

ASTON TOWNSHIP

Vision Plan

Delaware County, Pennsylvania



Urban Partners

Committee Meeting #2 May 15, 2014, 7PM

Aston

- Low Housing Vacancy Rates
- High % of Owner Occupied Housing
- More residents 55+ compared to the rest of DELCO
- Stable, largely residential community



Aston

- Good inventory of Parks / Community Center
- Mill Industry Heritage



Aston

- Neumann University - Resource & Opportunity



NEUMANN UNIVERSITY
ECONOMIC AND COMMUNITY IMPACT
ANNUAL REPORT
FOR THE FISCAL YEAR ENDING JUNE 30, 2013

Dated: October 1, 2013

Aston

- Nationally prominent ICE WORKS



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Aston

- No Railroad Heritage – Bus only Mass Transit
- Historic Road System – Often Congested
- Penndel Rd and Concord Rd – Primary Thoroughfares



Aston

- Much of Retail and Commercial - showing its age
- Limited Shopping Opportunities / Limited Restaurants



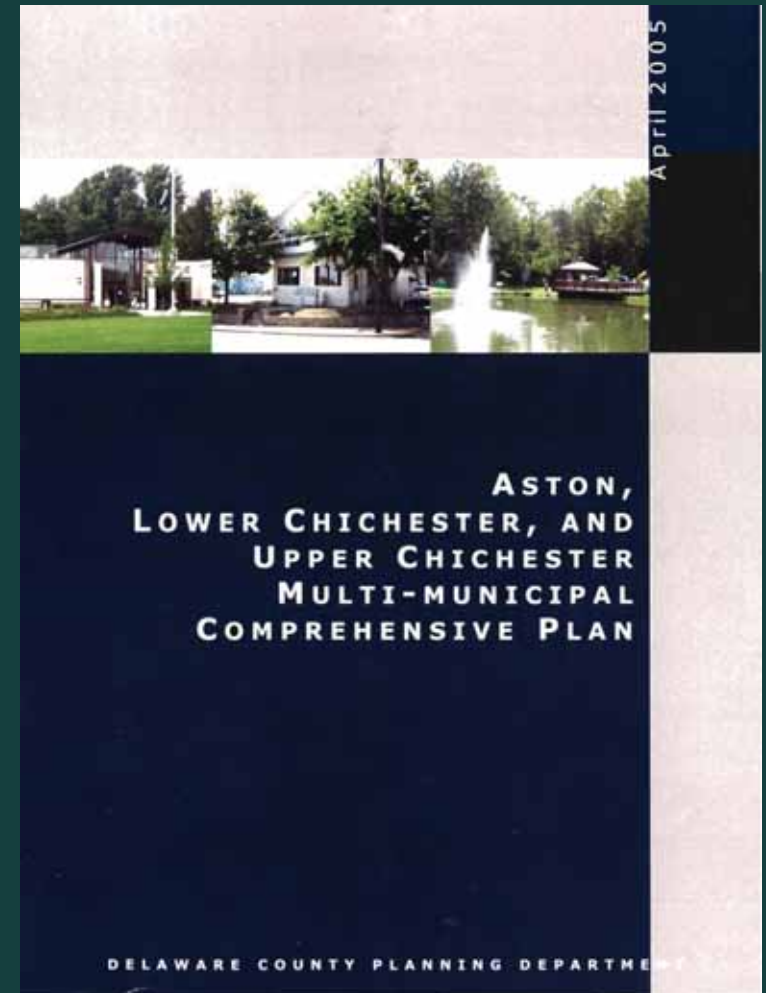
Aston

- Located between existing and future development areas



Aston

- As Recession slowly fades, time to take advantage of opportunities that exist in marketplace and region.
- 2005 Joint Comprehensive Plan could be updated in 2015
- Next few years may be critical in planning for Aston's future
- Visioning Process / Vision Plan can help Aston determine its priorities and direction for the next 20 years





