



Community Open House Summary

November 20, 2023

Open House Overview



Purpose: Encourage community engagement in the planning process and get feedback on community priorities to integrate into the Comprehensive Plan.

COMMUNITY OPEN HOUSE
for the BOROUGH OF DOWNINGTOWN
Comprehensive Plan

Monday, November 20th
from 6 – 8 p.m. at the
Downingtown Municipal Building Annex

Please join us as we discuss the future of our Borough. We welcome your thoughts on the plan priorities and invite you to share in our vision for the future of Downingtown.

For Questions Please Contact:
Municipal Government Center
4 - 10 W. Lancaster Avenue
Downingtown, PA 19335
610.269.0344 ~ info@downingtown.org
www.downingtown.com

The poster is for a "Community Open House" for the Borough of Downingtown Comprehensive Plan. It features the Borough of Downingtown seal at the top. The text is in a dark blue speech bubble shape. Below the speech bubble is an illustration of a row of colorful houses. At the bottom, there is contact information for the Municipal Government Center.

Approximately
21
participants

9 Feedback Topics

- Vision for the future
- Planning Process
- Housing
- Environmental Network
- Community Development
- Community Services & Facilities
- Transportation & Connectivity
- Visioning around four key sites

Open House Findings

The following pages summarize the responses to the feedback topics from the Community Open House.

Overall Takeaways



Invigorate Downingtown by:

- Enhancing the downtown area with high-quality shops and a sense of place;
- Strengthening Downingtown's neighborhoods through strategic investments and projects in multimodal connectivity and pedestrian safety;
- Protecting the natural environment through a steadfast commitment to sustainable practices and investment in Borough parks.

Comprehensive Plan Process

What specific results do you want to see out of the Comprehensive Plan process? How should Downingtown measure success in the implementation of the Comprehensive plan?

Create better zoning codes to protect the watershed, trees, and green spaces.

Enhancing parks for nature!

Better planning for the watershed - - upstream + downstream neighbors that influence what happens here in the Borough. Water quality planning goes beyond the Boroughs borders. We need to plan together w/ other municipalities.

Ways to bring in the community better on this endeavor.

- Communications
- Reaching a diverse audience

What % of greenspace has been lost since 2000?

Actions to protect the watershed's health and making it a top priority.

Better environments for nature play / children.

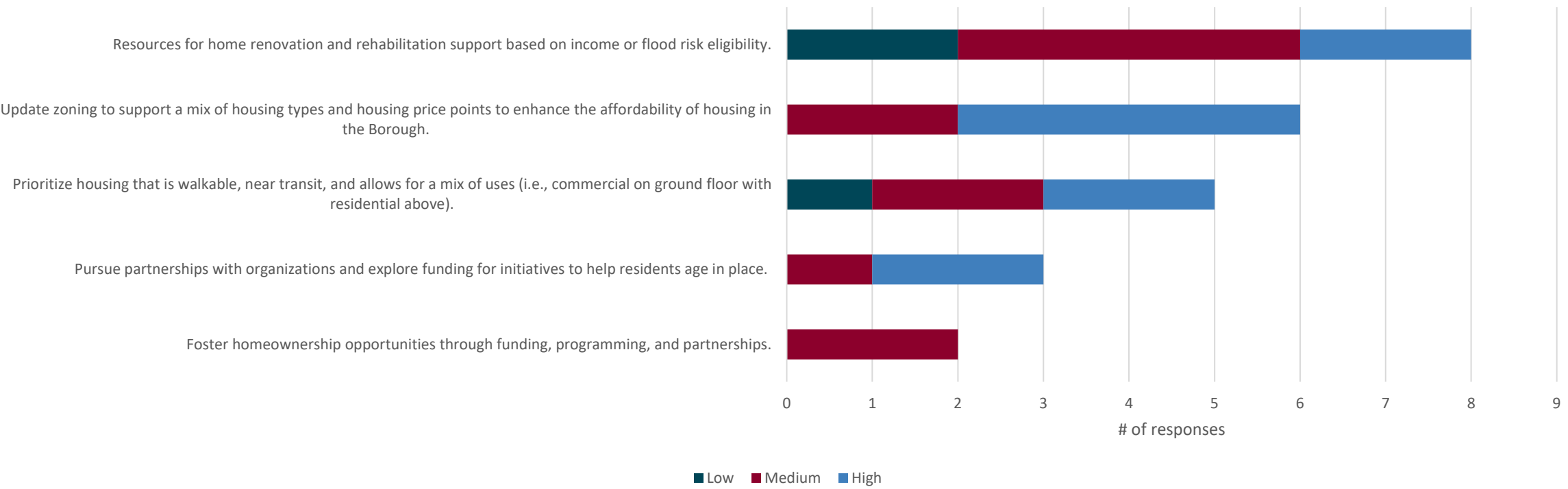
Promote the protection of wildlife – pollinators – a reduction in use of chemicals that kill pollinators in the Borough. Promoting native plants + healthier methods for lawn care.

