban Development (HUD)

- Community Development Block Grant Program (CDBG). Eligible activities include housing rehabilitation, public assistance services, infrastructure improvement, development and planning
- HOME Program. Eligible activities include new construction, rehabilitation, acquisition of rental/sales ownership/rental assistance
- FHA 203(k) Program. Eligible activities include property acquisition, repair, and modernization of single-family homes.

State: PA Department of Community and Economic Development

- Pennsylvania Access Grant Program (AGP). Modifications that increase the ability of the disabled to remain in their homes
- TANF Housing Rehabilitation Program. Includes repairs to homes such as roofing, electrical, plumbing, HVAC, window and door replacement, lead-base paint abatement
- Access Home Modification Program (AHMP) Modifications for low income persons with disabilities that increase the ability of disabled to remain in their homes
- Closing Cost Assistance Program (CCAP). Closing costs
- Purchasing-Improvement Program (PIP). Repairs, alterations or modifications to improve the basic livability, accessibility, energy efficiency or safety of the property

Local: Delaware County - Office of Housing and Community Development

- Owner Occupied Housing Rehabilitation Program (OOHRP). Major systems repairs, such as roofs, HVAC, plumbing, and electrical
- Home Improvement Loan Program (HIL). Repairs and rehabilitation
- Home Improvement Grant Program (HIG). Major systems repairs, such as roofs, HVAC, plumbing, and electrical
- Housing Development Fund (HDF). Any home improvement
- Homeownership First Program (HFP). Down payment and closing costs for first homes

2.7 · Economic Development

Recommendations

ED#1: Upgrade Neighborhoods in Need of Enhancement

Issue: Although the overall standard of infrastructure in the MMCP Planning Area is high, some neighborhoods still need improvements.

Goal: All neighborhoods should have a consistent level of public investment in community infrastructure.

Action Strategies:

Nether Providence Township:

NP-1 An enhancement strategic plan should be developed for Garden City Manor, to include utility upgrades, roadway improvements, stormwater management, and lighting.

Priority: Near Term

NP-2 An enhancement strategic plan should be developed for the South Media neighborhood, to include utility upgrades, roadway improvements, stormwater management, and lighting.

Priority: Near Term

2.7 · Economic Development

ED#2: Commercial Development in Town Center Locations

Issue: Several of the communities have commercial nodes that could be the focus of land use reconfigurations and physical enhancements.

Goal: Promote strategic infill development or the redevelopment of parcels that enhance the desirability and utilization of commercial town center nodes.

Action Strategies:

Nether Providence Township:

NP-1 A strategic development and improvement plan should be considered for the commercial node located at the intersection of Providence Road and Wallingford Avenue.

Priority: Mid Term

NP-2 The potential future of the Comcast site should be evaluated. A study should be undertaken to see how the redevelopment of that site, possibly as a small mixed use village cluster and/or a neighborhood park, could be promoted through zoning and linked with improvements to the nearby neighborhoods along Moore Road.

Priority: Mid Term

Swarthmore:

S-1 With the recently enacted ordinance allowing expanded commercial development along the west side of Chester Road, south of the railroad station, the Borough should stay actively involved in the process of shaping any development proposals for this area.

Priority: Near, Mid, Long Term

S-2 Future development within the college campus should be shaped in ways that support stronger connections to the Town Center area of Swarthmore.

Priority: Near, Mid, Long Term

S-3 Continue implementation of the Town Center Revitalization Strategy, including increased opportunities for better utilization of existing and possible expansion of new retail space. Retail use of ground floor space in the Town Center should be encouraged.

Priority:

ED#3: Increase the Tax Base

Issue: The MMCP Planning Area is predominantly residential, with a large amount of tax-exempt property; commercial property is limited. Residential property owners must therefore bear the brunt of locally assessed municipal services and school district costs.

Goal: Diversify the tax base without disturbing the residential quality of life within the MMCP Planning Area.

Action Strategies:

MMCP-Wide:

MMCP-1 Establish a joint plan to increase the commercial tax base. The overall benefit of any new development balanced against the overall benefit to municipal finances it will provide should be evaluated.

Implementation

Leadership

Economic development activities are generally not funded unto themselves, but fit into the context of larger policy or infrastructure initiatives. In the case of the MMCP recommendations, they either focus on formalizing goals to be applied to specific areas, such as Swarthmore Borough's Town Center, the potential for redevelopment activity, as in the case of the Comcast site in Nether Providence Township or policies which could increase the commercial tax base. In all cases, it is important that as the various related initiatives are undertaken, the economic goals of the MMCP are included in the implementation process.

Funding Sources

Pennsylvania Department of Community and Economic Development (DCED)

Funding for economic development related activities is primarily managed through the Pennsylvania Department of Community and Economic Development (DCED). The funding programs within DCED are constantly evolving, so the Department has developed a "Single Application for Assistance" process. This process allows the applicant to describe the project components and to make a funding request. The Department takes this request and then matches it with best funding sources available in order to expedite the process and to maximize the potential for funding success. Economic development activities generally fall into two categories from a funding standpoint. The first are public capital-related projects focused the improvement and/or expansion of infrastructure to support land use based economic development activities. These activities can be funded through a multitude of federal and state programs that are described in the various infrastructure-related sections of this plan. The second category includes initiatives that support the economic viability of an area to attract and sustain businesses and promote job creation. In this case, DCED has a long

list of business assistance programs which focus on making Pennsylvania and its communities a competitive setting for private business activities. For a complete list of current DCED business assistance programs, see DCED's economic development website at www.newpa.com.

Part 3

Implementation Matrices

| Implementation Matrix - Natural Resources | | | | |
|--|-----------|--|---|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| NR #1 Improve Watershed Protection and Stormwater Management | | | | |
| MMCP-1 Form a Joint Natural Resources Planning Committee, to address storm water management and additional environmental / natural resource issues, such as open space protection. | Near Term | Municipal Governing Bodies | Watershed Associations, DEP | - |
| MMCP-2 Adopt all ordinance / regulations recommended in the regional watershed plans. | Near Term | Municipal Governing Bodies | Planning Commissions, JSPC, Watershed Associations | AB |
| MMCP-3 Develop a MMCP stormwater management / open space plan that focuses on developing new stormwater management facilities | Mid Term | JSPC | Planning Commissions, JSPC, Delaware County, DEP | DEP |
| MMCP-4 Explore options to develop an environmental management education partnership with Swarthmore College and possibly the school district. | Near Term | Nether Providence Township, Swarthmore Borough | Swarthmore College | DEP (EE Program) |
| MMCP-5 Investigate retrofit of existing stormwater management facilities to utilize Best Management Practices. | Near Term | Municipal Governing Bodies | JSPC, Delaware County, DEP | DEP |
| NP-1 A study should be performed to determine opportunities to alleviate stormwater management issues in the Garden City Manor area. | Near Term | Nether Providence Township | JSPC | AB, DEP |
| NP-2 Evaluate and reinforce continued passive use of land currently zoned “Open Space Preservation”. | Near Term | Nether Providence Township Planning Commission | DEP, DCED | DCED, DCNR |
| NP-3 Consider implementation of a tree conservation / replacement ordinance for land being developed. | Near Term | Nether Providence Township Planning Commission | DCED, DCNR | DCNR (TreeVitalize) |
| RV-1 A comprehensive strategy to address stormwater within the Borough should be developed. | Near Term | Rose Valley Borough | JSPC | AB, DEP |
| RV-2 Undertake recommendations from the Ridley Creek PA Act 167 Stormwater Management Plan, including recommendations to perform stream bank restoration. | Near Term | Rose Valley Environmental Advisory Council | Rose Valley Planning Commission, JSPC | AB, DEP |
| R-1 Address specific groundwater flooding problems, especially along Linden Avenue and Melrose Terrace. | Near Term | Rutledge Borough | JSPC | AB, DEP |
| S-1 Continue commitment to implement recommendations of the Crum Creek Watershed Conservation Plan. | Near Term | Swarthmore Borough | Swarthmore Borough, Nether Providence, JSPC | AB, DEP |
| S-2 Implement recommended stormwater management improvements at the Rutgers Avenue school. | Near Term | Swarthmore Borough | School District, JSPC | AB, DEP |
| NR#2 Maintain and Upgrade Municipal Environmental Protection Policies and Regulations | | | | |
| MMCP-1 Adopt comprehensive and uniform environmental regulations in all of the municipalities located in the MMCP Planning Area. | Mid Term | Municipal Governing Bodies | DEP, DCNR, DCED, Delaware County, Planning Commissions | DCED |
| MMCP-2 Protect and enhance the tree canopy | Mid Term | Municipal Governing Bodies | DCNR, DEP, Planning Commissions | DCNR TreeVitalize |
| RV-1 An Environmental Advisory Council should be created in Rose Valley to lead initiatives focused on resource protection. | Near Term | Rose Valley Borough | Planning Commissions | DEP, DCED |
| NR#3 Monitor and Control the Growing Deer Population Throughout the MMCP Planning Area | | | | |
| MMCP-1 The municipalities should support recent efforts led by Swarthmore College to explore methods to monitor the deer population and to institute effective control measures. | Near Term | Municipal Governing Bodies | Swarthmore College, Delaware County, Commonwealth of Pennsylvania | - |
| RV-1 Monitor and control the growing population of invasive plant species on Borough-owned open space resulting from the destruction of native plants by deer. | Mid Term | Rose Valley, Environmental Advisory Council | Nature Conservancy | DCNR |
| <div> <div> Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years </div> <div> Key: AB = Annual Budget DCED = Dept. of Community and Economic Development DCNR = Dept. of Conservation and Natural Resources DEP = Department of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission FAA = Federal Aviation Administration JSPC = Joint Stormwater Planning Commission </div> </div> | | | | |

| Implementation Matrix - Natural Resources (Continued) | | | | |
|--|-----------|--|--|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| NR#4 Monitor Noise Impacts of Region-Wide Infrastructure Improvements | | | | |
| MMCP-1 The municipalities should participate in all formal planning or alternatives analysis processes regarding runway expansion of or changes to the Philadelphia International Airport, and advocate for the prevention of noise impacts on the MMCP Planning Area. | Ongoing | Municipal Governing Bodies | Planning Commissions, City of Philadelphia, Delaware County, FAA | - |
| MMCP-2 The municipalities should participate in future decision-making processes that might occur regarding I-476 expansion, and advocate for the prevention and mitigation of noise impacts on the MMCP Planning Area. | Long Term | Municipal Governing Bodies | Planning Commissions, Delaware County, PennDOT, DVRPC | - |
| | | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | Key: AB = Annual Budget DCED = Dept. of Community and Economic Development DCNR = Dept. of Conservation and Natural Resources DEP = Department of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission FAA = Federal Aviation Administration JSPC = Joint Stormwater Planning Commission | |

| Implementation Matrix - Historic Resources | | | | |
|---|-----------|--|---|---|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| HR#1: Protect and Conserve Historic Resources within the MMCP Planning Area | | | | |
| MMCP-1 Identification of Historic Resources - Updated historic resource surveys should be completed for Nether Providence and Rose Valley, and a new historic resource survey completed for Rutledge. The surveys should identify specific individual historic resources, as well as potential historic districts. Each of the three communities should appoint a Historic Resources committee comprised of local residents, and seek assistance for the Delaware County Planning Department Historic Preservation Section in completing the survey. | Near Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| MMCP-2 Public Education about Historic Resources - Initiatives that inform the community about the wealth of historic resources in each municipality, and options for recognizing and protecting these resources, should be undertaken. The opportunity to market the MMCP planning area as a historic area should be explored. | Mid Term | Local Historic Societies, museum, etc. | Delaware County Planning Department - Historic Preservation section | Certified Local Government Grant Program, Local History Grants, PHMC Grant |
| MMCP-3 Formal Recognition of Historic Resources - Each community should explore the establishment of historic districts, or individual historic resources, as appropriate. Historic resources may be recognized at the national or local level. | Long Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program, Keystone Historic Preservation Grants |
| NP-1 The Township should update a 1983 historic resource survey, to identify, describe, and evaluate all historic resources in the municipality. Subsequently, the Township should take steps to incorporate local review of impacts on historic resources into the municipal approval process, through the Historic Commission, as permitted by the Municipalities Planning Code. | Near Term | Nether Providence Township | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| RV-1 The Borough should update its historic resource survey, completed in 1981. A historic preservation committee should be formed to consider various alternatives for the preservation of historic structures. The Borough should explore the creation of an Act 167 local historic district. | Near Term | Rose Valley, Historic Preservation Committee | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| R-1 The Borough should formally inventory its historic resources through completion of a historic resource survey. Because of the consistent pattern of development, Rutledge should be evaluated as a possible historic district. Subsequently, if a potential historic district is identified, the Borough should explore the potential of creating a local historic district and ordinance per the Pennsylvania Historic District Act 167, to enable the Borough to incorporate a review of impacts on historic resources as part of the municipal approval process. | Near Term | Rutledge | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| S-1 The Borough should pursue historic designation and consider incorporation of a voluntary review of impacts on historic resources into the municipal approval process, as suggested by the Borough Historic Preservation Task force. | Near Term | Historic Preservation Task Force | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| | | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | |
| | | Key: AB = Annual Budget PHMC = Pennsylvania Historical and Museum Commission | | |