Corridor Revitalization Plan for Aston, Brookhaven, and Upper Chichester

Prepared For:
Delaware County Planning Department

Prepared By:
CHPlanning
ARCHITECTS

Final Draft
MARCH 2009



Other Studies have looked at the market conditions

APPENDIX B - RMP Opportunity Gap - Retail Stores 2008

Retail types (NAICS code)	CONCORD RD			CHICHESTER AVE			EDGMONT AVE			MARKET ST			STUDY AREA		
	Demand	Supply	Opportunity	Demand	Supply	Opportunity	Demand	Supply	Opportunity	Demand	Supply	Opportunity	Demand	Supply	Opportunity
	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus	(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus
Total Retail Sales Incl Eating and Drinking Places	33,141,207	45,543,669	(12,402,462)	60,626,580	42,574,060	18,052,520	10,800,632	27,372,777	(16,572,145)	54,500,446	51,199,250	3,301,196	796,173,213	591,824,982	204,348,231
Motor Vehicle and Parts Dealers-441	5,846,042	1,712,991	4,133,051	10,749,362	0	10,749,362	1,860,678	886,724	973,954	9,546,121	5,772,071	3,774,050	140,626,672	29,554,866	111,071,806
Automotive Dealers-4411	5,004,580	0	5,004,580	9,218,152	0	9,218,152	1,592,923	0	1,592,923	8,174,493	5,045,968	3,128,525	120,436,793	21,357,594	99,079,199
Other Motor Vehicle Dealers-4412	368,566	0	368,566	683,360	0	683,360	115,481	0	115,481	596,895	0	596,895	8,940,061	0	8,940,061
Automotive Parts/Accessories, Tire Stores-4413	472,697	1,712,991	(1,240,294)	847,850	0	847,850	152,275	886,724	(734,449)	774,733	726,104	48,629	11,349,818	8,197,272	3,052,546
Furniture and Home Furnishings Stores-442	864,036	1,000,189	(136,153)	1,549,983	1,352,399	197,584	260,067	36,870	223,197	1,376,400	725,720	650,680	20,434,886	6,454,364	13,980,522
Furniture Stores-4421	460,698	236,616	224,082	835,103	867,868	(32,765)	139,094	36,870	102,224	736,819	652,624	84,195	10,898,971	3,053,966	7,845,005
Home Furnishing Stores-4422	403,337	763,573	(360,236)	714,880	484,531	230,349	120,973	0	120,973	639,581	73,096	566,485	9,535,915	3,400,398	6,135,517
Electronics and Appliance Stores-443	749,607	1,810,480	(1,060,873)	1,401,809	6,232,556	(4,830,747)	238,096	390,441	(152,345)	1,229,640	3,474,831	(2,245,191)	18,362,216	29,567,535	(11,205,319)
Appliances, TVs, Electronics Stores-44311	563,475	1,084,544	(521,069)	1,050,801	6,030,336	(4,979,535)	180,259	275,389	(95,130)	927,011	1,170,039	(243,028)	13,764,574	21,833,358	(8,068,784)
Household Appliances Stores-443111	129,152	0	129,152	231,850	0	231,850	42,345	0	42,345	212,151	685,122	(472,971)	3,101,693	3,118,333	(16,640)
Radio, Television, Electronics Stores-443112	434,323	1,084,544	(650,221)	818,950	6,030,336	(5,211,386)	137,914	275,389	(137,475)	714,861	504,918	209,943	10,662,881	18,715,025	(8,052,144)
Computer and Software Stores-44312	154,439	0	154,439	291,161	202,220	88,941	47,924	115,053	(67,129)	251,176	302,552	(51,376)	3,821,748	3,635,011	186,737
Camera and Photographic Equipment Stores-44313	31,693	725,935	(694,242)	59,847	0	59,847	9,914	0	9,914	51,453	2,002,239	(1,950,786)	775,894	4,089,166	(3,313,272)
Building Material, Garden Equip Stores-444	4,015,346	1,506,695	2,508,651	6,762,035	3,080,199	3,681,836	1,278,245	237,698	1,040,547	6,353,093	3,777,696	2,575,397	93,805,147	37,153,524	56,651,623
Building Material and Supply Dealers-4441	3,701,847	1,506,695	2,195,152	6,224,039	3,080,199	3,143,840	1,176,428	237,698	940,730	5,858,910	3,725,786	2,133,124	86,459,191	35,899,977	50,559,214
Home Centers-44411	1,453,541	0	1,453,541	2,447,906	0	2,447,906	464,887	0	464,887	2,302,227	1,907,775	394,452	33,956,767	5,114,456	28,842,311
Paint and Wallpaper Stores-44412	85,624	0	85,624	142,784	0	142,784	25,056	237,698	(212,642)	130,474	0	130,474	1,958,162	724,414	1,233,748
Hardware Stores-44413	288,535	360,257	(71,722)	493,294	0	493,294	92,297	0	92,297	459,281	1,424,121	(964,840)	6,774,689	4,360,460	2,414,229
Other Building Materials Dealers-44419	1,874,146	1,146,438	727,708	3,140,955	3,080,199	59,856	596,186	2,966,927	(2,370,741)	593,892	2,573,035	43,769,573	25,700,647	18,068,926	
Building Materials, Lumberyards-444191	640,398	390,949	249,449	1,077,190	1,050,383	26,807	205,648	0	205,648	1,015,491	134,321	881,170	14,971,200	8,764,205	6,206,995
Lawn, Garden Equipment, Supplies Stores-4442	313,499	0	313,499	537,996	0	537,996	99,817	0	99,817	494,184	51,910	442,274	7,345,956	1,253,547	6,092,409
Outdoor Power Equipment Stores-44421	49,274	0	49,274	80,694	0	80,694	16,354	0	16,354	77,853	51,910	25,943	1,128,525	139,163	989,362
Nursery and Garden Centers-44422	264,225	0	264,225	457,302	0	457,302	83,463	0	83,463	416,331	0	416,331	6,217,431	1,114,384	5,103,047
Food and Beverage Stores-445	4,002,681	9,581,986	(5,579,305)	7,482,860	8,411,574	(928,714)	1,364,747	6,605,391	(5,240,644)	6,699,107	8,376,043	(1,676,936)	95,859,545	151,911,908	(56,052,363)
Grocery Stores-4451	3,644,927	9,581,986	(5,937,059)	6,810,626	7,806,104	(995,478)	1,242,790	6,294,626	(5,051,836)	6,095,761	8,219,038	(2,123,277)	87,161,066	141,701,086	(54,540,020)
Supermarkets, Grocery (Ex Conv) Stores-44511	3,458,037	8,018,707	(4,560,670)	6,459,661	4,072,558	2,387,123	1,177,862	5,636,660	(4,460,798)	5,782,899	1,837,685	4,145,214	82,676,129	106,383,882	(23,707,754)
Convenience Stores-44512	186,890	1,563,278	(1,376,388)	350,945	3,732,546	(3,381,601)	64,928	655,966	(591,038)	312,862	6,581,353	(6,268,491)	4,484,938	35,317,204	(30,832,266)
Specialty Food Stores-4452	116,237	0	116,237	219,184	180,195	38,989	39,611	29,982	9,629	195,243	40,355	154,888	2,793,558	3,328,979	(535,421)
Beer, Wine and Liquor Stores-4453	241,517	0	241,517	453,050	426,275	26,775	82,347	280,783	(198,436)	408,103	116,650	291,453	5,904,921	6,881,843	(976,922)
Health and Personal Care Stores-446	1,521,650	7,197,193	(5,675,543)	2,740,904	8,805,736	(6,064,832)	507,579	14,859,189	(14,351,610)	2,561,308	6,647,680	(4,086,372)	35,631,756	104,457,512	(68,825,756)
Pharmacies and Drug Stores-44611	1,317,503	7,197,193	(5,879,690)	2,370,066	8,789,385	(6,419,319)	440,311	12,134,741	(11,694,430)	2,218,713	6,643,185	(4,424,472)	30,822,937	94,808,575	(63,985,638)
Cosmetics, Beauty Supplies, Perfume Stores-44612	50,793	0	50,793	90,671	0	90,671	16,892	74,396	(57,504)	85,753	0	85,753	1,181,064	226,730	954,334
Optical Goods Stores-44613	61,693	0	61,693	115,711	16,351	99,360	19,643	124,285	(104,642)	101,803	4,474	97,329	1,490,159	1,385,815	104,344
Other Health and Personal Care Stores-44619	91,662	0	91,662	164,456	0	164,456	30,734	2,525,767	(2,495,033)	155,039	0	155,039	2,137,596	8,036,392	(5,898,796)
Gasoline Stations-447	3,583,398	4,162,104	(578,706)	6,606,163	0	6,606,163	1,215,524	600,526	614,998	6,037,408	9,799,761	(3,762,353)	86,204,778	46,191,468	40,013,310
Gasoline Stations With Conv Stores-44711	2,704,971	0	2,704,971	4,997,753	0	4,997,753	920,890	600,526	320,364	4,556,268	6,051,645	(1,495,377)	65,065,585	23,627,456	41,438,129
Other Gasoline Stations-44719	878,427	4,162,104	(3,283,677)	1,608,409	0	1,608,409	294,634	0	294,634	1,481,120	3,748,116	(2,266,996)	21,139,193	22,564,012	(1,424,819)
Clothing and Clothing Accessories Stores-448	1,526,449	90,585	1,435,864	2,970,114	586,132	2,383,982	460,614	435,977	24,637	2,460,709	239,973	2,220,736	37,710,899	7,953,416	29,757,483
Clothing Stores-4481	1,097,830	53,484	1,044,346	2,150,549	568,830	1,581,719	335,082	176,095	158,987	1,777,770	132,908	1,644,862	27,262,205	4,990,892	22,271,313
Men's Clothing Stores-44811	74,027	0	74,027	142,772	0	142,772	22,686	0	22,686	120,523	0	120,523	1,824,777	516,278	1,308,499
Women's Clothing Stores-44812	276,817	0	276,817	555,201	0	555,201	82,324	51,787	30,537	447,885	0	447,885	6,988,265	793,296	6,194,969
Children's, Infants Clothing Stores-44813	57,826	0	57,826	108,377	0	108,377	19,572	0	19,572	92,522	0	92,522	1,380,001	0	1,380,001
Family Clothing Stores-44814	593,396	0	593,396	1,154,513	193,341	961,172	181,777	0	181,777	961,253	52,908	908,345	14,687,320	1,170,499	13,516,821
Clothing Accessories Stores-44815	25,902	23,777	2,125	50,201	107,302	(57,101)	7,463	0	7,463	41,502	3,768	37,734	636,537	237,761	398,776
Other Clothing Stores-44819	70,361	29,708	40,653	139,486	268,186	(128,700)	21,260	124,308	(103,048)	114,064	76,233	37,851	1,765,310	2,273,058	(507,748)
Shoe Stores-4482	189,520	0	189,520	370,731	0	370,731	58,770	259,882	(201,112)	304,641	0	304,641	4,703,975	1,077,023	3,626,952
Jewelry, Luggage, Leather Goods Stores-4483	239,099	37,101	201,998	448,834	17,303	431,531	66,061	0	66,061	378,268	107,064	271,234	5,724,719	1,885,501	3,839,218
Jewelry Stores-44831	220,992	37,101	183,891	414,532	17,303	397,229	60,844	0	60,844	349,567	107,064	242,493	5,262,773	1,885,501	3,377,272
Luggage and Leather Goods Stores-44832	18,107	0	18,107	34,302	0	34,302	5,218	0	5,218	28,741	0	28,741	441,946	0	441,946

Retail types (NAICS code)