Any plans for living spaces since population aged 55-75 is increasing?

Housing



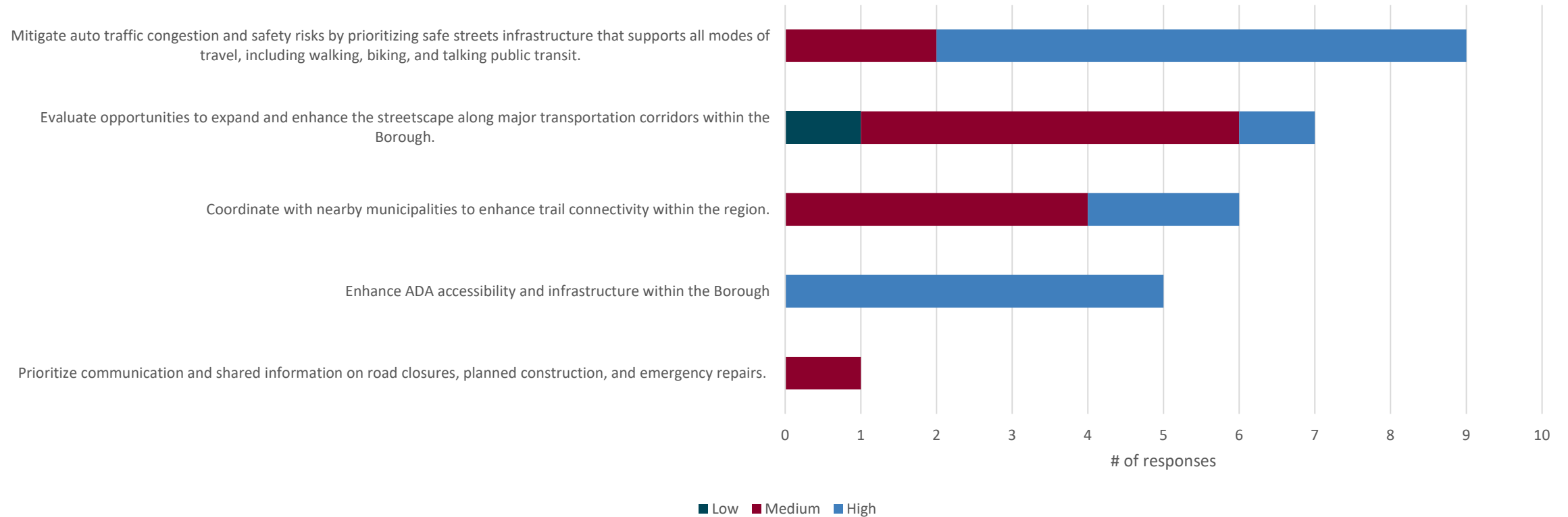
What are your priorities for how current housing can be maintained and future housing can be accommodated in Downingtown? Rank the following statements by **low**, **medium**, or **high** priority, or skip if you don't have an opinion.