| Implementation Matrix - Land Use | | | | |
|--|--|--|--|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| LU#1: Update Land Use Ordinance for Compliance, Consistency and Needed Modifications | | | | |
| MMCP-1 Formalize inter-governmental agreements among all municipalities to ensure zoning ordinance consistency with the MMCP | Near Term | Municipal Governing Bodies | Delaware County, DCED | DCED (LUPTAP) |
| NP-1 Create an Institutional Zoning District for existing institutional uses in the Township. | Mid Term | Nether Providence Township Planning Commission | DCED | DCED (LUPTAP) |
| NP-2 Evaluate the build-out potential of the golf course property. Determine if the current base zoning should change or if an overlay district should be created. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-3 Evaluate the build-out potential of the Taylor Arboretum. Determine the status of existing deed restrictions on the property and if the current base zoning should change to Open Space Preservation - OSP. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-4 Amend existing ordinances to require sidewalks on both sides of all new or improved streets. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP, TRID) |
| NP-5 Consider developing a station area / village center overlay zoning district for the small commercial area at the intersection of Providence Road and Wallingford Road. | Long Term | Nether Providence Township Planning Commission | Delaware County, PennDOT, DVRPC, SEPTA | DCED (LUPTAP, TRID), TE |
| NP-6 In conjunction with a study to determine future redevelopment options of the Comcast site, new zoning alternatives should be evaluated which support desirable use and development patterns. | Long Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-7 Determine the need for a new residential zoning district with a minimum lot requirement of 30,000 to 40,000 sq.ft., possibly in place of the current R-1 zoning district in some locations | Long Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-8 Ordinances should be evaluated to determine if maximum building height requirements are appropriate or if they need to be modified. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-9 Flag lot requirements should be evaluated in order to determine if setback requirements should match base zoning requirements. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-10 The allowable density of the R-2 district should be studied to determine if there is a need for an upgrade in the requirement. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-11 Evaluate the need to rezone portions of Swarthmore College's Crum Woods land located within the existing R-1 zoning district for open space protection. | Mid Term | Nether Providence Township Planning Commission | Swarthmore Borough Planning Commission, Swarthmore College, Delaware County | DCED (LUPTAP) |
| RV-1 Ordinances should be evaluated to determine if maximum building height requirements and maximum levels of impervious surfaces are appropriate or if they need to be modified. | Near Term | Rose Valley Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| RV-2 The potential for infill on larger lots should be studied. Current zoning should be evaluated for the possibility of further restricting “flag” lots, subdivided side lots and cul-de-sacs. | Near Term | Rose Valley Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| RV-3 Examine the application of “conservation by design” regulations to the Borough's zoning and subdivision ordinances. | Near Term | Rose Valley Borough Planning Commission | Delaware County, DCED, DEP | DCED (LUPTAP) |
| RV-4 Evaluate the need to create an open space preservation zoning district for the permanent protection of the Borough's open space resources. | Near Term | Rose Valley Borough Planning Commission | Delaware County, DCED, DEP | DCED (LUPTAP), DCNR |
| R-1 Develop ordinance regulations for potential bed and breakfast uses. | Near Term | Rutledge Borough Planning Commission | Delaware County | DCED (LUPTAP) |
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| Implementation Matrix - Land Use (Continued) | | | | |
|---|--|--|--|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| LU#1: Land Use Ordinance Update Compliance and Consistency (cont.) | | | | |
| S-1 Consider development of a transition area between traditionally institutional uses and structures and single-family residential uses where those zoning districts are contiguous. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| S-2 Parking requirements for the IN District should be developed. | Near Term | Swarthmore Borough Planning Commission, Swarthmore College | Delaware County | DCED (LUPTAP) |
| S-3 Business Apartment Zoning - Area and bulk requirements should be revised to reflect actual conditions and uses in the district, which are typically urban in character. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| S-4 The suitability of cluster housing should be studied and zoning regulations developed if appropriate for larger parcels. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| S-5 Evaluate larger parcels for new or alternative land uses. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| S-6 Continue to evaluate existing and possible future uses of secondary and/or accessory structures in the Borough. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
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| Implementation Matrix - Transportation | | | | |
|---|-----------|---|---------------------------------------|--|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| T#1: Providing a balanced transportation system with multi modal options | | | | |
| MMCP-1 Prepare Transit Node Specific Plans | Mid Term | Planning Commissions | SEPTA, DVRPC | AB, TRID, DCED (LUPTAP) |
| MMCP-2 Establish a Transit, Bicycle and Walkers Advocacy Group | Near Term | Sub-committee to Planning Commissions | Municipal Governing Bodies, DVRPC | - |
| MMCP-3 Develop a Public Education Program Promoting Multi-Modalism | Near Term | Advocacy Group / Municipal Governing Bodies | County, SEPTA | AB |
| MMCP-4 Develop a Pedestrian and Bicycle Accessibility Master Plan | Mid Term | Advocacy Group / Municipal Governing Bodies | PennDOT, County, Planning Commissions | AB, C2P2, DCED (LUPTAP) |
| MMCP-5 Eliminate or Reduce Barriers to Pedestrian and Bicycle Movement and Create Visual Improvements Along Major Arterial Roads | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-6 Improve multi-modal access to regional rail stations | Near Term | Municipal Governing Bodies | PennDOT, SEPTA, County | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-7 Enhance Visual Qualities | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| NP-1 Develop a roadway improvement and enhancement strategy for Garden City Manor and South Media areas | Mid Term | Nether Providence Township | DCED, County | CDBG, TE, HTS/SRS |
| NP-2 Improve Copples Lane, Turner Road, Manchester Avenue and the north side of Rose Valley Road to include sidewalks | Mid Term | Nether Providence Township | PennDOT, County | TE |
| NP-3 Expand parking at both train stations. | Near Term | Municipal Governing Bodies | SEPTA, DVRPC | GO, TE, HTS/SRS, CMAQ |
| NP-4 Address parking in the high school / middle school complex area | Near Term | Nether Providence Township | School District | TE, HTS/SRS |
| NP-5 Evaluate bicycle/pedestrian improvements to access school areas | Near Term | Nether Providence Township / Swarthmore Borough | School District | AB |
| NP-6 Improve pedestrian and vehicular treatment at the Furness Library, Wallingford Post Offic and Wawa Market activity center | Mid Term | Nether Providence Township | PennDOT | AB, TE, CMAQ |
| NP-7 Construct a sidewalk that connects the Wallingford train station and Brookhaven Road | Near Term | Nether Providence Township | PennDOT | AB, TE, CMAQ |
| RV-1 Develop a policy regarding possible modifications to Rose Valley Road | Mid Term | Rose Valley Borough | PennDOT, County | - |
| R-1 Provide a continuous sidewalk network between the Borough and the elementary school. | Near Term | Rutledge Borough, Springfield Township | PennDOT, Ridley Township | TE, HTS/SRS |
| <div> <div> Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years </div> <div> Key: AB = Annual Budget C2P2 = Community Conservation Partnership Program CDBG = Community Development Block Grant CMAQ = Congestion Management and Air Quality Improvement Program DVRPC = Delaware Valley Regional Planning Commission GO = General Obligation Bonds HTS/SRS = Home Town Streets / Safe Routes to School Program DCED (LUPTAP) = Department of Community and Economic Development Land Use Planning Technical Assistance Program TCSP = Transportation, Community & System Preservation Program TE = Transportation Enhancements Program TIP = Transportation Improvement Program TRID = Transit Revitalization Investment District </div> </div> | | | | |

IMPLEMENTATION MATRIX - TRANSPORTATION (CONTINUED)

| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
|--|--|---------------------------------------|--|---------------------------|
| T#1: Providing a balanced transportation system with multi modal options (cont.) | | | | |
| S-1 Sidewalks should be added to College Avenue, Chestnut Avenue, and Swarthmore Avenue between Cedar Lane and Baltimore Pike to improve non-vehicular access between the College and Baltimore Pike. Additional sidewalks should be considered as proposed in the Pedestrian and Bicycle Accessibility Master Plan. | Mid Term | Swarthmore Borough | PennDOT, Swarthmore College | GO, TE, HTS/SRS |
| S-2 Provide adequate parking in the Town Center for both commuters and users of the area, including shoppers and employees. | Mid Term | Swarthmore Borough | SEPTA, DVRPC, County | TE, CBDG, CMAQ |
| S-3 Make parking more user friendly | Mid Term | Swarthmore Borough | SEPTA | TE, CBDG, CMAQ |
| S-4 Work with SEPTA to ensure seamless and efficient transfer between train, trolley and bus modes | Mid Term | Swarthmore Borough | SEPTA, DVRPC, County | TE, CBDG, CMAQ |
| S-5 Make the Princeton Avenue underpass accessible for wheelchairs, bicycles and strollers | Mid Term | Swarthmore Borough | DVRPC, County | TE, CBDG, CMAQ |
| T#2: Reduce the potential for vehicular speeding | | | | |
| MMCP-1 Develop a MMCP-wide Traffic Calming Plan | Near Term | Sub-committee to Planning Commissions | PennDOT, DVRPC, Delaware County | AB |
| MMCP-2 Develop traffic calming eligibility and application standards to determine warrants and need | Mid Term | Sub-committee to Planning Commissions | PennDOT, Delaware County | AB, GO |
| NP-1 Brookhaven, Rodgers, Turner and Beatty Roads are heavily travelled roadways and are subject to speeding traffic. The Township should explore potential improvements and coordinate with PennDOT where necessary. | Near Term | Nether Providence Township | PennDOT, DVRPC, County | TE, HTS/SRS |
| RV-1 Determine improvements for Rose Valley Road | Near Term | Rose Valley Borough | PennDOT, County | TE, HTS/SRS |
| R-1 Study traffic calming on Linden, Sylvan, and Swarthmore Avenues | Mid Term | Rutledge Borough | PennDOT | TE, HTS/SRS |
| S-1 The intersection of Yale and Harvard Avenues should be evaluated for traffic calming and pedestrian safety improvements. | Mid Term | Swarthmore Borough | PennDOT | TE, HTS/SRS |
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| Implementation Matrix - Community Facilities | | | | |
|--|--|----------------------------------|---|-------------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| CF#1: Emergency Services - Fire Protection | | | | |
| MMCP-1 Form a regional fire safety committee with representatives from each municipality and each fire company. This committee should pursue a regionalization feasibility study. | Near Term | Municipal Governing Bodies | Local Fire Companies | AFG, SAFER, VLAP, ERRTP |
| MMCP-2 Each department/municipality should consider regional implications prior to providing financial support for new firefighting equipment and evaluate future purchases against the recommendation of the regionalization feasibility study. | Near Term | Regional Fire Safety Committee | Local Fire Companies | AFG, SAFER, VLAP, ERRTP, SMSP |
| CF#2: Emergency Services - Police Protection | | | | |
| MMCP-1 Form a regional police safety committee with representatives from each municipality and each police department. This body could evaluate equipment and staffing needs that might be appropriately shared on a regional basis. Other public safety issues among communities, such as crime patterns, etc. would have formal venue for discussion and review. | Near Term | Municipal Governing Bodies | Local Police | RPAG, SMSP |
| NP/S-1 As the primary providers in the MMCP Planning Area, these two municipalities should serve in a leadership role in the evaluation of regionalization scenarios. | Near Term | Nether Providence, Swarthmore | - | RPAG |
| RV-1 Currently Rose Valley utilizes the PA State Police for police coverage. Should the ability of the Borough to rely on service from the State change, they should explore working with neighboring police departments. | Mid Term | Rose Valley Borough | State Police | RPAG |
| R-1 Rutledge currently contracts with Swarthmore for its police services. This relationship should be supported as an example of regional cooperation and efficiency in the near term. | On-going | Rutledge and Swarthmore Boroughs | - | RPAG |
| CF#3: Joint Administrative and Public Works Partnerships | | | | |
| MMCP-1 In the near term, the planning area should consider a cooperative agreement for department of public works operations. | Near Term | Municipal Governing Bodies | - | SMSP, LGCPL, PennWorks |
| CF#4: Parks and Recreation Opportunities for All Age Groups | | | | |
| MMCP-1 The MMCP planning area should establish a Parks and Recreation Committee that seeks to build a regional organization among recreation groups and make programs more viable to operate in order to benefit all members of the community as well as special interest groups. Essential partners will include the school district and Swarthmore College. | Near Term | Municipal Governing Bodies | Swarthmore College, School District | DCNR, CCPP |
| MMCP-2 An agreement should be pursued with Swarthmore College in order to formalize a policy for community utilization of athletic facilities on the campus. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-3 Create a trail to connect the Crum Woods of Swarthmore College with Smedley Park. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-4 Coordinate with Delaware County to enhance passive recreation opportunities, such as trails, at the Pena Tract located adjacent to Baltimore Pike. | Near Term | Municipal Governing Bodies | Delaware County | DCNR, CCPP |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources / Bureau of Recreation and Conservation CCPP = Community Conservation Partnership Program | |