Total Retail Sales Incl Eating and Drinking Places

Motor Vehicle and Parts Dealers-441

Automotive Dealers-4411

Other Motor Vehicle Dealers-4412

Automotive Parts/Accsrs, Tire Stores-4413

Furniture and Home Furnishings Stores-442

Furniture Stores-4421

Home Furnishing Stores-4422

Electronics and Appliance Stores-443

Appliances, TVs, Electronics Stores-44311

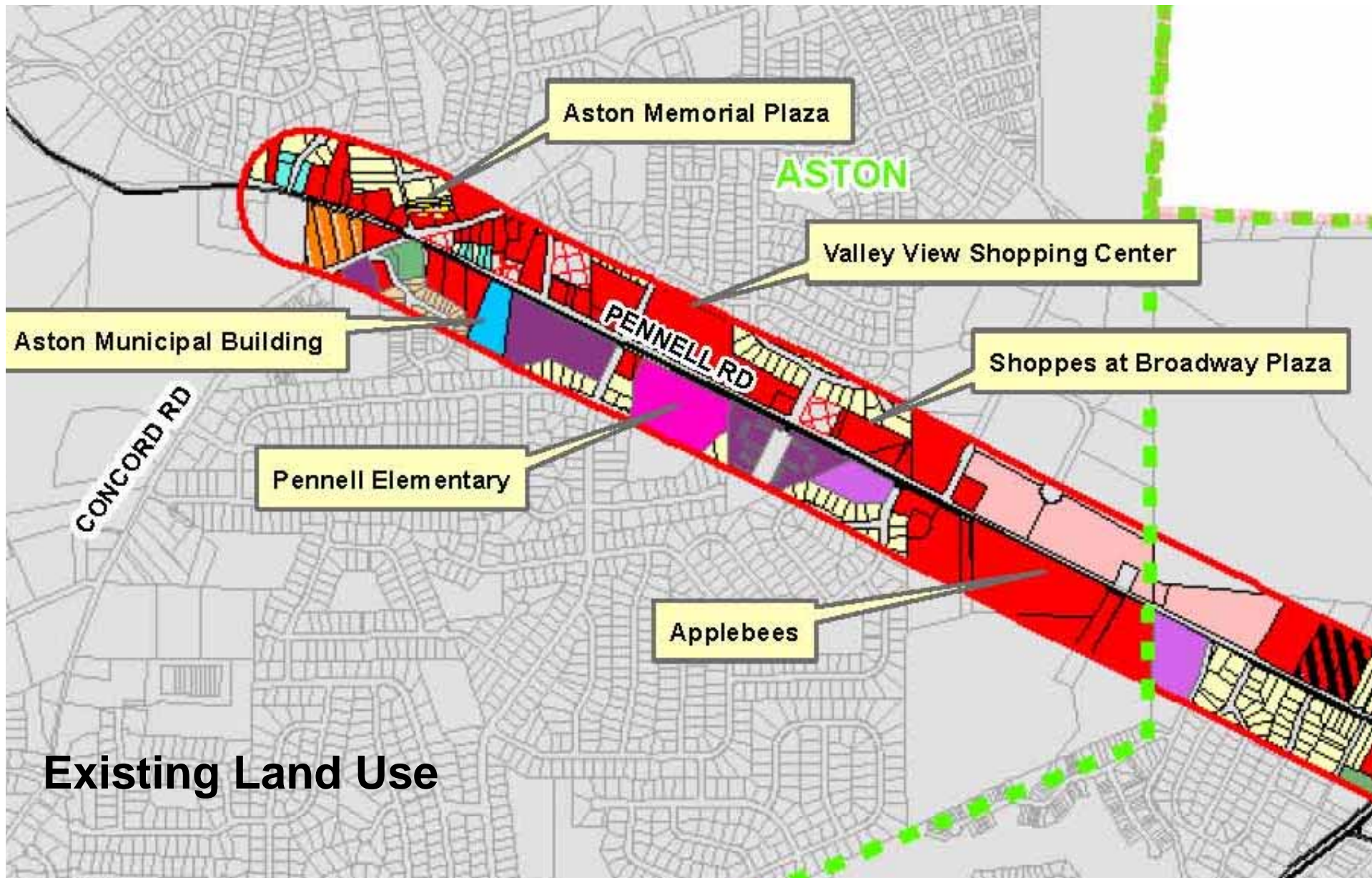
Household Appliances Stores-443111

Radio, Television, Electronics Stores-443112

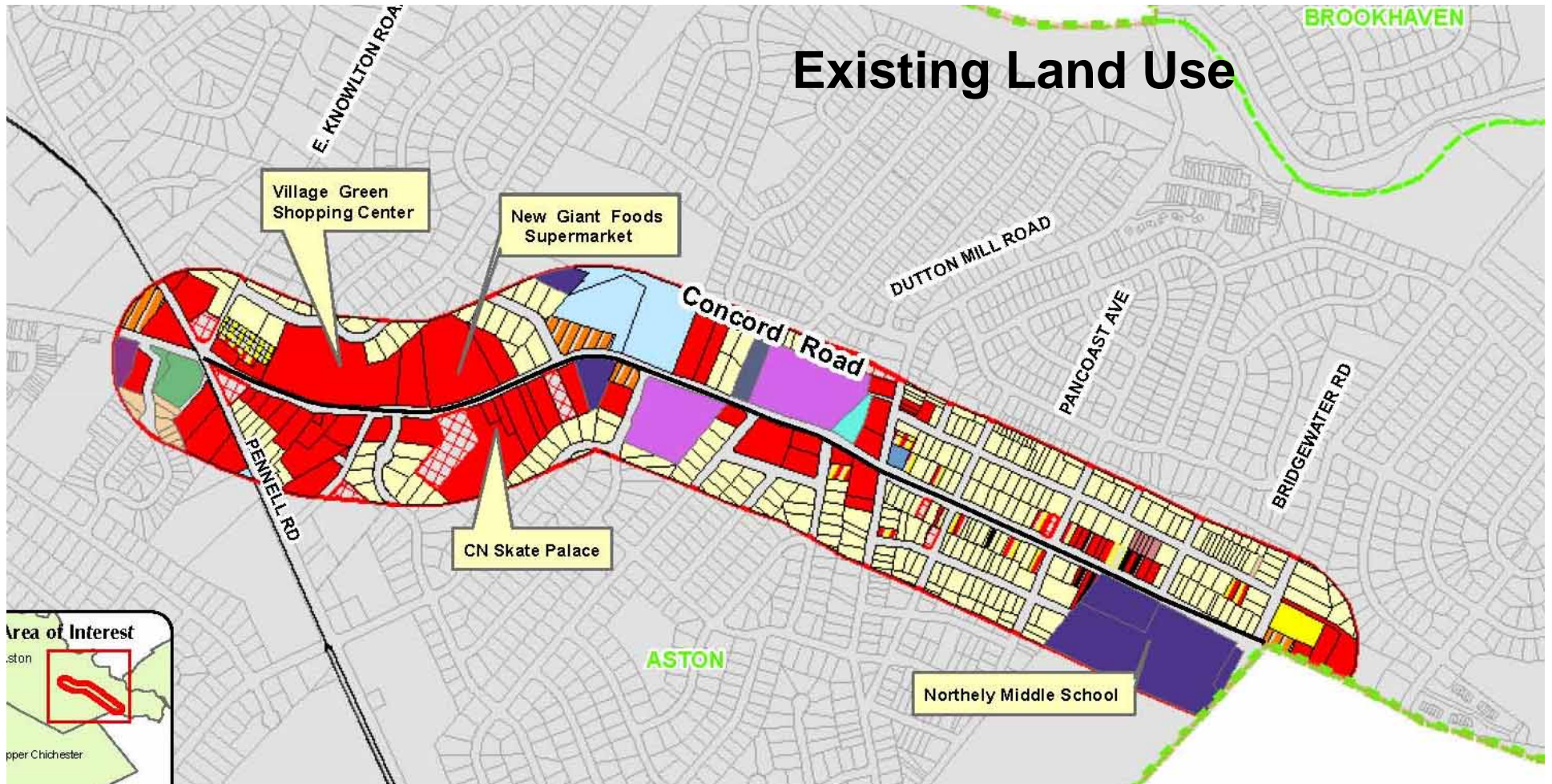
Computer and Software Stores-44312

Camera and Photographic Equipment Stores-44313

CONCORD RD			
Demand	Supply	Opportunity	
(Consumer Expenditures)	(Retail Sales)	Gap/ Surplus	(Ex)
33,141,207	45,343,669	(12,202,462)	6
5,846,042	1,712,991	4,133,051	1
5,004,580	0	5,004,580	5
368,566	0	368,566	
472,897	1,712,991	(1,240,094)	
864,036	1,000,189	(136,153)	
460,698	236,616	224,082	
403,337	763,573	(360,236)	
749,607	1,810,480	(1,060,873)	
563,475	1,084,544	(521,069)	
129,152	0	129,152	
434,323	1,084,544	(650,221)	
154,439	0	154,439	
31,693	725,935	(694,242)	