Transportation and Connectivity



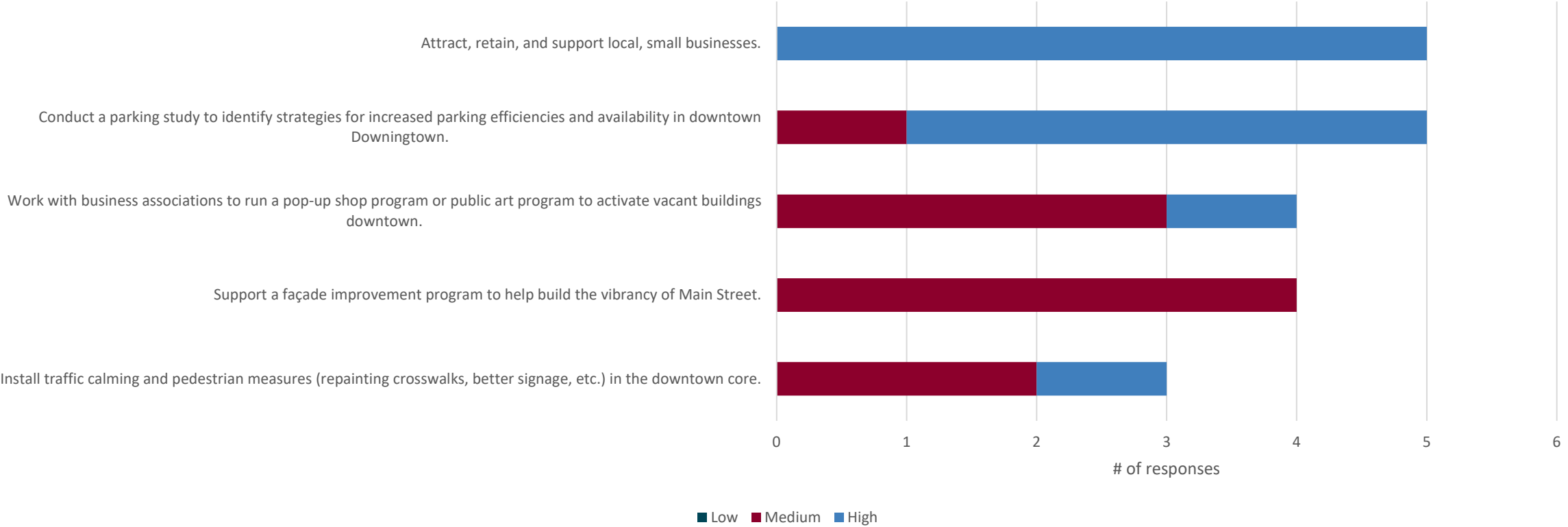
How should Downingtown plan for transportation and connectivity? Rank the following statements by **low**, **medium**, or **high** priority, or skip if you don't have an opinion.



Community Development



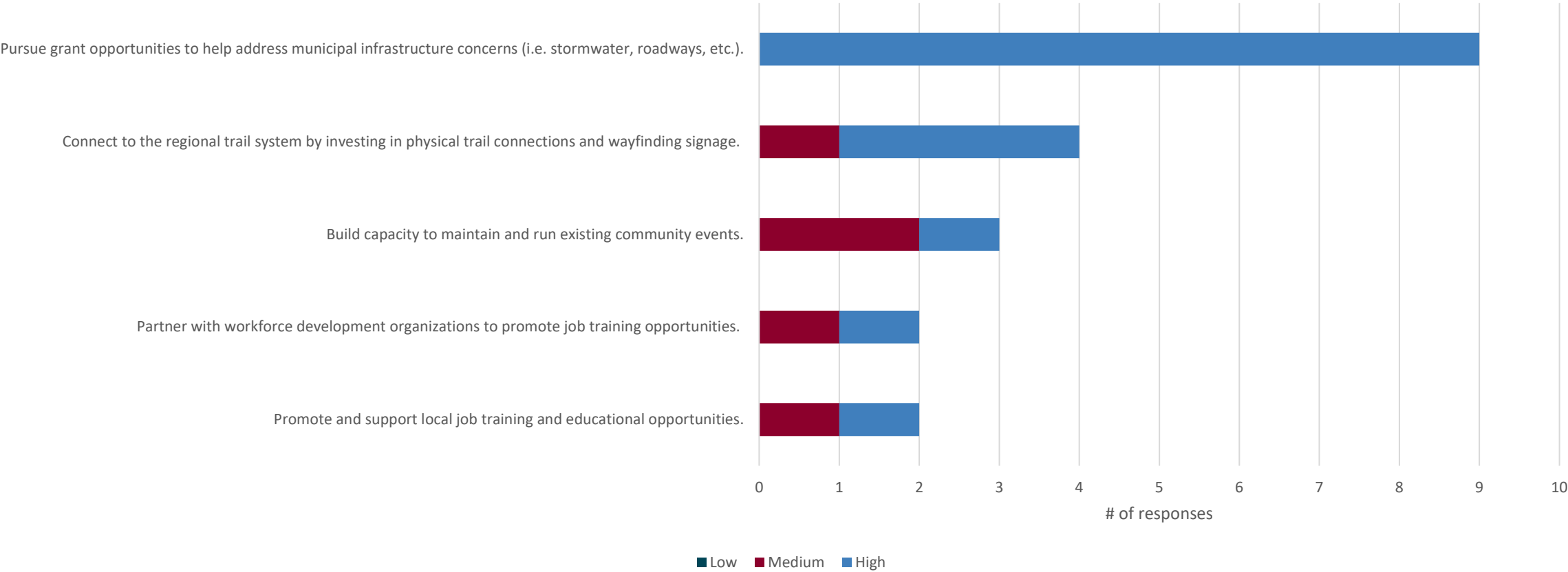
What are your priorities for how current housing can be maintained and future housing can be accommodated in Downingtown? Rank the following statements by **low**, **medium**, or **high** priority, or skip if you don't have an opinion.