| Implementation Matrix - Community Facilities (Continued) | | | | |
|--|-----------|--------------------------------|---|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| CF#4: Parks and Recreation Opportunities for All Age Groups (cont.) | | | | |
| MMCP-5 Expand the number of traditional recreational facilities such as soccer and baseball fields as well as non-traditional facilities such as skate parks and roller hockey rinks to better meet current needs | Mid Term | Municipal Governing Bodies | Local athletic groups | DCNR, CCPP |
| NP-1 Passive and active recreation opportunities should be pursued for Furness and Houston Parks. Master plans should be developed for all parks. | Mid Term | Nether Providence | Local community and recreation groups | DCNR, CCPP, AB |
| RV-1 Continue to look for opportunities to utilize recreation programs provided by other municipalities in the MMCP Planning Area. | Near Term | Rose Valley Borough | Municipal | DCNR, CCPP |
| RV-2 Explore creating a Veterans’ memorial at some location within the Borough. | Mid Term | Rose Valley Borough | Local Veterans organizations | DCNR, CCPP |
| R-1 Pursue grant funds for ongoing improvements for Triangle Park. | Near Term | Rutledge Borough | Local athletic groups | DCNR, CCPP |
| R-2 Complete street tree survey, assess street tree needs, and develop recommendations for yard trees. | Mid Term | Rutledge Borough | - | DCNR, CCPP, AB |
| S-1 Continue discussion with the school district regarding the possible utilization of the Rutgers Avenue School. Opportunities to create a multi-use reuse of the site, including permanent open space, indoor and outdoor recreation, a skate park, and a rehabilitated track, should be explored. | Near Term | Swarthmore Borough | School District | DCNR, CCPP, AB |
| S-2 Provide enhanced programming for seniors and teens. | Near Term | Swarthmore Borough | Local senior organizations | DCNR, CCPP |
| S-3 Implement the recommendations contained in the 2006 Little Crum Creek Park Master Plan. | Near Term | Swarthmore Borough | JSPC | DEP, DCED |
| CF#5: Open Space Conservation | | | | |
| MMCP-1 Form an Open Space Committee, possibly in conjunction with Environmental Advisory Councils, Parks and Recreation Committees or a Natural Resources Planning Committee. | Near Term | Municipal Governing Bodies | Environmental Advisory Councils, JSPC | AB |
| MMCP-2 Continue to pursue open space acquisitions in all of the communities, including developing a dedicated funding stream for acquisitions and creating programs to educate land owners regarding their options and the financial benefit of donating land for public open space. | On-going | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| MMCP-3 Pursue acquisition and development grants for open space protection initiatives. | Near Term | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| NP-1 Pursue permanent preservation options for the Taylor Arboretum. | Mid Term | Nether Providence | Taylor Arboretum | DCNR, CCPP |
| NP-2 Evaluate the potential of the future acquisition of the Comcast site for parkland, possibly as a village cluster, and to provide additional parking for nearby athletic facilities. | Long Term | Nether Providence | Local athletic groups | DCNR, CCPP |
| RV-1 Continue to pursue the goal of acquiring properties for permanently preserved open space through ordinance protection. | On-going | Rose Valley | Local residents | DCNR, CCPP |
| RV-2 Preserve the one-acre lot at the entrance to Old Mill Lane as permanent open space, for use as a “Borough Green”. | Mid Term | Rose Valley | Local residents | DCNR, CCPP, AB |
| RV/NP-1 Begin a dialogue with Middletown Township regarding the potential conversion of the firing range into a public park or conservation area. | Near Term | Rose Valley, Nether Providence | Middletown | DCNR, CCPP, AB |
| S/NP-1 Work with Swarthmore College on the long-term protection of the Crum Woods. | Mid Term | Swarthmore, Nether Providence | Swarthmore College | DCNR, CCPP, AB |
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| Implementation Matrix - Community Facilities (Continued) | | | | |
|--|-----------|--|---|----------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| CF#6: Sanitary Sewer Infrastructure | | | | |
| MMCP-1 Continue work to identify and eliminate inflow and infiltration (I&I) into the sanitary sewer system including metering of flow into the collection system. | On-going | Municipal Governing Bodies | DEP | LGCPL, PennWorks, AB |
| NP-1 Work with property owners with existing on-site septic systems to connect them to public sewer. | Near Term | Nether Providence | Developers, Residents | LGCPL, PennWorks, AB |
| RV-1 The results of the Sewer Facilities Study for compliance with PA Act 537 should be shared with residents when the study is completed. Options for future ownership of the sewer facilities should then be explored. | Near Term | Rose Valley | DEP | LGCPL, PennWorks, AB |
| CF#7: MMCP Planning Area-wide Geographic Information System (GIS) Database | | | | |
| MMCP-1 Establish realistic needs and applications, both individually and jointly, for GIS utilization. | Near Term | Municipal Governing Bodies | Delaware County | DCED, Delaware County |
| MMCP-2 Create an intergovernmental agreement to establish a MMCP GIS database and pursue grants to support such activities. | Mid Term | Municipal Governing Bodies | Delaware County | DCED, DEP, Delaware County |
| MMCP-3 Link record keeping activities such as tax records, planning activities, and crime fighting modeling into comprehensive databases. Many municipalities are utilizing GIS and laptop computers in patrol vehicles to improve crime fighting activities. These same resources can be tapped to support other municipal GIS needs. | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County |
| CF# 8: Libraries | | | | |
| MMCP-1 Work with existing libraries to explore long term funding and capital improvement programs for the libraries. | Near Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| MMCP-2 Explore the utilization of new technologies to maintain and expand the viability of the library facilities. | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| | | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources CCPP = Community Conservation Partnership Program DCED = Dept. of Community and Economic Development | |

| Implementation Matrix - Housing | | | | |
|---|--|---|--|----------------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| H#1: Preserve Existing Diverse, Well-Maintained Housing Stock | | | | |
| MMCP-1 Diversity of Housing Stock | Mid Term | Local Municipal Governing Bodies | Zoning Board | CDBG, HOME, FHA 203(K) |
| MMCP-2 Preservation of Existing Housing Stock | Near Term | Municipal Code Enforcement Staff | County - OHCD | FHA 203(k), HOME, OOHRP |
| MMCP-3 Support Senior Housing Needs | Mid Term | Advocacy Groups, Municipal Governing Bodies | County - OHCD | AGP, AHMP, PIP |
| NP-1 In Garden City Manor and South Media areas, the Township should consider developing a long-term plan that will focus on housing rehabilitation and provide incentives for residents to make physical improvements. | Mid Term | Nether Providence Township | County - OHCD | CDBG, TANF, OOHRP, HIL, HIG, HDF |
| RV-1 Consider methods to maintain the character of its current housing stock. | Near Term | Rose Valley | Zoning Board, Planning Commission, Council | AB, CDBG |
| S-1 Continue to evaluate existing housing to maintain mix in terms of size, price, and availability of rental units. | Mid Term | Swarthmore | Zoning Board, Planning Commission, Council | AB, CDBG |
| H#2: Modifications to Existing Dwellings | | | | |
| MMCP-1 Proactively Address the Potential for Large Scale Tear-Downs | Near Term | Municipal Governing Bodies | Zoning Boards and Planning Commissions | AB |
| MMCP-2 Control Major Expansion to Existing Dwellings | Near Term | Municipalities | Zoning Boards | AB |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget HOME = HOME PROGRAM CDBG = Community Development Block Grant TANF = TANF Housing Rehabilitation Program FHA 203(k) = FHA 203(k) Program | |

| Implementation Matrix - Economic Development | | | | |
|--|--|--|--|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| ED#1: Upgrade Neighborhoods in Need of Enhancement | | | | |
| NP-1 An enhancement strategic plan should be developed for Garden City Manor | Near Term | Nether Providence Township Planning Commission, Garden City Manor Neighborhood Association | Delaware County | DCED, CDBG, TE, PENNVEST |
| NP-2 An enhancement strategic plan should be developed for the South Media neighborhood | Near Term | Nether Providence Township Planning Commission, South Media Neighborhood Association | Delaware County | DCED, CDBG, TE, PENNVEST |
| ED#2: Commercial Development in Town Center Locations | | | | |
| NP-1 A strategic development and improvement plan should be considered for the commercial node at Providence Road and Wallingford Avenue. | Mid Term | Nether Providence Township Planning Commission | Delaware County, PennDOT, DVRPC, SEPTA | DCED (LUPTAP, TRID), TE |
| NP-2 A study should be undertaken to evaluate the redevelopment of the Comcast site, possibly as a small mixed use village cluster and/or a neighborhood park | Mid Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| S-1 The Borough should stay actively involved in the process of shaping any development proposals for the west side of Chester Road. | Near, Mid, Long Term | Swarthmore Borough Planning Commission | Swarthmore College | AB |
| S-2 Future development within the college campus should be shaped in ways that support stronger connections to the Town Center area of Swarthmore. | Near, Mid, Long Term | Swarthmore Borough Planning Commission | Swarthmore College | AB |
| S-3 Continue implementation of the Town Center Revitalization Strategy, including increased opportunities for better utilization of existing and possible expansion of new retail space. Retail use of ground floor space in the Town Center should be encouraged. | Near, Mid, Long Term | Swarthmore Borough Planning Commission | Swarthmore College | AB |
| ED#3: Increase the Tax Base | | | | |
| MMCP-1 Establish a joint plan to increase the commercial tax base. The overall benefit of any new development should be balanced against the overall benefit to municipal finances it will provide. | Near, Mid, Long Term | Municipal Governing Bodies | School District | AB |
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| Implementation Matrix - Nether Providence Township | | | | |
|--|-----------|--|---|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Natural Resources | | | | |
| NR #1 Improve Watershed Protection and Stormwater Management | | | | |
| MMCP-1 Form a Joint Natural Resources Planning Committee, to address storm water management and additional environmental / natural resource issues, such as open space protection. | Near Term | Municipal Governing Bodies | Watershed Associations, DEP | - |
| MMCP-2 Adopt all ordinance / regulations recommended in the regional watershed plans. | Near Term | Municipal Governing Bodies | Planning Commissions, JSPC, Water-shed Associations | AB |
| MMCP-3 Develop a MMCP stormwater management / open space plan that focuses on developing new stormwater management facilities | Mid Term | JSPC | Planning Commissions, Delaware County, DEP | DEP |
| MMCP-4 Explore options to develop an environmental management education partnership with Swarthmore College and possibly the school district. | Near Term | Nether Providence Township, Swarthmore Borough | Swarthmore College | DEP (EE Program) |
| MMCP-5 Investigate retrofit of existing stormwater management facilities to utilize Best Management Practices. | Near Term | Municipal Governing Bodies | JSPC, Delaware County, DEP | DEP |
| NP-1 A study should be performed to determine opportunities to alleviate stormwater management issues in the Garden City Manor area. | Near Term | Nether Providence Township | JSPC | AB, DEP |
| NP-2 Evaluate and reinforce continued passive use of land currently zoned “Open Space Preservation”. | Near Term | Nether Providence Township Planning Commission | DEP, DCED | DCED, DCNR |
| NP-3 Consider implementation of a tree conservation / replacement ordinance for land being developed. | Near Term | Nether Providence Township Planning Commission | DCED, DCNR | DCNR (TreeVitalize) |
| NR#2 Maintain and Upgrade Municipal Environmental Protection Policies and Regulations | | | | |
| MMCP-1 Adopt comprehensive and uniform environmental regulations in all of the municipalities located in the MMCP Planning Area. | Mid Term | Municipal Governing Bodies | DEP, DCNR, DCED, Delaware County, Planning Commissions | DCED |
| MMCP-2 Protect and enhance the tree canopy | Mid Term | Municipal Governing Bodies | DCNR, DEP, Planning Commissions | DCNR TreeVitalize |
| NR#3 Monitor and Control the Growing Deer Population Throughout the MMCP Planning Area | | | | |
| MMCP-1 The municipalities should support recent efforts led by Swarthmore College to explore methods to monitor the deer population and to institute effective control measures. | Near Term | Municipal Governing Bodies | Swarthmore College, Delaware County, Commonwealth of Pennsylvania | - |
| NR#4 Monitor Noise Impacts of Region-Wide Infrastructure Improvements | | | | |
| MMCP-1 The municipalities should participate in all formal planning or alternatives analysis processes regarding runway expansion of or changes to the Philadelphia International Airport, and advocate for the prevention of noise impacts on the MMCP Planning Area. | Ongoing | Municipal Governing Bodies | Planning Commissions, City of Philadelphia, Delaware County, FAA | - |
| MMCP-2 The municipalities should participate in future decision-making processes that might occur regarding I-476 expansion, and advocate for the prevention and mitigation of noise impacts on the MMCP Planning Area. | Long Term | Municipal Governing Bodies | Planning Commissions, Delaware County, PennDOT, DVRPC | - |
| <div> <div> Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years </div> <div> Key: AB = Annual Budget DCED = Dept. of Community and Economic Development DCNR = Dept. of Conservation and Natural Resources DEP = Department of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission FAA = Federal Aviation Administration JSPC = Joint Stormwater Planning Commission </div> </div> | | | | |