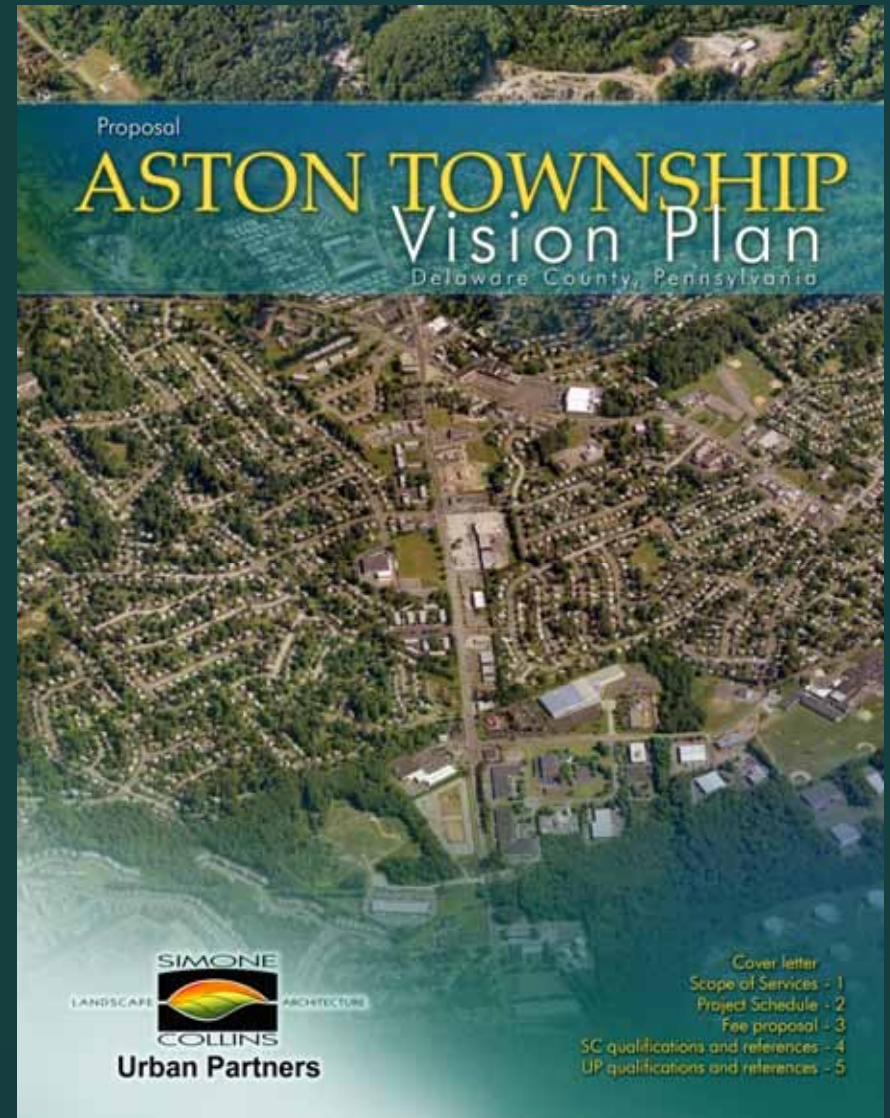


Existing Land Use



VISION PLAN COMPONENTS

- Market Analysis & Recommendations
- Land Use, Zoning & SALDO Analysis
- Aston Identity / Brand
- Gateways
- Streetscape
- Town and Gown
- Pedestrian and Bicycle Mobility
- Incentivizing Development
- Parcel Assembly
- Action Plan (who / what / when)



VISION PLAN COMPONENTS

- Market Analysis & Recommendations
 - Retail
 - Entertainment
 - Office
 - Commercial
 - Flex / Incubator
 - Hospitality
 - Residential / Apartment



VISION PLAN COMPONENTS

- Lane Use, Zoning & SALDO Analysis
 - Identify Impediments to Development / Redevelopment
 - Repurpose Zoning Districts to Allow for Higher and Better Uses
 - Examine SALDO for opportunities to encourage better design
 - Prioritize Aesthetics
 - Consider Use of the Official Map to reserve open space, stormwater management and multi-modal linkages
 - Retain Direct Commissioner Input via the Conditional Use Process
 - Prioritize Current Development Trends if They Align with Township Priorities
 - Collaborate with Neumann University to Ensure that Ordinances Support Institutional Goals
 - Simplify Development Process and Protect Township Values
 - ACT 209 (Traffic Impact Fee) Requirements ?

VISION PLAN COMPONENTS



- Aston Identity / Brand
 - Translate “*The Community That Cares*” into an Identifiable Brand
 - Create Memorable Civic Spaces and Places that are Linked to Aston
 - Neumann University
 - New Civic Spaces
 - Attractive Streetscapes
- Consistent Message / Media Strategy
 - Multi-year Focus Through Successive Administrations
 - Social Media / Social Media / Social Media
- Gateways
 - Vision Created by Township
 - Implementation – Public / Private Partnership

VISION PLAN COMPONENTS

- Streetscape
 - Attack Low Hanging Fruit First
 - Banners
 - Flowering Bulbs
 - Trees
 - Signage
 - Safety / Utility
 - Focus on High Impact Locations
 - Richness of Materials, Textures and Colors
 - Think BIG



VISION PLAN COMPONENTS

- Town and Gown
 - Students are a Renewable Resource
 - Develop a Neumann Strategy
 - Capitalize on Economic Impact
 - Avenues for Increased Collaboration with University?
 - Cultivate Aston / Neumann Joint Identity



VISION PLAN COMPONENTS

Pedestrian and Bicycle Mobility

Not a Frill – A Quality of Life Necessity

Successful Examples Everywhere

Social and Age Justice Issue

University Students are ready and active users

Initial bike / ped infrastructure will build constituents

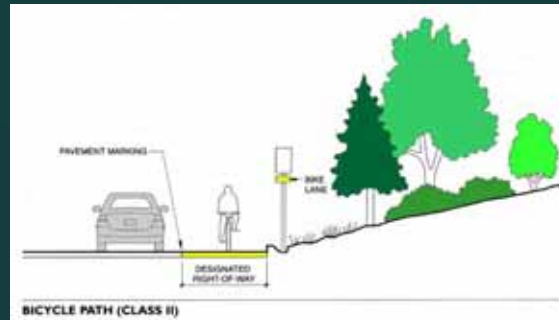


Radnor Township Trail & Greenway Master Plan

On-Road Bike Routes recommended in Media Comp Plan

Pottstown On-Road Bike Routes for School Children

Recipient of \$600,000 Pottstown Wellness Foundation Grant



VISION PLAN COMPONENTS

- Incentivizing Development
 - Energy Saving and Sustainable Building Methods
 - Increased Height , Density, Coverage
 - Green Stormwater Infrastructure
 - More Mixed Use Districts
 - Updated Parking Requirements
 - More Than One Primary Use Per Lot
 - Hybrid Codes can Help Preserve Neighborhood Character
- Parcel Assembly
 - Larger Lots = Increased Allowable Bulk & Area Coverage
 - Larger Lots = Fewer Driveway Openings
 - Larger Lots = More Economically Viable Projects