Community Services and Facilities



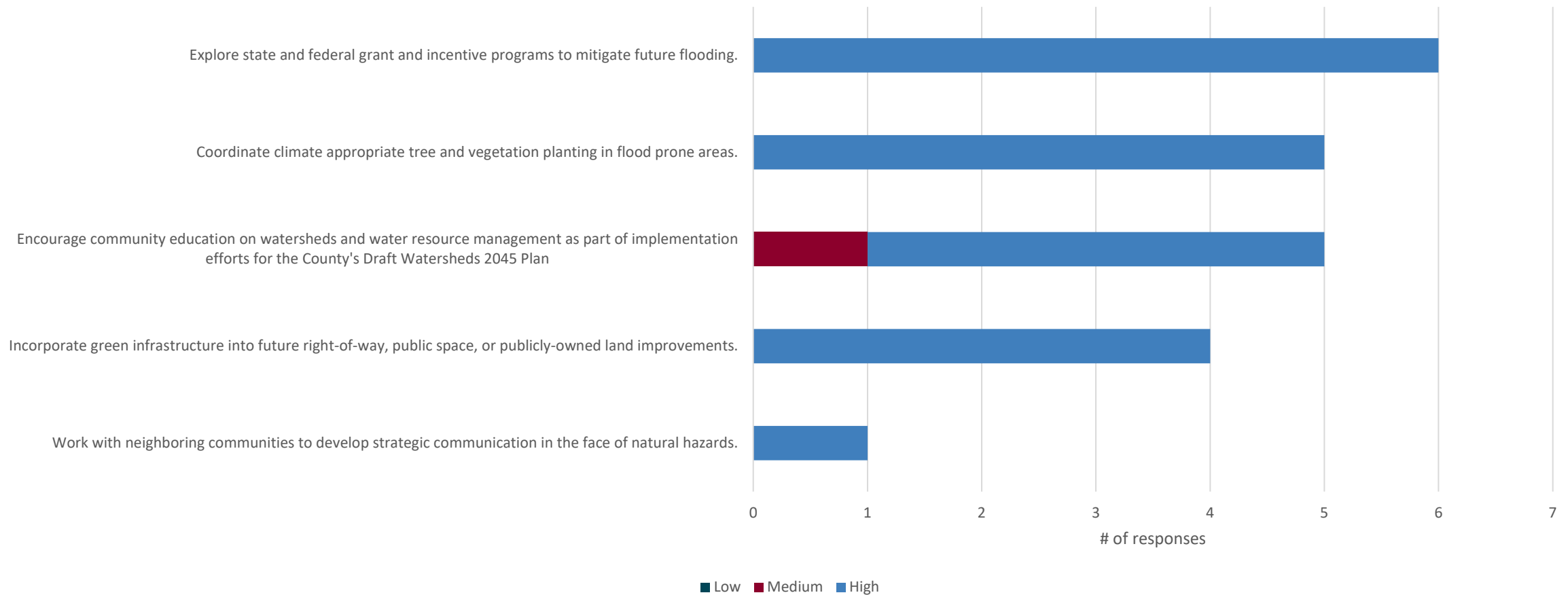
Rank the following statements as **low**, **medium**, or **high**. If you have no opinion, just skip putting up a sticker.