IMPLEMENTATION MATRIX - NETHER PROVIDENCE TOWNSHIP

| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
|--|-----------|--|---|---------------------------|
| Land Use | | | | |
| LU#1: Update Land Use Ordinance for Compliance, Consistency and Needed Modifications | | | | |
| MMCP-1 Formalize inter-governmental agreements among all municipalities to ensure zoning ordinance consistency with the MMCP | Near Term | Municipal Governing Bodies | Delaware County, DCED | DCED (LUPTAP) |
| NP-1 Create an Institutional Zoning District for existing institutional uses in the Township. | Mid Term | Nether Providence Township Planning Commission | DCED | DCED (LUPTAP) |
| NP-2 Evaluate the build-out potential of the golf course property. Determine if the current base zoning should change or if an overlay district should be created. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-3 Evaluate the build-out potential of the Taylor Arboretum. Determine the status of existing deed restrictions on the property and if the current base zoning should change to Open Space Preservation - OSP. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-4 Amend existing ordinances to require sidewalks on both sides of all new or improved streets. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP, TRID) |
| NP-5 Consider developing a station area / village center overlay zoning district for the small commercial area at the intersection of Providence Road and Wallingford Road. | Long Term | Nether Providence Township Planning Commission | Delaware County, PennDOT, DVRPC, SEPTA | DCED (LUPTAP, TRID), TE |
| NP-6 In conjunction with a study to determine future redevelopment options of the Comcast site, new zoning alternatives should be evaluated which support desirable use and development patterns. | Long Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-7 Determine the need for a new residential zoning district with a minimum lot requirement of 30,000 to 40,000 sq.ft., possibly in place of the current R-1 zoning district in some locations | Long Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-8 Ordinances should be evaluated to determine if maximum building height requirements are appropriate or if they need to be modified. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-9 Flag lot requirements should be evaluated in order to determine if setback requirements should match base zoning requirements. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-10 The allowable density of the R-2 district should be studied to determine if there is a need for an upgrade in the requirement. | Near Term | Nether Providence Township Planning Commission | Delaware County | DCED (LUPTAP) |
| NP-11 Evaluate the need to rezone portions of Swarthmore College's Crum Woods land located within the existing R-1 zoning district for open space protection. | Mid Term | Nether Providence Township Planning Commission | Swarthmore Borough Planning Commission, Swarthmore College, Delaware County | DCED (LUPTAP) |
| <div><div><div>Key:</div><div>Near Term = Within 3 years</div><div>Mid Term = Within 5-7 years</div><div>Long Term = Within 10 years</div></div><div><div>Key:</div><div>CDBG = Community Development Block Grant</div><div>DCED = Dept. of Community and Economic Development</div><div>DEP = Dept. of Environmental Protection</div><div>DVRPC = Delaware Valley Regional Planning Commission</div><div>LUPTAP = Land Use Planning Technical Assistance Program</div><div>SEPTA = Southeastern Pennsylvania Transportation Authority</div><div>TE = Transportation Enhancements Program</div><div>TRID = Transportation Revitalization Investment District</div></div></div> | | | | |

| Implementation Matrix - Nether Providence Township | | | | |
|---|--|---|---|--|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Transportation | | | | |
| T#1: Providing a balanced transportation system with multi modal options | | | | |
| MMCP-1 Prepare Transit Node Specific Plans | Mid Term | Planning Commissions | SEPTA, DVRPC | AB, TRID, DCED (LUPTAP) |
| MMCP-2 Establish a Transit, Bicycle and Walkers Advocacy Group | Near Term | Sub-committee to Planning Commissions | Municipalities, DVRPC | - |
| MMCP-3 Develop a Public Education Program Promoting Multi-Modalism | Near Term | Advocacy Group / Municipal Governing Bodies | County, SEPTA | AB |
| MMCP-4 Develop a Pedestrian and Bicycle Accessibility Master Plan | Mid Term | Advocacy Group / Municipal Governing Bodies | PennDOT, County, Planning Commissions | AB, C2P2, DCED (LUPTAP) |
| MMCP-5 Eliminate or Reduce Barriers to Pedestrian and Bicycle Movement and Create Visual Improvements Along Major Arterial Roads | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-6 Improve multi-modal access to regional rail stations | Near Term | Municipal Governing Bodies | PennDOT, SEPTA, County | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-7 Enhance Visual Qualities | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| NP-1 Develop a roadway improvement and enhancement strategy for Garden City Manor and South Media areas | Mid Term | Nether Providence Township | DCED, County | CDBG, TE, HTS/SRS |
| NP-2 Improve Copples Lane, Turner Road, Manchester Avenue and the north side of Rose Valley Road to include sidewalks | Mid Term | Nether Providence Township | PennDOT, County | TE |
| NP-3 Expand parking at both train stations. | Near Term | Municipal Governing Bodies | SEPTA, DVRPC | GO, TE, HTS/SRS, CMAQ |
| NP-4 Address parking in the high school / middle school complex area | Near Term | Nether Providence Township | School District | TE, HTS/SRS |
| NP-5 Evaluate bicycle/pedestrian improvements to access school areas | Near Term | Nether Providence Township / Swarthmore Borough | School District | AB |
| NP-6 Improve pedestrian and vehicular treatment at the Furness Library, Wallingford Post Office and Wawa Market activity center | Mid Term | Nether Providence Township | PennDOT | AB, TE, CMAQ |
| NP-7 Construct a sidewalk that connects the Wallingford train station and Brookhaven Road | Near Term | Nether Providence Township | PennDOT | AB, TE, CMAQ |
| T#2: Reduce the potential for vehicular speeding | | | | |
| MMCP-1 Develop a MMCP-wide Traffic Calming Plan | Near Term | Sub-committee to Planning Commissions | PennDOT, DVRPC, Delaware County | AB |
| MMCP-2 Develop traffic calming eligibility and application standards to determine warrants and need | Mid Term | Sub-committee to Planning Commissions | PennDOT, Delaware County | AB, GO |
| NP-1 Brookhaven, Rodgers, Turner and Beatty Roads are heavily travelled roadways and are subject to speeding traffic. The Township should explore potential improvements and coordinate with PennDOT where necessary. | Near Term | Nether Providence Township | PennDOT, DVRPC, County | TE, HTS/SRS |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget C2P2 = Community Conservation Partnership Program CDBG = Community Development Block Grant CMAQ = Congestion Management and Air Quality Improvement Program DVRPC = Delaware Valley Regional Planning Commission GO = General Obligation Bonds HTS/SRS = Home Town Streets / Safe Routes to School Program DCED (LUPTAP) = Department of Community and Economic Development Land Use Planning Technical Assistance Program TCSP = Transportation, Community & System Preservation Program TE = Transportation Enhancements Program TIP = Transportation Improvement Program TRID = Transit Revitalization Investment District | |

Implementation Matrix - Nether Providence Township

| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
|--|--|--------------------------------|---|-------------------------------|
| Community Facilities | | | | |
| CF#1: Emergency Services - Fire Protection | | | | |
| MMCP-1 Form a regional fire safety committee with representatives from each municipality and each fire company. This committee should pursue a regionalization feasibility study. | Near Term | Municipal Governing Bodies | Local Fire Companies | AFG, SAFER, VLAP, ERRTP |
| MMCP-2 Each department/municipality should consider regional implications prior to providing financial support for new firefighting equipment and evaluate future purchases against the recommendation of the regionalization feasibility study. | Near Term | Regional Fire Safety Committee | Local Fire Companies | AFG, SAFER, VLAP, ERRTP, SMSP |
| CF#2: Emergency Services - Police Protection | | | | |
| MMCP-1 Form a regional police safety committee with representatives from each municipality and each police department. This body could evaluate equipment and staffing needs that might be appropriately shared on a regional basis. Other public safety issues among communities, such as crime patterns, etc. would have formal venue for discussion and review. | Near Term | Municipal Governing Bodies | Local Police | RPAG, SMSP |
| NP/S-1 As the primary providers in the MMCP Planning Area, these two municipalities should serve in a leadership role in the evaluation of regionalization scenarios. | Near Term | Nether Providence, Swarthmore | Local Police | RPAG |
| CF#3: Joint Administrative and Public Works Partnerships | | | | |
| MMCP-1 In the near term, the planning area should consider a cooperative agreement for department of public works operations. | Near Term | Municipal Governing Bodies | - | SMSP, LGCPL, PennWorks |
| CF#4: Parks and Recreation Opportunities for All Age Groups | | | | |
| MMCP-1 The MMCP planning area should establish a Parks and Recreation Committee that seeks to build a regional organization among recreation groups and make programs more viable to operate in order to benefit all members of the community as well as special interest groups. Essential partners will include the school district and Swarthmore College. | Near Term | Municipal Governing Bodies | Swarthmore College, School District | DCNR, CCPP |
| MMCP-2 An agreement should be pursued with Swarthmore College in order to formalize a policy for community utilization of athletic facilities on the campus. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-3 Create a trail to connect the Crum Woods of Swarthmore College with Smedley Park. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-4 Coordinate with Delaware County to enhance passive recreation opportunities, such as trails, at the Pena Tract located adjacent to Baltimore Pike. | Near Term | Municipal Governing Bodies | Delaware County | DCNR, CCPP |
| MMCP-5 Expand the number of traditional recreational facilities such as soccer and baseball fields as well as non-traditional facilities such as skate parks and roller hockey rinks to better meet current needs | Mid Term | Municipal Governing Bodies | Local athletic groups | DCNR, CCPP |
| NP-1 Passive and active recreation opportunities should be pursued for Furness and Houston Parks. Master plans should be developed for all parks. | Mid Term | Nether Providence | Local community and recreation groups | DCNR, CCPP, AB |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources / Bureau of Recreation and Conservation CCPP = Community Conservation Partnership Program | |

IMPLEMENTATION MATRIX - NETHER PROVIDENCE TOWNSHIP

| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
|--|-----------|--------------------------------|--|----------------------------|
| Community Facilities (continued) | | | | |
| CF#5: Open Space Conservation | | | | |
| MMCP-1 Form an Open Space Committee, possibly in conjunction with Environmental Advisory Councils, Parks and Recreation Committees or a Natural Resources Planning Committee. | Near Term | Municipal Governing Bodies | Environmental Councils, JSPC | AB |
| MMCP-2 Continue to pursue open space acquisitions in all of the communities, including developing a dedicated funding stream for acquisitions and creating programs to educate land owners regarding their options and the financial benefit of donating land for public open space. | On-going | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| MMCP-3 Pursue acquisition and development grants for open space protection initiatives. | Near Term | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| NP-1 Pursue permanent preservation options for the Taylor Arboretum. | Mid Term | Nether Providence | Taylor Arboretum | DCNR, CCPP |
| NP-2 Evaluate the potential of the future acquisition of the Comcast site for parkland, possibly as a village cluster, and to provide additional parking for nearby athletic facilities. | Long Term | Nether Providence | Local athletic groups | DCNR, CCPP |
| RV/NP-1 Begin a dialogue with Middletown Township regarding the potential conversion of the firing range into a public park or conservation area. | Near Term | Rose Valley, Nether Providence | Middletown | DCNR, CCPP, AB |
| S/NP-1 Work with Swarthmore College on the long-term protection of the Crum Woods. | Mid Term | Swarthmore, Nether Providence | Swarthmore College | DCNR, CCPP, AB |
| CF#6: Sanitary Sewer Infrastructure | | | | |
| MMCP-1 Continue work to identify and eliminate inflow and infiltration (I&I) into the sanitary sewer system, including metering of flow into the collection system. | On-going | Municipal Governing Bodies | DEP | LGCPPL, PennWorks, AB |
| NP-1 Work with property owners with existing on-site septic systems to connect them to public sewer. | Near Term | Nether Providence | Developers, Residents | LGCPPL, PennWorks, AB |
| CF#7: MMCP Planning Area-wide Geographic Information System (GIS) Database | | | | |
| MMCP-1 Establish realistic needs and applications, both individually and jointly, for GIS utilization. | Near Term | Municipal Governing Bodies | Delaware County | DECD, Delaware County |
| MMCP-2 Create an intergovernmental agreement to establish a MMCP GIS database and pursue grants to support such activities. | Mid Term | Municipal Governing Bodies | Delaware County | DCED, DEP, Delaware County |
| MMCP-3 Link record keeping activities such as tax records, planning activities, and crime fighting modeling into comprehensive databases. Many municipalities are utilizing GIS and laptop computers in patrol vehicles to improve crime fighting activities. These same resources can be tapped to support other municipal GIS needs. | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County |
| CF# 8: Libraries | | | | |
| MMCP-1 Work with existing libraries to explore long term funding and capital improvement programs for the libraries | Near Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| MMCP-2 Explore the utilization of new technologies to maintain and expand the viability of the library facilities | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources CCPP = Community Conservation Partnership Program | |

Implementation Matrix - Nether Providence Township

| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
|---|--|---|--|---------------------------|
| Economic Development | | | | |
| ED#1: Upgrade Neighborhoods in Need of Enhancement | | | | |
| NP-1 An enhancement strategic plan should be developed for Garden City Manor | Near Term | Nether Providence Township Plan-ning Commission, Garden City Manor Neighborhood Association | Delaware County | DCED, CDBG, TE, PENNVEST |
| NP-2 An enhancement strategic plan should be developed for the South Media neighborhood | Near Term | Nether Providence Township Plan-ning Commission, South Media Neighborhood Association | Delaware County | DCED, CDBG, TE, PENNVEST |
| ED#2: Commercial Development in Town Center Locations | | | | |
| NP-1 A strategic development and improvement plan should be considered for the commercial node at Providence Road and Wallingford Avenue. | Mid Term | Nether Providence Township Plan-ning Commission | Delaware County, PennDOT, DVRPC, SEPTA | DCED (LUPTAP, TRID), TE |
| NP-2 A study should be undertaken to evaluate the redevelopment of the Comcast site, possibly as a small mixed use village cluster and/or a neigh-borhood park | Mid Term | Nether Providence Township Plan-ning Commission | Delaware County | DCED (LUPTAP) |
| ED#3: Increase the Tax Base | | | | |
| MMCP-1 Establish a joint plan to increase the commercial tax base. The overall benefit of any new development should be balanced against the overall benefit to municipal finances it will provide. | Near, Mid, Long Term | Municipal Governing Bodies | School District | AB |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget HOME = HOME PROGRAM CDBG = Community Development Block Grant TANF = TANF Housing Rehabilitation Program FHA 203(k) = FHA 203(k) Program CDBG = Community Development Block Group DCED = Dept. of Community and Economic Development DVRPC = Delaware Valley Regional Planning Commission LUPTAP = Land Use Planning Technical Assistance Program PENNVEST = Pennsylvania Infrastructure Investment Authority TE = Transportation Enhancements Program TRID = Transportation Revitalization Investment District | |