VISION PLAN COMPONENTS

- Action Plan (who / what / when)
 - Short Term, Intermediate and Long Term Actions
 - Assign Responsibilities to Committed Partners
 - Identify Funding Sources for “Seed” & Catalyst Projects
 - Cultivate and Recruit Private Sector Partners

5. Implementation

1. Transportation

Recommendation	Time-frame	Responsible Entity	Potential Funding Sources	Costs: Low: <\$100K Medium: \$100K - \$500K High: >\$500K
Seek parking efficiencies (Continued)				
1.18 Evaluate converting front-in angle parking to back-in angle parking to improve visibility for motorists and bicyclists. The Borough should consult with towns such as Pottstown and Behrens that have installed this type of parking to learn from their experiences.	Within 2-3 Years	Borough	Borough, DVRPC-CMAQ	Low
Improve pedestrian access and amenities at transportation nodes				
1.19 Work with SEPTA and Upper Providence Township to create a more accessible walking route between the Media train station platforms and Orange Street, including repairing the steps/ramp between the outbound platform and Orange Street.	Within 3-5 Years	Borough, SEPTA, Upper Providence Township	SEPTA Capital Budget, FHWA funds through Delaware County Planning	Medium
1.20 Work with SEPTA to install a westbound bus stop on Baltimore Avenue at the Media Shopping Center to improve bus rider access to the Shopping Center. If this is not possible, install a bus stop at the northwest corner of Baltimore Avenue and Providence Road.	Within 2-3 Years	Borough, SEPTA	SEPTA Capital Budget	Low
Work to resolve the issues surrounding the structural deterioration of the Third Street dam				
1.21 Work with the public, interest groups and other stakeholders to expeditiously resolve the issues surrounding the structural deterioration of the Third Street dam and to determine the future use of the Third Street Bridge.	Within 2-3 Years	Borough	N/A	Low

2. Land Use

Recommendation	Time-frame	Responsible Entity	Potential Funding Sources	Costs: Low: <\$100K Medium: \$100K - \$500K High: >\$500K
Allow additional density and building height in areas served by public transit and good roadway access				
2.1 Examine zoning and land use policies along public transportation routes to encourage new growth and increased mass transit use. Consider the establishment of zoning to allow mixed use Transit Oriented Developments (TODs) for parcels within approximately 500' of the Providence Road trolley station and the Media regional rail station.	Ongoing	Borough / Upper Providence Township	Borough / Upper Providence Township, DVRPC-CMAQ, DVRPC-TCDI	Low
Create design guidelines for architecture, streetscape, signs, lighting and reevaluate the existing landscape ordinances				
2.2 Create SALDO design guidelines in commercial and mixed-use districts to include common site amenities such as lighting, benches, litter receptacles, sidewalk pavement, utility/planting strips and textured and colored crosswalks.	Within 1-3 Years	Borough	Borough	Low
2.3 Create design guidelines in commercial and mixed-use districts for signs. Consider requiring signs to match or complement the architecture of the primary structure.	Within 1-3 Years	Borough	Borough, DVRPC-TCDI	Low
2.4 Evaluate the existing landscape ordinances for recurring problems and ensure there are adequate standards for street trees, screening and buffering.	Within 1-3 Years	Borough	Borough	Low
2.5 Work with Shade Tree Commission and Planning Commission to update Borough ordinances to require the inclusion of trees in parking lots.	Within 1-3 Years	Borough, Shade Tree Commission, Planning Commission	Borough	Low

Project Schedule

ASTON TOWNSHIP Vision Plan

Month	April	May	June	July	August	September	October	November
Task 1 - Market / Feasibility Analysis								
Task 2 - Report on Market Analysis								
Task 3 - Review Land Use Patterns and Zoning Ordinances								
Task 4 - Select Infrastructure Review and Analysis								
a. Streetscape and Gateways								
b. Trails and Connectivity								
c. Historic Resources								
Task 5 - Incentivizing Development and Redevelopment								
Task 6 - Culture and the Arts								
Task 7 - Draft & Final Report & Action Plan								
Revisions to report								
Task 8 - Public Visioning and Public Participation Meetings								
Public Meeting #1 - April 29th								
Public Meeting #2 - June 17th								
Public Meeting #3 - September 18th								
Public Meeting #4 - November 6th								
Committee Meeting #1 - 10th								
Committee Meeting #2 - May 15th								
Committee Meeting #3 - July 22nd								
Committee Meeting #4 - September 8th								
Committee Meeting #5 - October 16th								
Meetings with Township Staff as needed								
Key Person / Key Agency Interviews								

Existing Uses permitted in the following Districts

PCB	Planned Business Campus
SC	Shopping Center
C	Commercial
FSB	Free Standing Business
LI	Limited Industrial
ID	Institutional District
APT	Apartment
MH	Mobile Home

ASTON ZONING DISTRICTS WITH USES

USE	PBC	SC	C	FSB	LI	ID	APT	MH
Bank				P	P			
Building Material Storage & Sale					P			
Car Repair			SE		P			
Car Sales					C			
Care, Adult Day Care		SE	SE	C				
Care, Child Day Care	SE	SE	SE	C	SE	P		
Care, Extended Care Facility						C		
Care, Family Child Day Care		P	P					
Care, Group Day Care	SE							
Club or Lodge			P					
Conversion			SE					
Education, Commercial Needs						C		
Education, Dormitory						C		
Education, University						C		
Entertainment, Adult					SE			
Entertainment, Amusement Park		SE	P					
Entertainment, Commercial Recreation					SE			
Fireworks Sales					C			
Food, Catering		SE	SE					
Food, Fast food			P	P				
Food, Food & Grocery		P	P	P				
Frozen Food Plant					P			
Funeral Home			SE					
Gas Station			C		P			
Gas Storage					C			
General Service			P					
Hospital						C		
Hotel		SE	SE	C				
Industrial Park					P			
Laboratory	P				P			
Laundry			SE		P			
Light Industrial	P							
Mail Order Facility					P			
Manufacture Drugs & Food					P			
Manufacture Large Goods					C			
Manufacture Merchandise					P			
Manufacture Small Electronic Devices					P			
Manufacture Small Electronic Equipment					P			
Motel		SE	SE					
Office	P	P	P	P	P			
Office, Medical or Dental Office		P	P	P				
Personal Service Shop		P	P	C				
Private Commercial Education			SE					
Private Outdoor Recreation						C		
Processing of Chemicals					C			
Processing of Food					C			
Processing of Light Metal					P			
Public Utility					SE	P		
Public, Community Facilities								
Public, Library & Community Center						F		
Public, Municipal Building			P					
Publisher / Printer			SE		P			
Recycling	SE	SE	C		P			
Religious Institution						P		
Rental Storage			SE		P			
Repair Shop		SE	SE					
Residential								
Residential, Condominium						C		
Residential, Detached Duplex							P	
Residential, Free Standing Housing		SE	SE					
Residential, Garden Apartment							P	
Residential, Mobile Home Parks								P
Residential, Mobile Homes								P
Residential, Semidetached Duplex							P	
Restaurant		P	P	P				
Retail		P	P	P				
Spa		SE	P	C				
Towing					C			
Tradesman Shop				P	P			
TV & Radio Station					P			
Veterinarian			P					
Warehouse or Distribution Center	P							
Wholesaler			SE		P			
Wireless Communication					P			