Environmental Network



Rank the following statements as **low**, **medium**, or **high**. If you have no opinion, just skip putting up a sticker.



Visioning Results

- Community members and Borough staff were asked to provide feedback on what they envision for four identified potential future development sites.
- The following pages have key takeaways for each site.

These four sites have been identified as potential future development/growth sites.

What do you envision in these areas? What types of uses (residential, commercial, etc.)? What is the scale of the buildings? How tall are they? What features do they have? What does it feel like to walk around these areas?



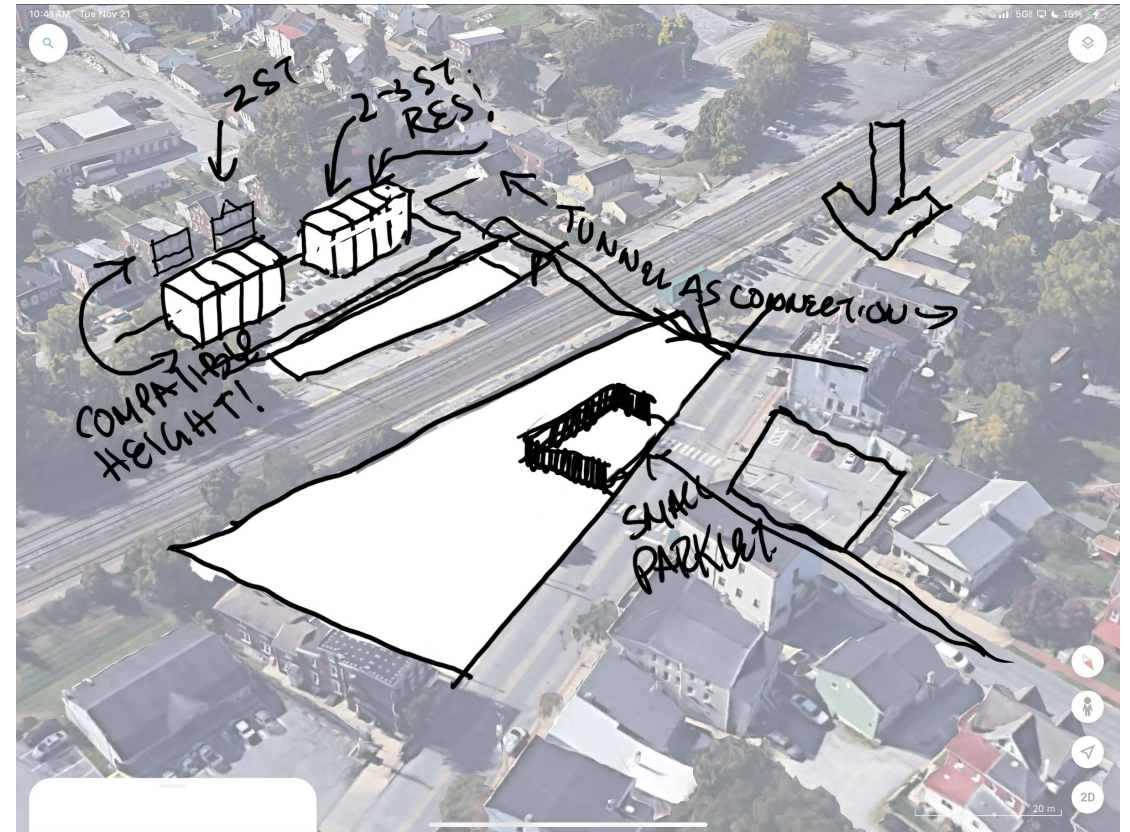
E. Lancaster Ave. - Infill Development



Brandywine Ave. - Connecting Lancaster Ave. with new train station site and River Station