Implementation Matrix - Nether Providence Township

| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
|--|--|--|---|--|
| Housing | | | | |
| H#1: Preserve Existing Diverse, Well-Maintained Housing Stock | | | | |
| MMCP-1 Diversity of Housing Stock | Mid Term | Local Municipal Governing Bodies | Zoning Board | CDBG, HOME, FHA 203(K) |
| MMCP-2 Preservation of Existing Housing Stock | Near Term | Municipal Code Enforcement Staff | County - OHCD | FHA 203(k), HOME, OOHRP |
| MMCP-3 Support Senior Housing Needs | Mid Term | Advocacy Groups, Municipalities | County - OHCD | AGP, AHMP, PIP |
| NP-1 In Garden City Manor and South Media areas, the Township should consider developing a long-term plan that will focus on housing rehabilitation and provide incentives for residents to make physical improvements. | Mid Term | Nether Providence Township | County - OHCD | CDBG, TANF, OOHRP, HIL, HIG, HDF |
| H#2: Modifications to Existing Dwellings | | | | |
| MMCP-1 Proactively Address the Potential for Large Scale Tear-Downs | Near Term | Municipal Governing Bodies | Zoning Boards and Planning Commis-sions | AB |
| MMCP-2 Control Major Expansion to Existing Dwellings | Near Term | Municipal Governing Bodies | Zoning Boards | AB |
| Historic Resources | | | | |
| HR#1: Protect and Conserve Historic Resources within the MMCP Planning Area | | | | |
| MMCP-1 Identification of Historic Resources - Updated historic resource surveys should be completed for Nether Providence and Rose Valley, and a new historic resource survey completed for Rutledge. The surveys should identify specific individual historic resources, as well as potential historic districts. Each of the three communities should appoint a Historic Resources committee comprised of local residents, and seek assistance for the Delaware County Planning Department Historic Preservation Section in completing the survey. | Near Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Govern-ment Grant Program |
| MMCP-2 Public Education about Historic Resources - Initiatives that inform the community about the wealth of historic resources in each municipality, and options for recognizing and protecting these resources, should be undertaken. The opportunity to market the MMCP Planning Area as a historic area should be explored. | Mid Term | Local Historic Societies, museum, etc. | Delaware County Planning Department - Historic Preservation section | Certified Local Government Grant Program, Local History Grants, PHMC Grant |
| MMCP-3 Formal Recognition of Historic Resources - Each community should explore the establishment of historic districts, or individual historic resources, as appropriate. Historic resources may be recognized at the national or local level. | Long Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Govern-ment Grant Program, Keystone Historic Preservation Grants |
| NP-1 The Township should update a 1983 historic resource survey, to identify, describe, and evaluate all historic resources in the municipality. Subsequently, the Township should take steps to incorporate local review of impacts on historic resources into the municipal approval process, through the Historic Commission, as permitted by the Municipalities Planning Code. | Near Term | Nether Providence Township | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Govern-ment Grant Program |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget PHMC = Pennsylvania Historical and Museum Commission OOHRP = Owner Occupied Housing Rehabilitation Program County OHCD = County Office of Housing and Community Develop-ment HIL = Home Improvement Loan Program HIG = Home Improvement Grant Program HDF = Housing Development Fund | |

| Implementation Matrix - Rose Valley Borough | | | | |
|--|--|--|--|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Natural Resources | | | | |
| NR #1 Improve Watershed Protection and Stormwater Management | | | | |
| MMCP-1 Form a Joint Natural Resources Planning Committee, to address storm water management and additional environmental / natural resource issues, such as open space protection. | Near Term | Municipal Governing Bodies | Watershed Associations, DEP | - |
| MMCP-2 Adopt all ordinance / regulations recommended in the regional watershed plans. | Near Term | Municipal Governing Bodies | Planning Commissions, JSPC, Watershed Associations | AB |
| MMCP-3 Develop a MMCP stormwater management / open space plan that focuses on developing new stormwater management facilities | Mid Term | JSPC | Planning Commissions, Delaware County, DEP | DEP |
| MMCP-4 Explore options to develop an environmental management education partnership with Swarthmore College and possibly the school district. | Near Term | Nether Providence Township, Swarthmore Borough | Swarthmore College | DEP (EE Program) |
| MMCP-5 Investigate retrofit of existing stormwater management facilities to utilize Best Management Practices. | Near Term | Municipal Governing Bodies | JSPC, Delaware County, DEP | DEP |
| RV-1 A comprehensive strategy to address stormwater within the Borough should be developed. | Near Term | Rose Valley Borough | JSPC | AB, DEP |
| RV-2 Undertake recommendations from the Ridley Creek PA Act 167 Stormwater Management Plan, including recommendations to perform stream bank restoration. | Near Term | Rose Valley Environmental Advisory Council | Rose Valley Planning Commission, JSPC | AB, DEP |
| NR#2 Maintain and Upgrade Municipal Environmental Protection Policies and Regulations | | | | |
| MMCP-1 Adopt comprehensive and uniform environmental regulations in all of the municipalities located in the MMCP Planning Area. | Mid Term | Municipal Governing Bodies | DEP, DCNR, DCED, Delaware County, Planning Commissions | DCED |
| MMCP-2 Protect and enhance the tree canopy | Mid Term | Municipal Governing Bodies | DCNR, DEP, Planning Commissions | DCNR TreeVitalize |
| RV-1 An Environmental Advisory Council should be created in Rose Valley to lead initiatives focused on resource protection. | Near Term | Rose Valley Borough | Planning Commission | DEP, DCED |
| NR#3 Monitor and Control the Growing Deer Population Throughout the MMCP Planning Area | | | | |
| MMCP-1 The municipalities should support recent efforts led by Swarthmore College to explore methods to monitor the deer population and to institute effective control measures. | Near Term | Municipal Governing Bodies | Swarthmore College, Delaware County, Commonwealth of Pennsylvania | - |
| RV-1 Monitor and control the growing population of invasive plant species on Borough-owned open space resulting from the destruction of native plants by deer. | Mid Term | Rose Valley Environmental Advisory Council | Nature Conservancy | DCNR |
| NR#4 Monitor Noise Impacts of Region-Wide Infrastructure Improvements | | | | |
| MMCP-1 The municipalities should participate in all formal planning or alternatives analysis processes regarding runway expansion of or changes to the Philadelphia International Airport, and advocate for the prevention of noise impacts on the MMCP Planning Area. | Ongoing | Municipal Governing Bodies | Planning Commissions, City of Philadelphia, Delaware County, FAA | - |
| MMCP-2 The municipalities should participate in future decision-making processes that might occur regarding I-476 expansion, and advocate for the prevention and mitigation of noise impacts on the MMCP Planning Area. | Long Term | Municipal Governing Bodies | Planning Commissions, Delaware County, PennDOT, DVRPC | - |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget DCED = Dept. of Community and Economic Development DCNR = Dept. of Conservation and Natural Resources DEP = Department of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission FAA = Federal Aviation Administration JSPC = Joint Stormwater Planning Commission | |

| Implementation Matrix - Rose Valley Borough | | | | |
|--|--|---|--|--|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Land Use | | | | |
| LU#1: Update Land Use Ordinance for Compliance, Consistency and Needed Modifications | | | | |
| MMCP-1 Formalize inter-governmental agreements among all municipalities to ensure zoning ordinance consistency with the MMCP | Near Term | Municipal Governing Bodies | Delaware County, DCED | DCED (LUPTAP) |
| RV-1 Ordinances should be evaluated to determine if maximum building height requirements and maximum levels of impervious surfaces are appropriate or if they need to be modified. | Near Term | Rose Valley Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| RV-2 The potential for infill on larger lots should be studied. Current zoning should be evaluated for the possibility of further restricting “flag” lots, subdivided side lots and cul-de-sacs. | Near Term | Rose Valley Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| RV-3 Examine the application of “conservation by design” regulations to the Borough's zoning and subdivision ordinances. | Near Term | Rose Valley Borough Planning Commission | Delaware County, DCED, DEP | DCED (LUPTAP) |
| RV-4 Evaluate the need to create an open space preservation zoning district for the permanent protection of the Borough's open space resources. | Near Term | Rose Valley Borough Planning Commission | Delaware County, DCED, DEP | DCED (LUPTAP), DCNR |
| Transportation | | | | |
| T#1: Providing a balanced transportation system with multi modal options | | | | |
| MMCP-1 Prepare Transit Node Specific Plans | Mid Term | Planning Commissions | SEPTA, DVRPC | AB, TRID, DCED (LUPTAP) |
| MMCP-2 Establish a Transit, Bicycle and Walkers Advocacy Group | Near Term | Sub-committee to Planning Commissions | Municipal Governing Bodies, DVRPC | - |
| MMCP-3 Develop a Public Education Program Promoting Multi-Modalism | Near Term | Advocacy Group / Municipal Governing Bodies | County, SEPTA | AB |
| MMCP-4 Develop a Pedestrian and Bicycle Accessibility Master Plan | Mid Term | Advocacy Group / Municipal Governing Bodies | PennDOT, County, Planning Com-missions | AB, C2P2, DCED (LUPTAP) |
| MMCP-5 Eliminate or Reduce Barriers to Pedestrian and Bicycle Movement and Create Visual Improvements Along Major Arterial Roads | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-6 Improve multi-modal access to regional rail stations | Near Term | Municipal Governing Bodies | PennDOT, SEPTA, County | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-7 Enhance Visual Qualities | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| RV-1 Develop a policy regarding possible modifications to Rose Valley Road | Mid Term | Rose Valley Borough | PennDOT, County | - |
| T#2: Reduce the potential for vehicular speeding | | | | |
| MMCP-1 Develop a MMCP-wide Traffic Calming Plan | Near Term | Sub-committee to Planning Commissions | PennDOT, DVRPC, Delaware County | AB |
| MMCP-2 Develop traffic calming eligibility and application standards to determine warrants and need | Mid Term | Sub-committee to Planning Commissions | PennDOT, Delaware County | AB, GO |
| RV-1 Determine improvements for Rose Valley Road. | Near Term | Rose Valley Borough | PennDOT, County | TE, HTS/SRS |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: CDBG = Community Development Block Grant DCED = Dept. of Community and Economic Development DEP = Dept. of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission LUPTAP = Land Use Planning Technical Assistance Program SEPTA = Southeastern Pennsylvania Transportation Authority TE = Transportation Enhancements Program TRID = Transportation Revitalization Investment District | |

| Implementation Matrix - Rose Valley Borough | | | | |
|--|--|--------------------------------|---|-------------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Community Facilities | | | | |
| CF#1: Emergency Services - Fire Protection | | | | |
| MMCP-1 Form a regional fire safety committee with representatives from each municipality and each fire company. This committee should pursue a regionalization feasibility study. | Near Term | Municipal Governing Bodies | Local Fire Companies | AFG, SAFER, VLAP, ERRTP |
| MMCP-2 Each department/municipality should consider regional implications prior to providing financial support for new firefighting equipment and evaluate future purchases against the recommendation of the regionalization feasibility study. | Near Term | Regional Fire Safety Committee | | AFG, SAFER, VLAP, ERRTP, SMSP |
| CF#2: Emergency Services - Police Protection | | | | |
| MMCP-1 Form a regional police safety committee with representatives from each municipality and each police department. This body could evaluate equipment and staffing needs that might be appropriately shared on a regional basis. Other public safety issues among communities, such as crime patterns, etc. would have formal venue for discussion and review. | Near Term | Municipal Governing Bodies | Local Police | RPAG, SMSP |
| RV-1 Currently Rose Valley utilizes the PA State Police for police coverage. Should the ability of the Borough to rely on service from the State change, they should explore working with neighboring police departments. | Mid Term | Rose Valley | State Police | RPAG |
| CF#3: Joint Administrative and Public Works Partnerships | | | | |
| MMCP-1 In the near term, the planning area should consider a cooperative agreement for department of public works operations. | Near Term | Municipal Governing Bodies | | SMSP, LGCPL, PennWorks |
| CF#4: Parks and Recreation Opportunities for All Age Groups | | | | |
| MMCP-1 The MMCP planning area should establish a Parks and Recreation Committee that seeks to build a regional organization among recreation groups and make programs more viable to operate in order to benefit all members of the community as well as special interest groups. Essential partners will include the school district and Swarthmore College. | Near Term | Municipal Governing Bodies | Swarthmore College, School District | DCNR, CCPP |
| MMCP-2 An agreement should be pursued with Swarthmore College in order to formalize a policy for community utilization of athletic facilities on the campus. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-3 Create a trail to connect the Crum Woods of Swarthmore College with Smedley Park. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-4 Coordinate with Delaware County to enhance passive recreation opportunities, such as trails, at the Pena Tract located adjacent to Baltimore Pike. | Near Term | Municipal Governing Bodies | Delaware County | DCNR, CCPP |
| MMCP-5 Expand the number of traditional recreational facilities such as soccer and baseball fields as well as non-traditional facilities such as skate parks and roller hockey rinks to better meet current needs | Mid Term | Municipal Governing Bodies | Local athletic groups | DCNR, CCPP |
| RV-1 Continue to look for opportunities to utilize recreation programs provided by other municipalities in the MMCP Planning Area. | Near Term | Rose Valley | Municipal Governing Bodies | DCNR, CCPP |
| RV-2 Explore creating a Veterans' memorial at some location within the Borough. | Mid Term | Rose Valley | Local Veterans organizations | DCNR, CCPP |
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| Implementation Matrix - Rose Valley Borough | | | | |
|--|--|--------------------------------|---|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Community Facilities (continued) | | | | |
| CF#5: Open Space Conservation | | | | |
| MMCP-1 Form an Open Space Committee, possibly in conjunction with Environmental Advisory Councils, Parks and Recreation Committees or a Natural Resources Planning Committee. | Near Term | Municipal Governing Bodies | | AB |
| MMCP-2 Continue to pursue open space acquisitions in all of the communities, including developing a dedicated funding stream for acquisitions and creating programs to educate land owners regarding their options and the financial benefit of donating land for public open space. | On-going | Municipal Governing Bodies | | DCNR, CCPP |
| MMCP-3 Pursue acquisition and development grants for open space protection initiatives. | Near Term | Municipal Governing Bodies | | DCNR, CCPP |
| RV-1 Continue to pursue the goal of acquiring properties for permanently preserved open space through ordinance protection. | On-going | Rose Valley | Local residents | DCNR, CCPP |
| RV-2 Preserve the 1.2 acre lot at the entrance to Old Mill Lane as permanent open space, for use as a “Borough Green”. | Mid Term | Rose Valley | | DCNR, CCPP, AB |
| RV/NP-1 Begin a dialogue with Middletown Township regarding the potential conversion of the firing range into a public park or conservation area. | Near Term | Rose Valley, Nether Providence | Middletown | DCNR, CCPP, AB |
| CF#6: Sanitary Sewer Infrastructure | | | | |
| MMCP-1 Continue work to identify and eliminate inflow and infiltration (I&I) into the sanitary sewer system, including metering of flow into the collection system. | On-going | Municipal Governing Bodies | | LGCPL, PennWorks, AB |
| RV-1 The results of the Sewer Facilities Study for compliance with PA Act 537 should be shared with residents when the study is completed. Options for future ownership of the sewer facilities should then be explored. | Near Term | Rose Valley | | LGCPL, PennWorks, AB |
| CF#7: MMCP Planning Area-wide Geographic Information System (GIS) Database | | | | |
| MMCP-1 Establish realistic needs and applications, both individually and jointly, for GIS utilization. | Near Term | Municipal Governing Bodies | Delaware County | |
| MMCP-2 Create an intergovernmental agreement to establish a MMCP GIS database and pursue grants to support such activities. | Mid Term | Municipal Governing Bodies | Delaware County | |
| MMCP-3 Link record keeping activities such as tax records, planning activities, and crime fighting modeling into comprehensive databases. Many municipalities are utilizing GIS and laptop computers in patrol vehicles to improve crime fighting activities. These same resources can be tapped to support other municipal GIS needs. | Mid Term | Municipal Governing Bodies | Delaware County | |
| CF# 8: Libraries | | | | |
| MMCP-1 Work with existing libraries to explore long term funding and capital improvement programs for the libraries. | Near Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| MMCP-2 Explore the utilization of new technologies to maintain and expand the viability of the library facilities. | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources CCPP = Community Conservation Partnership Program | |