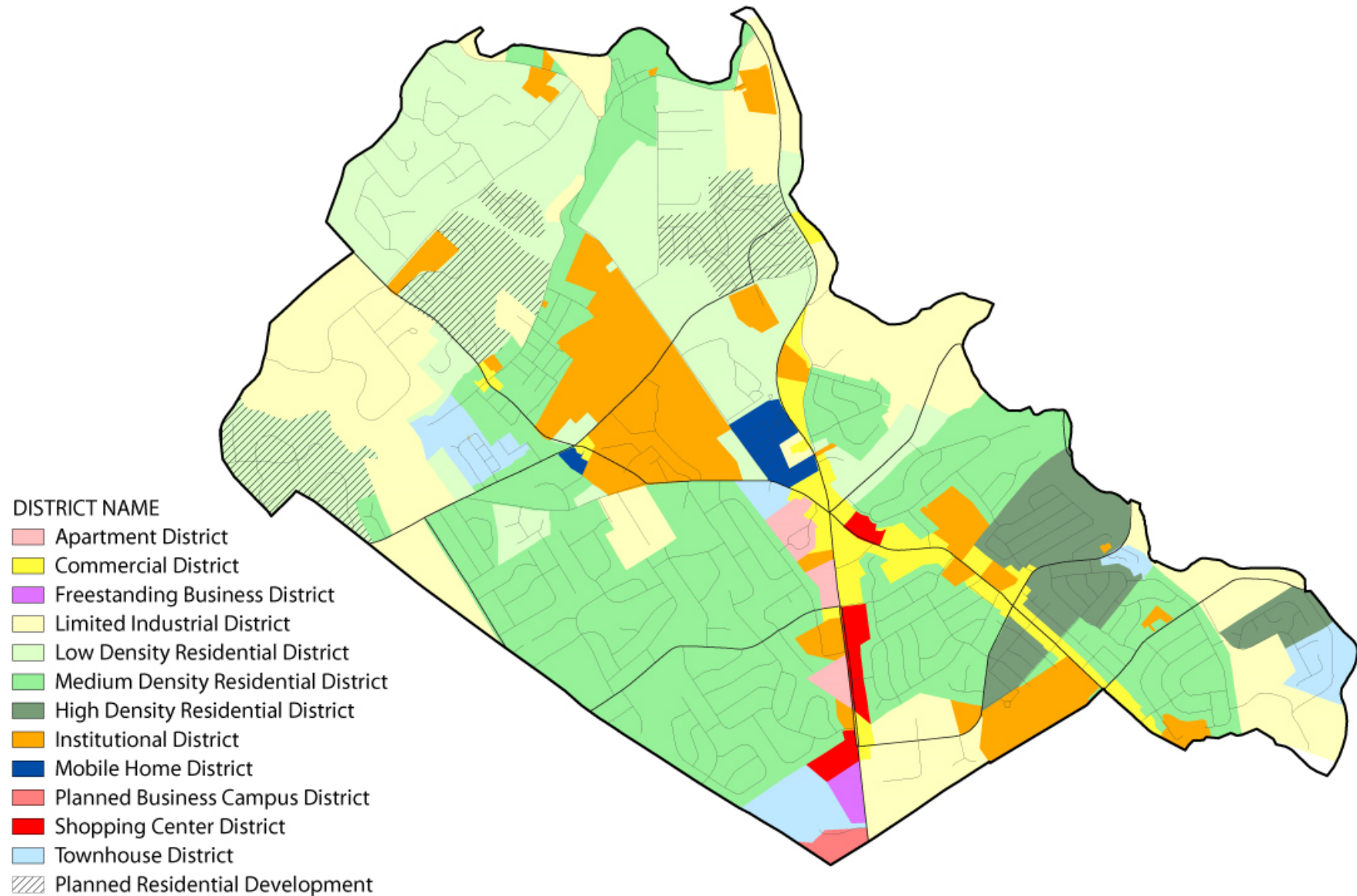
ASTON ZONING DISTRICTS WITH USES

USE	PBC	SC	C	FSB	LI	ID	APT	MH
Bank				P				
Building Material Storage & Sale					P			
Car Repair			SE		P			
Car Sales					C			
Care_Adult Day Care		SE	SE	C				
Care_Child Day Care	SE	SE	SE	C	SE	P		
Care_Extended Care Facility						C		
Care_Family Child Day Care		P	P					
Care_Group Day Care	SE							
Club or Lodge			P					
Conversion			SE					
Education_Commercial Needs						C		
Education_Dormitory						C		
Education_University						C		
Entertainment_Adult					SE			
Entertainment_Amusement Park		SE	P					
Entertainment_Commercial Recreation					SE			
Fireworks Sales					C			
Food_Catering		SE	SE					
Food_Fast food			P	P				
Food_Food & Grocery		P	P	P				
Frozen Food Plant					P			
Funeral Home			SE					
Gas Station			C		P			
Gas Storage					C			
General Service			P					
Hospital						C		
Hotel		SE	SE	C				
Industrial Park					P			
Laboratory	P				P			
Laundry			SE		P			
Light Industrial	P							
Mail Order Facility					P			
Manufacture Drugs & Food					P			
Manufacture Large Goods					C			
Manufacture Merchandise					P			
Manufacture Small Electronic Devices					P			
Manufacture Small Electronic Equipment					P			

ASTON ZONING DISTRICTS WITH USES

USE	PBC	SC	C	FSB	LI	ID	APT	MH
Motel		SE	SE					
Office	P	P	P	P	P			
Office_Medical or Dental Office		P	P	P				
Personal Service Shop		P	P	C				
Private Commercial Education			SE					
Private Outdoor Recreation						C		
Processing of Chemicals					C			
Processing of Food					C			
Processing of Light Metal					P			
Public Utility					P	P		
Public_Community Facilities					SE			
Public_Libraries & Community Center						P		
Public_Municipal Building			P					
Publisher / Printer			SE		P			
Recycling	SE	SE	C		P			
Religious Institution						P		
Rental Storage			SE		P			
Repair Shop		SE	SE					
Residential								
Residential_Condominium						C		
Residential_Detached Duplex							P	
Residential_Free Standing Housing		SE	SE					
Residential_Garden Apartment							P	
Residential_Mobile Home Parks								P
Residential_Mobile Homes								P
Residential_Semidetached Duplex							P	
Restaurant		P	P	P				
Retail		P	P	P				
Spa		SE	P	C				
Towing					C			
Tradesman Shop			P		P			
TV & Radio Station					P			
Veterinarian			P					
Warehouse or Distribution Center	P							
Wholesaler			SE		P			
Wireless Communication					P			

