

**Upper Darby Township Comprehensive Plan
Public Meeting Number One – Beverly Hills Middle School
May 30, 2002**

Meeting participants were asked to list the strengths and weaknesses of Upper Darby Township, as well as comment on opportunities for change.

Strengths

- **Quality of education**
- **Access to public transportation**
- **Diverse housing styles**
- **Ethnic diversity in neighborhoods**
- **Professional police department**
- **Artistic community**
- **Quality of music education**
- **Proximity / access to Center City Philadelphia**
- **Quality architecture (worth preserving)**
- **Code enforcement**
- **Affordable housing opportunity**
- **Pedestrian friendly block structure**
- **Central regional location**
- **Historic character**
- **Sense of community**
- **Community involvement**
- **Diverse religious presence**
- **Diversity in restaurant cuisine**
- **Naylor's Run Park**
- **Parks are well oriented and designed for children**
- **Existing zoning well reflects the original vision for the township**
- **Fire department socials**

Weaknesses

- **Limited activities and recreation programs geared to serve Youth**
- **Limited opportunity, space, and access to Open Space/Recreation**
- **No bookstore**
- **Township sponsored community events curtailed due to interference and disruption of events by non-residents**
- **State stores impact residential areas due to illegal parking**
- **Juvenile delinquency**
- **Trash and litter**
- **Too many liquor stores**
- **Lack of design requirements regulating housing unit conversion impacts upon existing property values**
- **Smaller infill housing units reducing the value of adjacent larger properties_(New Zoning Regulations must address this condition)**
- **High traffic speeds in residential areas**
- **HUD-attained properties reduces the value of surrounding residential properties**
- **Abandoned / Vacant properties must be addressed**
- **Realtors do not properly market , assess, and value residential properties within the Township**
- **Lack of citizen/community involvement**
- **Middle schools cannot contain the influx of students (Classes too large)**
- **Target office vacancy within 69th Street corridor**
- **Overflow commercial parking impacting 'Cardington' section (Wellington, Sansome and Glencoe Road)**
- **Vacant dirt public parking lot on 69th Street is an eyesore**
- **More public parking must be made available near 69th Street Terminal**
- **Billboards are an eyesore**
- **Commuters are absorbing parking spots within residential neighborhoods adjacent to 69th Street Terminal**
- **Limited pedestrian or parking accessibility to Naylor's Run Park**
- **Pedestrian crossings poorly designed surrounding 69th Street Terminal and Trolley Stops**
- **No dedicated bike lanes**

- **Schools Overcrowded**
- **Need better maintenance of street trees**
- **SEPTA needs to maintain and clean terminal property**
- **West Chester Pike needs to 'beautified'**

Opportunities for Change

- **Provide better marketing of Township assets**
- **Township needs an infusion of private commercial investment**
- **Township needs to attract new business that produce quality jobs**
- **Zoning regulations must change to reduce multi-unit residential units**
- **Explore development opportunities for underutilized PECO property**
- **Must devise consensus on encouraging reinvestment within the Township**
- **Township needs to build a better relationship with SEPTA to reduce negative impacts related to the Terminal and Trolley lines.**
- **Need to restore commerce and open markets to 69th Street Terminal**
- **Historic preservation needs to be expanded**
- **Market Township historic heritage**
- **Expand community wide events**
- **Darby Creek Valley is an underutilized resource**
- **Comprehensive plan needs to address short term issues**