| Implementation Matrix - Rose Valley Borough | | | | |
|--|----------------------|--|--|---|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Historic Resources | | | | |
| HR#1: Protect and Conserve Historic Resources within the MMCP Planning Area | | | | |
| MMCP-1 Identification of Historic Resources - Updated historic resource surveys should be completed for Nether Providence and Rose Valley, and a new historic resource survey completed for Rutledge. The surveys should identify specific individual historic resources, as well as potential historic districts. Each of the three communities should appoint a Historic Resources committee comprised of local residents, and seek assistance for the Delaware County Planning Department Historic Preservation Section in completing the survey. | Near Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| MMCP-2 Public Education about Historic Resources - Initiatives that inform the community about the wealth of historic resources in each municipality, and options for recognizing and protecting these resources, should be undertaken. The opportunity to market the MMCP planning area as a historic area should be explored. | Mid Term | Local Historic Societies, museum, etc. | | Certified Local Government Grant Program, Local History Grants, PHMC Grant |
| MMCP-3 Formal Recognition of Historic Resources - Each community should explore the establishment of historic districts, or individual historic resources, as appropriate. Historic resources may be recognized at the national or local level. | Long Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program, Keystone Historic Preservation Grants |
| RV-1 The borough should update its historic resource survey, completed in 1981. A historic preservation committee should be formed to consider various alternatives for the preservation of historic structures. The borough should explore the creation of an Act 167 local historic district. | Near Term | Rose Valley, Historic Preservation Committee | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| Housing | | | | |
| H#1: Preserve Existing Diverse, Well-Maintained Housing Stock | | | | |
| MMCP-1 Diversity of Housing Stock | Mid Term | Local Municipal Governing Bodies | Zoning Board | CDBG, HOME, FHA 203(K) |
| MMCP-2 Preservation of Existing Housing Stock | Near Term | Municipal Code Enforcement Staff | County - OHCD | FHA 203(k), HOME, OOHRP |
| MMCP-3 Support Senior Housing Needs | Mid Term | Advocacy Groups, Municipal Governing Bodies | County - OHCD | AGP, AHMP, PIP |
| RV-1 Consider methods to maintain the character of its current housing stock. | Near Term | Rose Valley | Zoning Board, Planning Commission, Council | AB, CDBG |
| S-1 Address the Legal Utilization of Secondary Structures - Examine the legal use(s) of secondary structures in the Borough, such as detached garages used for apartments. | Mid Term | Swarthmore | Zoning Board, Planning Commission, Council | AB, CDBG |
| H#2: Modifications to Existing Dwellings | | | | |
| MMCP-1 Proactively Address the Potential for Large Scale Tear-Downs | Near Term | Municipal Governing Bodies | Zoning Boards and Planning Commissions | AB |
| MMCP-2 Control Major Expansion to Existing Dwellings | Near Term | Municipal Governing Bodies | Zoning Boards | AB |
| Economic Development | | | | |
| ED#3: Increase the Tax Base | | | | |
| MMCP-1 Establish a joint plan to increase the commercial tax base. The overall benefit of any new development should be balanced against the overall benefit to municipal finances it will provide. | Near, Mid, Long Term | Municipal Governing Bodies | School District | AB |
| | | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | Key: AB = Annual Budget HOME = HOME PROGRAM CDBG = Community Development Block Grant TANF = TANF Housing Rehabilitation Program FHA 203(k) = FHA 203(k) Program | |

| Implementation Matrix - Rutledge Borough | | | | |
|--|--|--|---|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Natural Resources | | | | |
| NR #1 Improve Watershed Protection and Stormwater Management | | | | |
| MMCP-1 Form a Joint Natural Resources Planning Committee, to address storm water management and additional environmental / natural resource issues, such as open space protection. | Near Term | Municipal Governing Bodies | Watershed Associations, DEP | - |
| MMCP-2 Adopt all ordinance / regulations recommended in the regional watershed plans. | Near Term | Municipal Governing Bodies | Planning Commissions, JSPC, Watershed Associations | AB |
| MMCP-3 Develop a MMCP stormwater management / open space plan that focuses on developing new stormwater management facilities | Mid Term | JNRPC | Planning Commissions, Delaware County, DEP | DEP |
| MMCP-4 Explore options to develop an environmental management education partnership with Swarthmore College and possibly the school district. | Near Term | Nether Providence Township, Swarthmore Borough | Swarthmore College | DEP (EE Program) |
| MMCP-5 Investigate retrofit of existing stormwater management facilities to utilize Best Management Practices. | Near Term | Municipal Governing Bodies | JSPC, Delaware County, DEP | DEP |
| R-1 Address specific groundwater flooding problems, especially along Linden Avenue and Melrose Terrace. | Near Term | Rutledge Borough | JNRPC | AB, DEP |
| NR#2 Maintain and Upgrade Municipal Environmental Protection Policies and Regulations | | | | |
| MMCP-1 Adopt comprehensive and uniform environmental regulations in all of the municipalities located in the MMCP Planning Area. | Mid Term | Municipal Governing Bodies | DEP, DCNR, DCED, Delaware County, Planning Commissions | DCED |
| MMCP-2 Protect and enhance the tree canopy | Mid Term | Municipal Governing Bodies | DCNR, DEP, Planning Commissions | DCNR TreeVitalize |
| NR#3 Monitor and Control the Growing Deer Population Throughout the MMCP Planning Area | | | | |
| MMCP-1 The municipalities should support recent efforts led by Swarthmore College to explore methods to monitor the deer population and to institute effective control measures. | Near Term | Municipal Governing Bodies | Swarthmore College, Delaware County, Commonwealth of Pennsylvania | - |
| NR#4 Monitor Noise Impacts of Region-Wide Infrastructure Improvements | | | | |
| MMCP-1 The municipalities should participate in all formal planning or alternatives analysis processes regarding runway expansion of or changes to the Philadelphia International Airport, and advocate for the prevention of noise impacts on the MMCP Planning Area. | Ongoing | Municipal Governing Bodies | Planning Commissions, City of Philadelphia, Delaware County, FAA | - |
| MMCP-2 The municipalities should participate in future decision-making processes that might occur regarding I-476 expansion, and advocate for the prevention and mitigation of noise impacts on the MMCP Planning Area. | Long Term | Municipal Governing Bodies | Planning Commisssions, Delaware County, PennDOT, DVRPC | - |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: DCED = Dept. of Community and Economic Development DCNR = Dept. of Conservation and Natural Resources DEP = Department of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission FAA = Federal Aviation Administration JNRPC = Joint Stormwater Planning Commission | |

| Implementation Matrix - Rutledge Borough | | | | |
|--|--|--------------------------------|---|-------------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Community Facilities | | | | |
| CF#1: Emergency Services - Fire Protection | | | | |
| MMCP-1 Form a regional fire safety committee with representatives from each municipality and each fire company. This committee should pursue a regionalization feasibility study. | Near Term | Municipalities | Local Fire Companies | AFG, SAFER, VLAP, ERRTP |
| MMCP-2 Each department/municipality should consider regional implications prior to providing financial support for new firefighting equipment and evaluate future purchases against the recommendation of the regionalization feasibility study. | Near Term | Regional Fire Safety Committee | Local Fire Companies | AFG, SAFER, VLAP, ERRTP, SMSP |
| CF#2: Emergency Services - Police Protection | | | | |
| MMCP-1 Form a regional police safety committee with representatives from each municipality and each police department. This body could evaluate equipment and staffing needs that might be appropriately shared on a regional basis. Other public safety issues among communities, such as crime patterns, etc. would have formal venue for discussion and review. | Near Term | Municipalities | Local Police | RPAG, SMSP |
| R-1 Rutledge currently contracts with Swarthmore for its police services. This relationship should be supported as an example of regional cooperation and efficiency in the near term. | On-going | Rutledge and Swarthmore | Local Police | RPAG |
| CF#3: Joint Administrative and Public Works Partnerships | | | | |
| MMCP-1 In the near term, the planning area should consider a cooperative agreement for department of public works operations. | Near Term | Municipalities | - | SMSP, LGCPL, PennWorks |
| CF#4: Parks and Recreation Opportunities for All Age Groups | | | | |
| MMCP-1 The MMCP planning area should establish a Parks and Recreation Committee that seeks to build a regional organization among recreation groups and make programs more viable to operate in order to benefit all members of the community as well as special interest groups. Essential partners will include the school district and Swarthmore College. | Near Term | Municipalities | Swarthmore College, School District | DCNR, CCPP |
| MMCP-2 An agreement should be pursued with Swarthmore College in order to formalize a policy for community utilization of athletic facilities on the campus. | Mid Term | Municipalities | Swarthmore College | DCNR, CCPP |
| MMCP-3 Create a trail to connect the Crum Woods of Swarthmore College with Smedley Park. | Mid Term | Municipalities | Swarthmore College | DCNR, CCPP |
| MMCP-4 Coordinate with Delaware County to enhance passive recreation opportunities, such as trails, at the Pena Tract located adjacent to Baltimore Pike. | Near Term | Municipalities | Delaware County | DCNR, CCPP |
| MMCP-5 Expand the number of traditional recreational facilities such as soccer and baseball fields as well as non-traditional facilities such as skate parks and roller hockey rinks to better meet current needs | Mid Term | Municipalities | Local athletic groups | DCNR, CCPP |
| R-1 Pursue grant funds for ongoing improvements for Triangle Park. | Near Term | Rutledge | Local athletic groups | DCNR, CCPP |
| R-2 Complete street tree survey, assess street tree needs, and develop recommendations for yard trees. | Mid Term | Rutledge | - | DCNR, CCPP, AB |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources / Bureau of Recreation and Conservation CCPP = Community Conservation Partnership Program | |