ZONING



Gateways



Landmarks

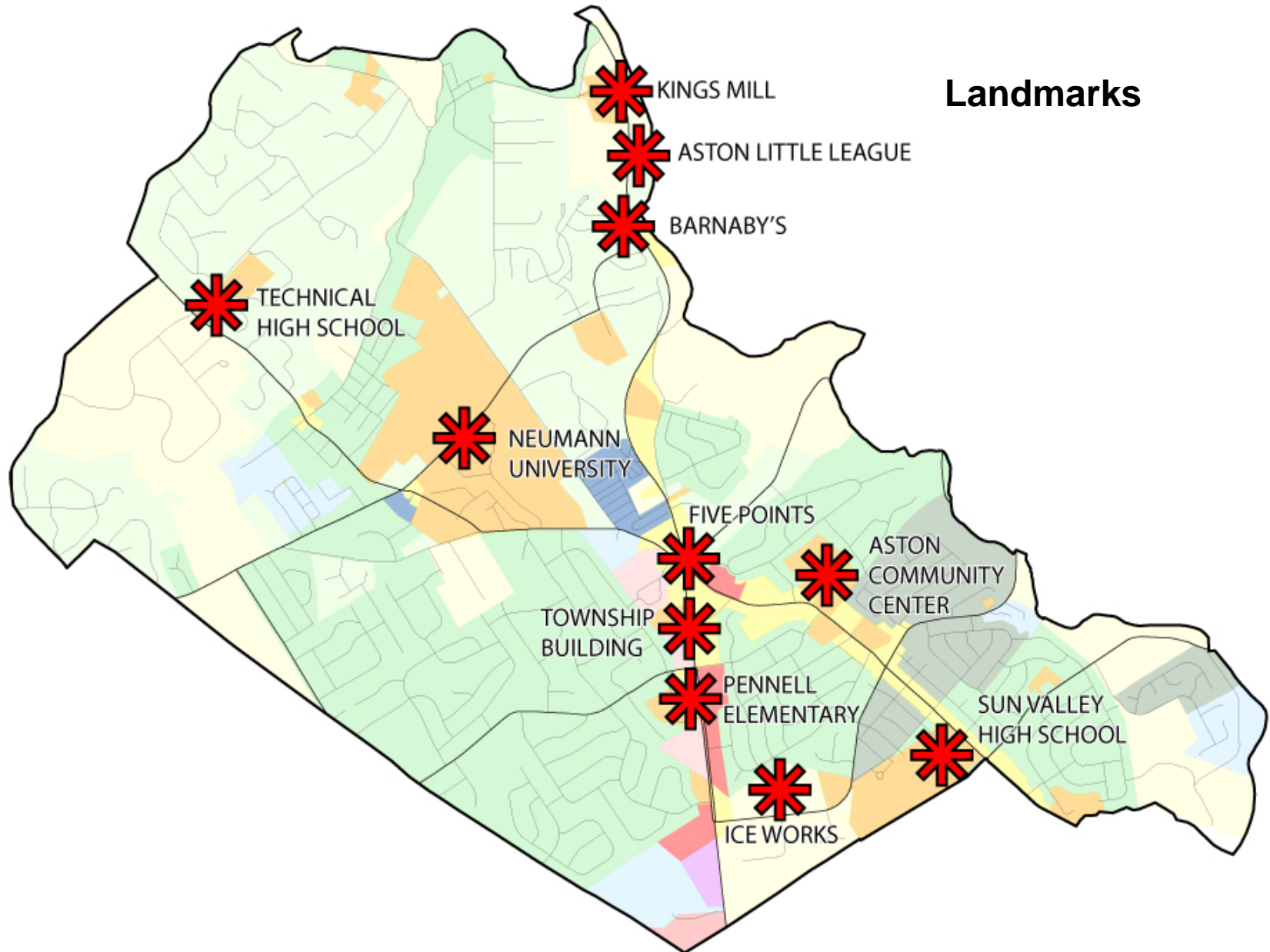
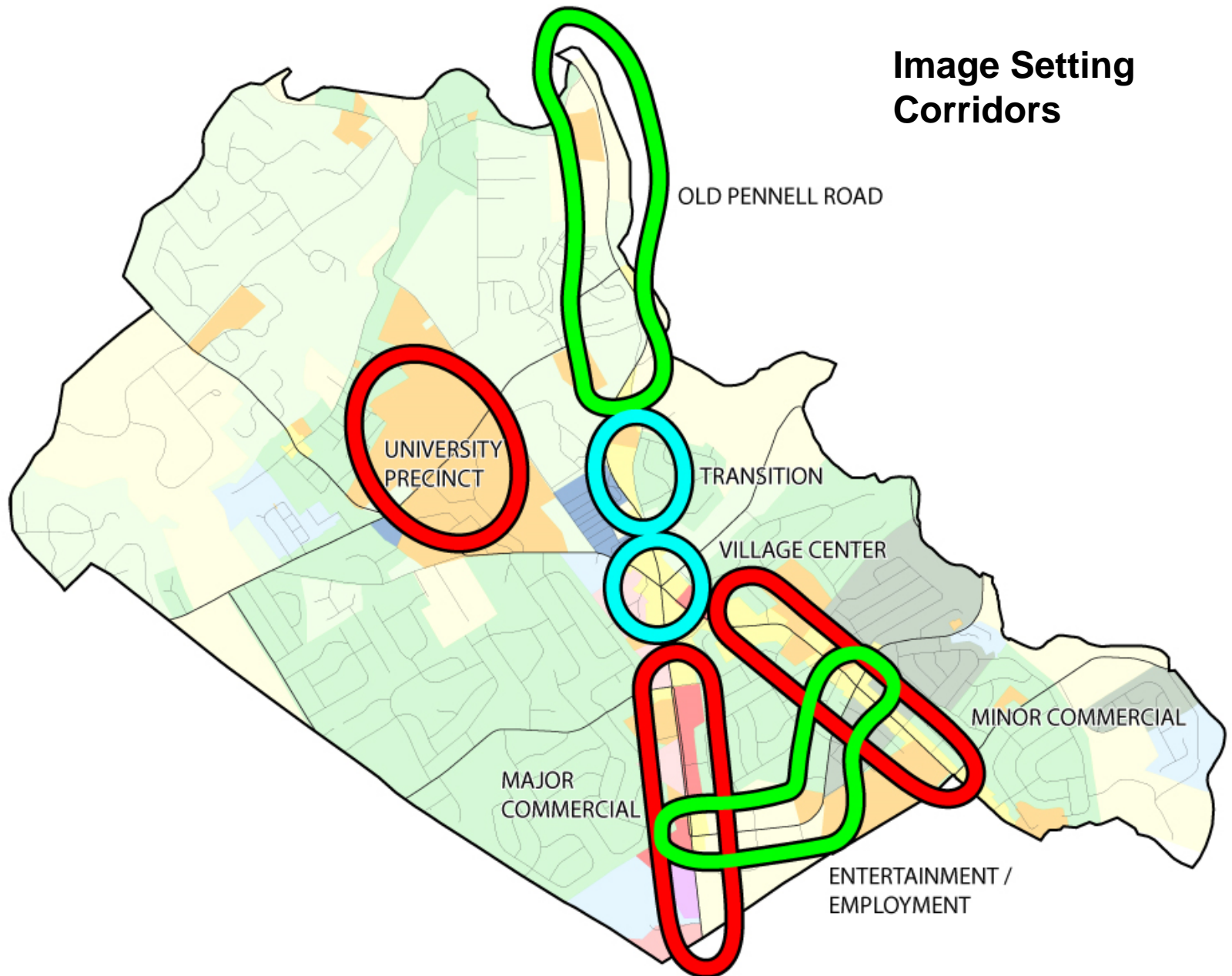
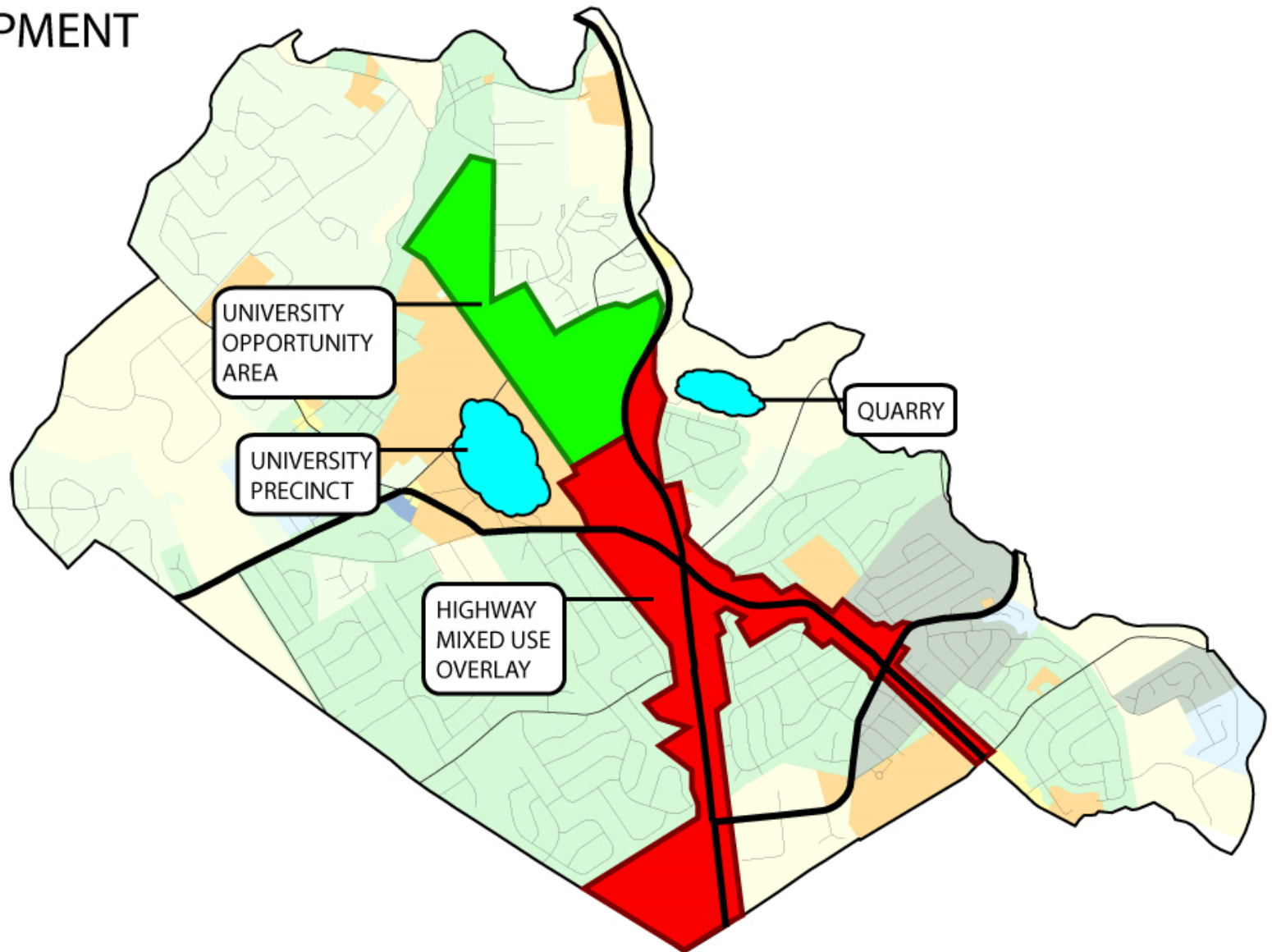


Image Setting Corridors



POTENTIAL REDEVELOPMENT AREAS



TRAILS

- OFF ROAD
- ON ROAD



Aston, PA



Linglestown, PA



Newtown, PA



Unionville, PA

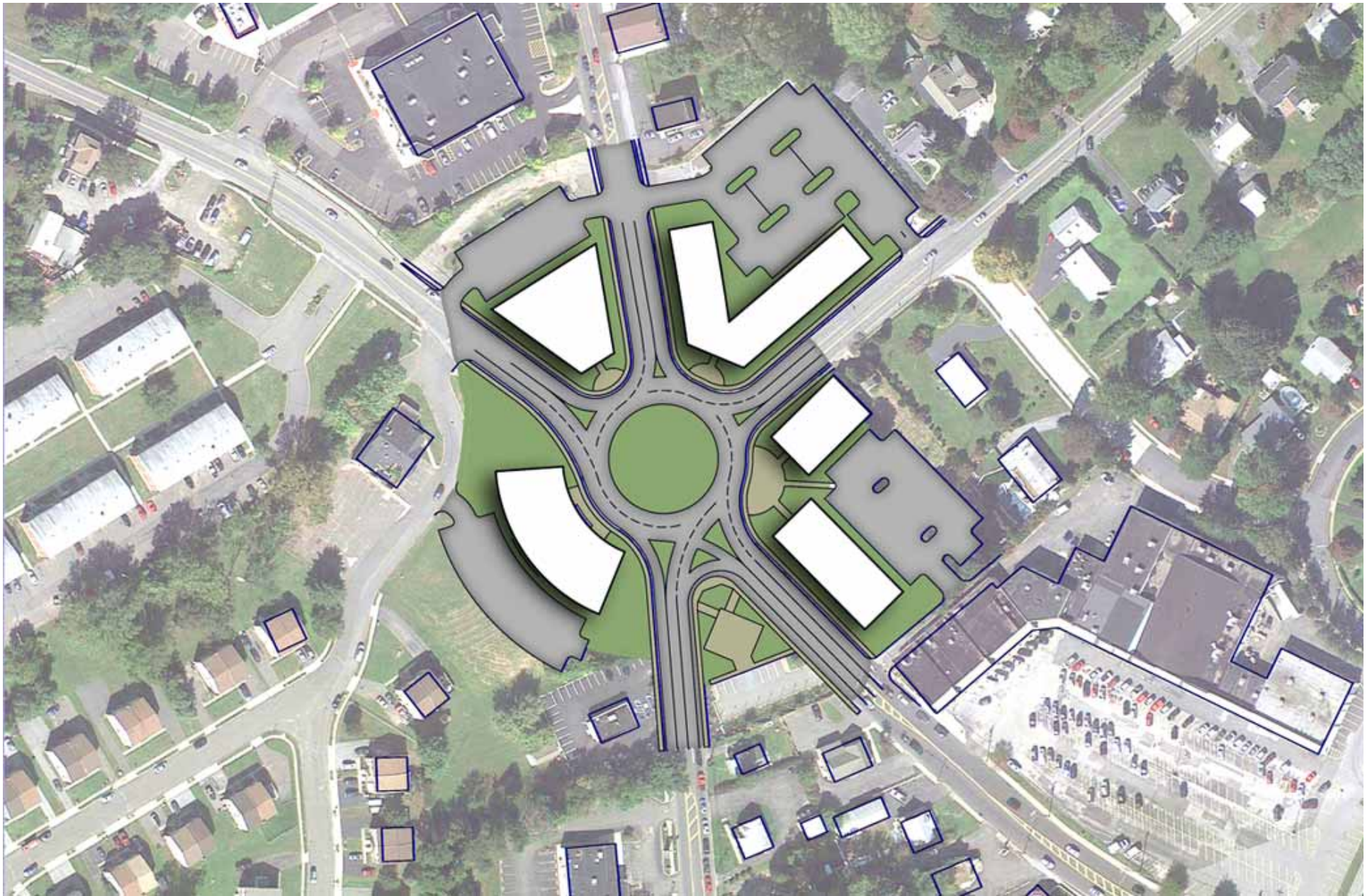


Marshall's Creek, PA



Aston, PA

























Suggested Priorities

Early implementation projects

Shows that things are **happening**

Create new opportunities for redevelopment

Zoning / Incentives / Partnerships

Transportation Improvements

Flip side of Economic Development

There is \$\$ for these improvements

Community Facilities

Twp. Building / Public Works / Comm. Ctr. / Parks

Neumann University

Role in The Future of the Community?

Next Steps

Wait for the Market Analysis to Tell us about Opportunities

Which market sectors present promise?

Advance Generalized Notions to Concrete Concepts

Test Ideas Against Market Analysis Results

Create Zoning Incentives to Advance Market Recommendations

Leave Existing Zoning in place / create overlay options

Determine Potential Funding Sources

Target Specific Sources for Specific Projects

Identify Community Investors and Entrepreneurs

Existing Business Owners who are willing to invest again in their community.

Project Schedule

ASTON TOWNSHIP Vision Plan

Month	April	May	June	July	August	September	October	November
Task 1 - Market / Feasibility Analysis								
Task 2 - Report on Market Analysis								
Task 3 - Review Land Use Patterns and Zoning Ordinances								
Task 4 - Select Infrastructure Review and Analysis								
a. Streetscape and Gateways								
b. Trails and Connectivity								
c. Historic Resources								
Task 5 - Incentivizing Development and Redevelopment								
Task 6 - Culture and the Arts								
Task 7 - Draft & Final Report & Action Plan								
Revisions to report								
Task 8 - Public Visioning and Public Participation Meetings								
Public Meeting #1 - April 29th								
Public Meeting #2 - June 17th								
Public Meeting #3 - September 18th								
Public Meeting #4 - November 6th								
Committee Meeting #1 - 10th								
Committee Meeting #2 - May 15th								
Committee Meeting #3 - July 22nd								
Committee Meeting #4 - September 8th								
Committee Meeting #5 - October 16th								
Meetings with Township Staff as needed								
Key Person / Key Agency Interviews								