| Implementation Matrix - Rutledge Borough | | | | |
|--|--|----------------------------|---|----------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Community Facilities (continued) | | | | |
| CF#5: Open Space Conservation | | | | |
| MMCP-1 Form an Open Space Committee, possibly in conjunction with Environmental Advisory Councils, Parks and Recreation Committees or a Natural Resources Planning Committee. | Near Term | Municipal Governing Bodies | Environmental Advisory Councils, JSPC | AB |
| MMCP-2 Continue to pursue open space acquisitions in all of the communities, including developing a dedicated funding stream for acquisitions and creating programs to educate land owners regarding their options and the financial benefit of donating land for public open space. | On-going | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| MMCP-3 Pursue acquisition and development grants for open space protection initiatives. | Near Term | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| CF#6: Sanitary Sewer Infrastructure | | | | |
| MMCP-1 Continue work to identify and eliminate inflow and infiltration (I&I) into the sanitary sewer system, including metering of flow into the collection system. | On-going | Municipal Governing Bodies | DEP | LGCPL, PennWorks, AB |
| CF#7: MMCP Planning Area-wide Geographic Information System (GIS) Database | | | | |
| MMCP-1 Work with existing libraries to explore long term funding and capital improvement programs for the libraries | Near Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| MMCP-2 Create an intergovernmental agreement to establish a MMCP GIS database and pursue grants to support such activities. | Mid Term | Municipal Governing Bodies | Delaware County | DCED, DEP, Delaware County |
| MMCP-3 Link record keeping activities such as tax records, planning activities, and crime fighting modeling into comprehensive databases. Many municipalities are utilizing GIS and laptop computers in patrol vehicles to improve crime fighting activities. These same resources can be tapped to support other municipal GIS needs. | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County |
| CF# 8: Libraries | | | | |
| MMCP-1 Establish long term funding and capital improvement programs for the libraries | Near Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| MMCP-2 Explore the utilization of new technologies to maintain and expand the viability of the library facilities | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources CCPP = Community Conservation Partnership Program | |

| Implementation Matrix - Rutledge Borough | | | | |
|---|--|---|---|--|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Land Use | | | | |
| LU#1: Update Land Use Ordinance for Compliance, Consistency and Needed Modifications | | | | |
| MMCP-1 Formalize inter-governmental agreements among all municipalities to ensure zoning ordinance consistency with the MMCP | Near Term | Municipal Governing Bodies | Delaware County, DCED | DCED (LUPTAP) |
| R-1 Develop ordinance regulations for potential bed and breakfast uses. | Near Term | Rutledge Borough Planning | Delaware County | DCED (LUPTAP) |
| Transportation | | | | |
| T#1: Providing a balanced transportation system with multi modal options | | | | |
| MMCP-1 Prepare Transit Node Specific Plans | Mid Term | Planning Commissions | SEPTA, DVRPC | AB, TRID, DCED (LUPTAP) |
| MMCP-2 Establish a Transit, Bicycle and Walkers Advocacy Group | Near Term | Sub-committee to Planning Commissions | Municipalities, DVRPC | - |
| MMCP-3 Develop a Public Education Program Promoting Multi-Modalism | Near Term | Advocacy Group / Municipal Governing Bodies | County, SEPTA | AB |
| MMCP-4 Develop a Pedestrian and Bicycle Accessibility Master Plan | Mid Term | Advocacy Group / Municipal Governing Bodies | PennDOT, County, Planning Commissions | AB, C2P2, DCED (LUPTAP) |
| MMCP-5 Eliminate or Reduce Barriers to Pedestrian and Bicycle Movement and Create Visual Improvements Along Major Arterial Roads | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-6 Improve multi-modal access to regional rail stations | Near Term | Municipal Governing Bodies | PennDOT, SEPTA, County | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-7 Enhance Visual Qualities | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| R-1 Provide a continuous sidewalk network between the Borough and the elementary school. | Near Term | Rutledge Borough, Spring-field Township | PennDOT, Ridley Township | TE, HTS/SRS |
| T#2: Reduce the potential for vehicular speeding | | | | |
| MMCP-1 Develop a MMCP-wide Traffic Calming Plan | Near Term | Sub-committee to Planning Commissions | PennDOT, DVRPC, Delaware County | AB |
| MMCP-2 Develop traffic calming eligibility and application standards to determine warrants and need | Mid Term | Sub-committee to Planning Commissions | PennDOT, Delaware County | AB, GO |
| R-1 Study traffic calming on Linden, Sylvan, and Swarthmore Avenues | Mid Term | Rutledge Borough | PennDOT | TE, HTS/SRS |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget C2P2 = Community Conservation Partnership Program CDBG = Community Development Block Grant CMAQ = Congestion Management and Air Quality Improvement Program DCED = Dept. of Community and Economic Development DVRPC = Delaware Valley Regional Planning Commission GO = General Obligation Bonds HTS/SRS = Home Town Streets / Safe Routes to School Program DCED (LUPTAP) = Department of Community and Economic Development Land Use Planning Technical Assistance Program TCSP = Transportation, Community & System Preservation Program TE = Transportation Enhancements Program TIP = Transportation Improvement Program TRID = Transit Revitalization Investment District | |

| Implementation Matrix - Rutledge Borough | | | | |
|---|----------------------|---|---|---|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Historic Resources | | | | |
| HR#1: Protect and Conserve Historic Resources within the MMCP Planning Area | | | | |
| MMCP-1 Identification of Historic Resources - Updated historic resource surveys should be completed for Nether Providence and Rose Valley, and a new historic resource survey completed for Rutledge. The surveys should identify specific individual historic resources, as well as potential historic districts. Each of the three communities should appoint a Historic Resources committee comprised of local residents, and seek assistance for the Delaware County Planning Department Historic Preservation Section in completing the survey. | Near Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| MMCP-2 Public Education about Historic Resources - Initiatives that inform the community about the wealth of historic resources in each municipality, and options for recognizing and protecting these resources, should be undertaken. The opportunity to market the MMCP planning area as a historic area should be explored. | Mid Term | Local Historic Societies, museum, etc. | Delaware County Planning Department - Historic Preservation section | Certified Local Government Grant Program, Local History Grants, PHMC Grant |
| MMCP-3 Formal Recognition of Historic Resources - Each community should explore the establishment of historic districts, or individual historic resources, as appropriate. Historic resources may be recognized at the national or local level. | Long Term | Municipal Governing Bodies | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program, Keystone Historic Preservation Grants |
| R-1 The borough should formally inventory its historic resources through completion of a historic resource survey. Because of the consistent pattern of development, Rutledge should be evaluated as a possible historic district. Subsequently, if a potential historic district is identified, the borough should explore the potential of creating a local historic district and ordinance per the Pennsylvania Historic District Act 167, to enable the borough to incorporate a review of impacts on historic resources as part of the municipal approval process. | Near Term | Rutledge | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| Economic Development | | | | |
| ED#3: Increase the Tax Base | | | | |
| MMCP-1 Establish a joint plan to increase the commercial tax base. The overall benefit of any new development should be balanced against the overall benefit to municipal finances it will provide. | Near, Mid, Long Term | Municipal Governing Bodies | School District | AB |
| Housing | | | | |
| H#1: Preserve Existing Diverse, Well-Maintained Housing Stock | | | | |
| MMCP-1 Diversity of Housing Stock | Mid Term | Local Municipal Governing Bodies | Zoning Board | CDBG, HOME, FHA 203(K) |
| MMCP-2 Preservation of Existing Housing Stock | Near Term | Municipal Code Enforcement Staff | County - OHCD | FHA 203(k), HOME, OOHHP |
| MMCP-3 Support Senior Housing Needs | Mid Term | Advocacy Groups, Municipal Governing Bodies | County - OHCD | AGP, AHMP, PIP |
| H#2: Modifications to Existing Dwellings | | | | |
| MMCP-1 Proactively Address the Potential for Large Scale Tear-Downs | Near Term | Municipal Governing Bodies | Zoning Boards and Planning Commissions | AB |
| MMCP-2 Control Major Expansion to Existing Dwellings | Near Term | Municipal Governing Bodies | Zoning Boards | AB |
| <div><div><div>Key:</div><div>Near Term = Within 3 years</div><div>Mid Term = Within 5-7 years</div><div>Long Term = Within 10 years</div></div><div><div>Key:</div><div>AB = Annual Budget</div><div>PHMC = Pennsylvania Historical and Museum Commission</div><div>HOME = HOME PROGRAM</div><div>CDBG = Community Development Block Grant</div><div>TANF = TANF Housing Rehabilitation Program</div><div>FHA 203(k) = FHA 203(k) Program</div></div></div> | | | | |

| Implementation Matrix - Swarthmore Borough | | | | |
|--|--|--|--|---------------------------|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Natural Resources | | | | |
| NR #1 Improve Watershed Protection and Stormwater Management | | | | |
| MMCP-1 Form a Joint Natural Resources Planning Committee, to address storm water management and additional environmental / natural resource issues, such as open space protection. | Near Term | Municipal Governing Bodies | Watershed Associations, DEP | - |
| MMCP-2 Adopt all ordinance / regulations recommended in the regional watershed plans. | Near Term | Municipal Governing Bodies | Planning Commissions, JSPC, Watershed Associations | AB |
| MMCP-3 Develop a MMCP stormwater management / open space plan that includes development of new stormwater management facilities, possibly in conjunction with creating new parks and open space areas, as well as proposals for streambank improvement and riparian buffers. | Mid Term | JNRPC | Planning Commissions, Delaware County, DEP | DEP |
| MMCP-4 Explore options to develop an environmental management education partnership with Swarthmore College and possibly the school district. | Near Term | Nether Providence Township, Swarthmore Borough | Swarthmore College | DEP (EE Program) |
| MMCP-5 Investigate retrofit of existing stormwater management facilities to utilize Best Management Practices. | Near Term | Municipal Governing Bodies | JSPC, Delaware County, DEP | DEP |
| S-1 Continue commitment to implement recommendations of the Crum Creek Watershed Conservation Plan. | Near Term | Swarthmore Borough | Nether Providence, JSPC | AB, DEP |
| S-2 Implement recommended stormwater management improvements at the Rutgers Avenue school. | Near Term | Swarthmore Borough | School District, JNRPC | AB, DEP |
| NR#2 Maintain and Upgrade Municipal Environmental Protection Policies and Regulations | | | | |
| MMCP-1 Adopt comprehensive and uniform environmental regulations in all of the municipalities located in the MMCP Planning Area. | Mid Term | Municipal Governing Bodies | DEP, DCNR, DCED, Delaware County, Planning Commissions | DCED |
| MMCP-2 Protect and enhance the tree canopy and control invasive species. | Mid Term | Tree Commissions, Environmental Advisory Council | DCNR, DEP, Planning Commissions | DCNR TreeVitalize |
| NR#3 Monitor and Control the Growing Deer Population Throughout the MMCP Planning Area | | | | |
| MMCP-1 The municipalities should support recent efforts led by Swarthmore College to explore methods to monitor the deer population and to institute effective control measures. | Near Term | Environmental Advisory Council | Swarthmore College, Delaware County, Commonwealth of Pennsylvania | - |
| NR#4 Monitor Environmental Impacts of Region-Wide Infrastructure Improvements | | | | |
| MMCP-1 The municipalities should participate in all formal planning or alternatives analysis processes regarding runway expansion of or changes to the Philadelphia International Airport, and advocate for the prevention of noise and other environmental impacts on the MMCP Planning Area. | Ongoing | Municipal Governing Bodies | Planning Commissions, City of Philadelphia, Delaware County, FAA | - |
| MMCP-2 The municipalities should participate in future decision-making processes that might occur regarding I-476 expansion, and advocate for the prevention and mitigation of noise impacts on the MMCP Planning Area. | Long Term | Municipal Governing Bodies | Planning Commissions, Delaware County, PennDOT, DVRPC | - |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: DCED = Dept. of Community and Economic Development DCNR = Dept. of Conservation and Natural Resources DEP = Department of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission FAA= Federal Aviation Administration JNRPC = Joint Natural Resources Planning Committee | |

| Implementation Matrix - Swarthmore Borough | | | | |
|--|-----------|---|---|--|
| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Transportation | | | | |
| T#1: Providing a balanced transportation system with multi modal options | | | | |
| MMCP-1 Prepare Transit Node Specific Plans | Mid Term | Planning Commissions | SEPTA, DVRPC | AB, TRID, DCED (LUPTAP) |
| MMCP-2 Establish a Transit, Bicycle and Walkers Advocacy Group | Near Term | Sub-committee to Planning Commissions | Municipal Governing Bodies, DVRPC | - |
| MMCP-3 Develop a Public Education Program Promoting Multi-Modalism | Near Term | Advocacy Group / Municipal Governing Bodies | County, SEPTA | AB |
| MMCP-4 Develop a Pedestrian and Bicycle Accessibility Master Plan | Mid Term | Advocacy Group / Municipal Governing Bodies | PennDOT, County, Planning Commissions | AB, C2P2, DCED (LUPTAP) |
| MMCP-5 Eliminate or Reduce Barriers to Pedestrian and Bicycle Movement and Create Visual Improvements Along Major Arterial Roads | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-6 Improve multi-modal access to regional rail stations | Near Term | Municipal Governing Bodies | PennDOT, SEPTA, County | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| MMCP-7 Enhance Visual Qualities | Mid Term | Municipal Governing Bodies | PennDOT, County, SEPTA | AB, GO, TE, TCSP, TIP, CMAQ, DCED (LUPTAP) |
| S-1 Sidewalks should be added to College Avenue, Chestnut Avenue, and Swarthmore Avenue between Cedar Lane and Baltimore Pike to improve non-vehicular access between the College and Baltimore Pike. Additional sidewalks should be considered as proposed in the Pedestrian and Bicycle Accessibility Master Plan. | Mid Term | Swarthmore Borough | PennDOT, Swarthmore College | GO, TE, HTS/SRS |
| S-2 Provide adequate parking in the Town Center for both commuters and users of the area, including shoppers and employees. | Mid Term | Swarthmore Borough | SEPTA, DVRPC, County | TE, CBDG, CMAQ |
| S-3 Make parking more user friendly | Mid Term | Swarthmore Borough | SEPTA | TE, CBDG, CMAQ |
| S-4 Work with SEPTA to ensure seamless and efficient transfer between train, trolley and bus modes | Mid Term | Swarthmore Borough | SEPTA, DVRPC, County | TE, CBDG, CMAQ |
| S-5 Make the Princeton Avenue underpass accessible for wheelchairs, bicycles and strollers | Mid Term | Swarthmore Borough | DVRPC, County | TE, CBDG, CMAQ |
| T#2: Reduce the potential for vehicular speeding | | | | |
| MMCP-1 Develop a MMCP-wide Traffic Calming Plan | Near Term | Sub-committee to Planning Commissions | PennDOT, DVRPC, Delaware County | AB |
| MMCP-2 Develop traffic calming eligibility and application standards to determine warrants and need | Mid Term | Sub-committee to Planning Commissions | PennDOT, Delaware County | AB, GO |
| S-1 The intersection of Yale and Harvard Avenues should be evaluated for traffic calming and pedestrian safety improvements. | Mid Term | Swarthmore Borough | PennDOT | TE, HTS/SRS |
| Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | | Key: AB = Annual Budget C2P2 = Community Conservation Partnership Program CDBG = Community Development Block Grant CMAQ = Congestion Management and Air Quality Improvement Program DVRPC = Delaware Valley Regional Planning Commission GO = General Obligation Bonds HTS/SRS = Home Town Streets / Safe Routes to School Program DCED (LUPTAP) = Department of Community and Economic Development Land Use Planning Technical Assistance Program TCSP = Transportation, Community & System Preservation Program TE = Transportation Enhancements Program TIP = Transportation Improvement Program TRID = Transit Revitalization Investment District | |

| Implementation Matrix - Swarthmore Borough | | | | |
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| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Community Facilities | | | | |
| CF#1: Emergency Services - Fire Protection | | | | |
| MMCP-1 Form a regional fire safety committee with representatives from each municipality and each fire company. This committee should pursue a regionalization feasibility study. | Near Term | Municipal Governing Bodies | Local Fire Companies | AFG, SAFER, VLAP, ERRTP |
| MMCP-2 Each department/municipality should consider regional implications prior to providing financial support for new firefighting equipment and evaluate future purchases against the recommendation of the regionalization feasibility study. | Near Term | Regional Fire Safety Committee | Local Fire Companies | AFG, SAFER, VLAP, ERRTP, SMSP |
| CF#2: Emergency Services - Police Protection | | | | |
| MMCP-1 Form a regional police safety committee with representatives from each municipality and each police department. This body could evaluate equipment and staffing needs that might be appropriately shared on a regional basis. Other public safety issues among communities, such as crime patterns, etc. would have formal venue for discussion and review. | Near Term | Municipal Governing Bodies | Local Police | RPAG, SMSP |
| NP/S-1 As the primary providers in the MMCP Planning Area, these two municipalities should serve in a leadership role in the evaluation of regionalization scenarios. | Near Term | Nether Providence, Swarthmore | Local Police | RPAG |
| CF#3: Joint Administrative and Public Works Partnerships | | | | |
| MMCP-1 In the near term, the planning area should consider a cooperative agreement for department of public works operations. | Near Term | Municipal Governing Bodies | - | SMSP, LGCPL, PennWorks |
| CF#4: Parks and Recreation Opportunities for All Age Groups | | | | |
| MMCP-1 The MMCP planning area should establish a Parks and Recreation Committee that seeks to build a regional organization among recreation groups and make programs more viable to operate in order to benefit all members of the community as well as special interest groups. Essential partners will include the school district and Swarthmore College. | Near Term | Municipal Governing Bodies | Swarthmore College, School District | DCNR, CCPP |
| MMCP-2 An agreement should be pursued with Swarthmore College in order to formalize a policy for community utilization of athletic facilities on the campus. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-3 Create a trail to connect the Crum Woods of Swarthmore College with Smedley Park. | Mid Term | Municipal Governing Bodies | Swarthmore College | DCNR, CCPP |
| MMCP-4 Coordinate with Delaware County to enhance passive recreation opportunities, such as trails, at the Pena Tract located adjacent to Baltimore Pike. | Near Term | Municipal Governing Bodies | Delaware County | DCNR, CCPP |
| MMCP-5 Expand the number of traditional recreational facilities such as soccer and baseball fields as well as non-traditional facilities such as skate parks and roller hockey rinks to better meet current needs | Mid Term | Municipal Governing Bodies | Local athletic groups | DCNR, CCPP |
| S-1 Continue discussion with the school district regarding the possible utilization of the Rutgers Avenue School. Opportunities to create a multi-use reuse of the site, including permanent open space, indoor and outdoor recreation, a skate park, and a rehabilitated track, should be explored. | Near Term | Swarthmore Borough | School District | DCNR, CCPP, AB |
| S-2 Provide enhanced programming for seniors and teens. | Near Term | Swarthmore Borough | Local senior organizations, local recreation associations | DCNR, CCPP |
| S-3 Implement the recommendations contained in the 2006 Little Crum Creek Park Master Plan. | Near Term | Swarthmore Borough | JSPC | DEP, DCED |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget AFG = Assistance to Firefighters SAFER = Staffing for Adequate Fire and Emergency Response VLAP = Volunteer Loan Assistance Program ERRTP = Emergency Responders Resources Training Program RPAG = Regional Police Assistance Grant LGCPL = Local Government Capital Loan Program SMSP = Shared Municipal Services Program DCNR = PA Department of Conservation and Natural Resources CCPP = Community Conservation Partnership Program | |

| Implementation Matrix - Swarthmore Borough | | | | |
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| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Community Facilities (continued) | | | | |
| CF#5: Open Space Conservation | | | | |
| MMCP-1 Form an Open Space Committee, possibly in conjunction with Environmental Advisory Councils, Parks and Recreation Committees or a Natural Resources Planning Committee. | Near Term | Municipal Governing Bodies | Environmental Advisory Councils, JSPC | AB |
| MMCP-2 Continue to pursue open space acquisitions in all of the communities, including developing a dedicated funding stream for acquisitions and creating programs to educate land owners regarding their options and the financial benefit of donating land for public open space. | On-going | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| MMCP-3 Pursue acquisition and development grants for open space protection initiatives. | Near Term | Municipal Governing Bodies | Delaware County, Nature Conservancy | DCNR, CCPP |
| S/NP-1 Work with Swarthmore College on the long-term protection of the Crum Woods. | Mid Term | Swarthmore, Nether Providence | Swarthmore College | DCNR, CCPP, AB |
| CF#6: Sanitary Sewer Infrastructure | | | | |
| MMCP-1 Continue work to identify and eliminate inflow and infiltration (I&I) into the sanitary sewer system, including metering of flow into the collection system. | On-going | Municipal Governing Bodies | | LGCP, PennWorks, AB |
| CF#7: MMCP Planning Area-wide Geographic Information System (GIS) Database | | | | |
| MMCP-1 Establish realistic needs and applications, both individually and jointly, for GIS utilization. | Near Term | Municipal Governing Bodies | Delaware County | DCED, Delaware County |
| MMCP-2 Create an intergovernmental agreement to establish a MMCP GIS database and pursue grants to support such activities. | Mid Term | Municipal Governing Bodies | Delaware County | DCED, DCNR, Delaware County |
| MMCP-3 Link record keeping activities such as tax records, planning activities, and crime fighting modeling into comprehensive databases. Many municipalities are utilizing GIS and laptop computers in patrol vehicles to improve crime fighting activities. These same resources can be tapped to support other municipal GIS needs. | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County |
| CF# 8: Libraries | | | | |
| MMCP-1 Work with existing libraries to explore long term funding and capital improvement programs for the libraries | Near Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| MMCP-2 Explore the utilization of new technologies to maintain and expand the viability of the library facilities | Mid Term | Municipal Governing Bodies | Delaware County | Delaware County, DCED |
| Economic Development | | | | |
| ED#2: Commercial Development in Town Center Locations | | | | |
| S-1 The Borough should stay actively involved in the process of shaping any development proposals for the west side of Chester Road. | Near, Mid, Long Term | Swarthmore Borough Planning Commission | Swarthmore College | AB |
| S-2 Future development within the college campus should be shaped in ways that support stronger connections to the Town Center area of Swarthmore. | Near, Mid, Long Term | Swarthmore Borough Planning Commission | Swarthmore College | AB |
| S-3 Continue implementation of the Town Center Revitalization Strategy, including increased opportunities for better utilization of existing and possible expansion of new retail space. Retail use of ground floor space in the Town Center should be encouraged. | Near, Mid, Long Term | Swarthmore Borough Planning Commission | Swarthmore College | AB |
| ED#3: Increase the Tax Base | | | | |
| MMCP-1 Establish a joint plan to increase the commercial tax base. The overall benefit of any new development should be balanced against the overall benefit to municipal finances it will provide. | Near, Mid, Long Term | Municipal Governing Bodies | School District | AB |
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| Implementation Matrix - Swarthmore Borough | | | | |
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| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Land Use | | | | |
| LU#1: Update Land Use Ordinance for Compliance, Consistency and Needed Modifications | | | | |
| MMCP-1 Formalize inter-governmental agreements among all municipalities to ensure zoning ordinance consistency with the MMCP | Near Term | Municipal Governing Bodies | Delaware County, DCED | DCED (LUPTAP) |
| S-1 Consider development of a transition area. | Near Term | Swarthmore Borough Planning Commission | Delaware County, Swarthmore College | DCED (LUPTAP) |
| S-2 Parking requirements for the IN District should be developed. | Near Term | Swarthmore Borough Planning Commission, Swarthmore College | Delaware County, Swarthmore College | DCED (LUPTAP) |
| S-3 Business Apartment Zoning - Area and bulk requirements should be revised to reflect actual conditions and uses in the district, which are typically urban in character. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| S-4 The suitability of cluster housing should be studied and zoning regulations developed if appropriate for larger parcels. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| S-5 Evaluate larger parcels for new or alternative land uses. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| S-6 Continue to evaluate existing and possible future uses of secondary and/or accessory structures in the Borough. | Near Term | Swarthmore Borough Planning Commission | Delaware County | DCED (LUPTAP) |
| Housing | | | | |
| H#1: Preserve Existing Diverse, Well-Maintained Housing Stock | | | | |
| MMCP-1 Diversity of Housing Stock | Mid Term | Municipal Governing Bodies | Zoning Board | CDBG, HOME, FHA 203(K) |
| MMCP-2 Preservation of Existing Housing Stock | Near Term | Municipal Governing Bodies | County - OHCD | FHA 203(k), HOME, OOHRP |
| MMCP-3 Support Senior Housing Needs | Mid Term | Advocacy Groups, Municipal Governing Bodies | County - OHCD | AGP, AHMP, PIP |
| S-1 Continue to evaluate existing housing to maintain mix in terms of size, price, and availability of rental units. | Mid Term | Swarthmore | Zoning Board, Planning Commission, Council | AB, CDBG |
| H#2: Modifications to Existing Dwellings | | | | |
| MMCP-1 Proactively Address the Potential for Large Scale Tear-Downs | Near Term | Municipal Governing Bodies | Zoning Boards and Planning Commissions | AB |
| MMCP-2 Control Major Expansion to Existing Dwellings | Near Term | Municipal Governing Bodies | Zoning Boards | AB |
| Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | | | |
| Key: AB = Annual Budget HOME = HOME PROGRAM CDBG = Community Development Block Grant TANF = TANF Housing Rehabilitation Program FHA 203(k) = FHA 203(k) Program DCED = Dept. of Community and Economic Development DEP = Dept. of Environmental Protection DVRPC = Delaware Valley Regional Planning Commission LUPTAP = Land Use Planning Technical Assistance Program SEPTA = Southeastern Pennsylvania Transportation Authority TE = Transportation Enhancements Program TRID = Transportation Revitalization Investment District | | | | |

| Implementation Matrix - Swarthmore Borough | | | | |
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| Recommendation | Priority | Leadership Entity | Partnering Agencies/Entities | Potential Funding Sources |
| Historic Resources | | | | |
| HR#1: Protect and Conserve Historic Resources within the MMCP Planning Area | | | | |
| MMCP-1 Identification of Historic Resources - Updated historic resource surveys should be completed for Nether Providence and Rose Valley, and a new historic resource survey completed for Rutledge. | Near Term | Municipalities | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| MMCP-2 Public Education about Historic Resources - Initiatives that inform the community about the wealth of historic resources in each municipality, and options for recognizing and protecting these resources, should be undertaken. The opportunity to market the MMCP planning area as a historic area should be explored. | Mid Term | Local Historic Societies, museum, etc. | Delaware County Planning Department - Historic Preservation section | Certified Local Government Grant Program, Local History Grants, PHMC Grant |
| MMCP-3 Formal Recognition of Historic Resources - Each community should explore the establishment of historic districts, or individual historic resources, as appropriate. Historic resources may be recognized at the national or local level. | Long Term | Municipalities | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program, Keystone Historic Preservation Grants |
| S-1 As resolved by Borough Council in 2006, the Borough should implement the recommendations of the Historic Preservation Task Force, including pursuing historic designation and subsequent incorporation of voluntary review of impacts on historic resources into the municipal approval process. The Task Force should continue to function as an on-going resource to advise Borough Council on appropriate measures for historic preservation in the Borough and to consider whether further measures are necessary to protect the Borough's historic structures. | Near Term | Historic Preservation Task Force | Delaware County Planning Department - Historic Preservation section | AB, Certified Local Government Grant Program |
| | Key: Near Term = Within 3 years Mid Term = Within 5-7 years Long Term = Within 10 years | | Key: AB = Annual Budget PHMC = Pennsylvania Historical and Museum Commission | |