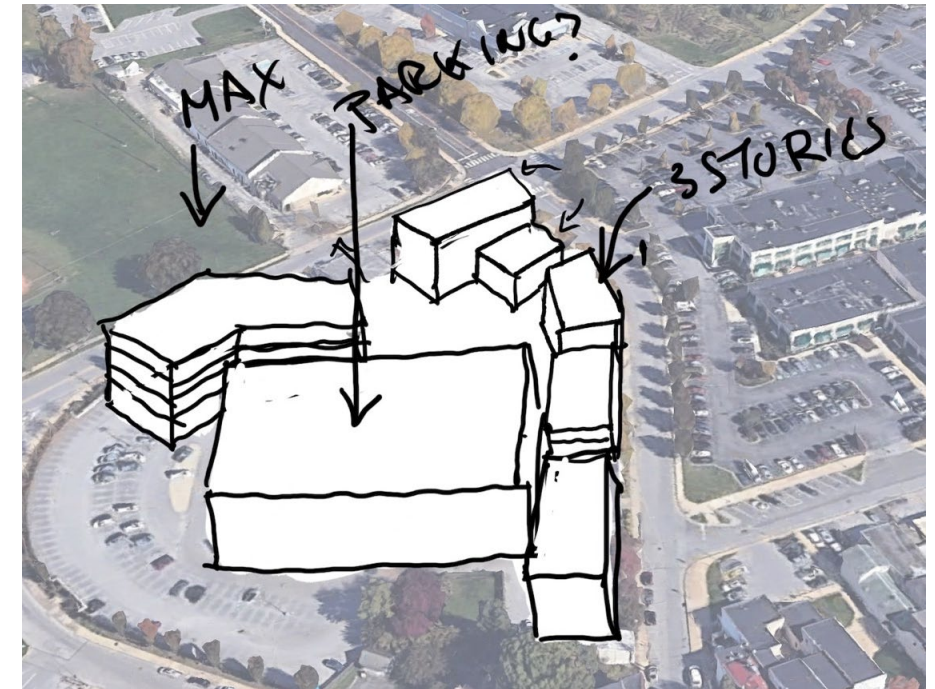
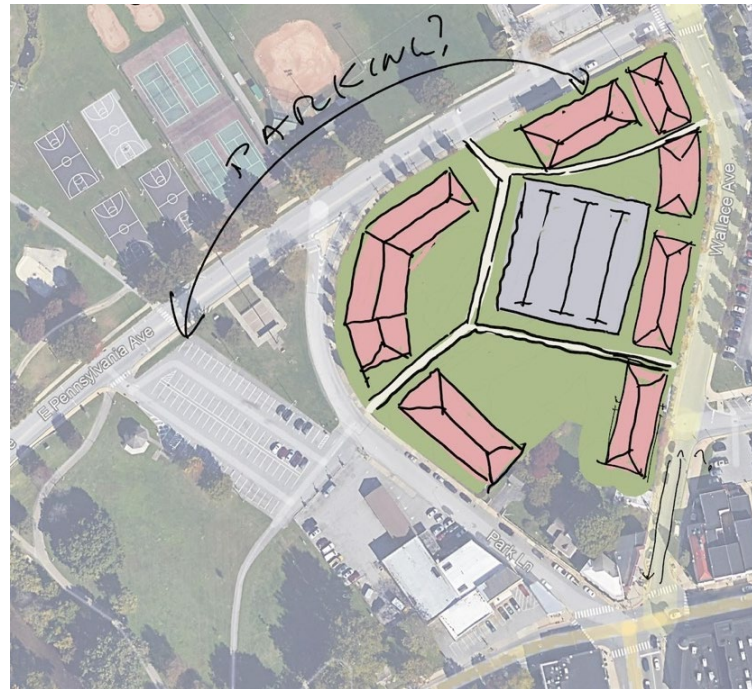
Visioning Results – Train Station

- Re-imagining the train station site once it is relocated.
- Townhouse-style residential along Viaduct.
- Parking issues along W. Lancaster: Use lot as public parking
- Add landscaping, a small gathering area along street to buffer the parking lot



Visioning Results – Auto-Mall

- Mixed-use.
- 3-5 stories.
- Add residences to bring density downtown.
- Great views for apartments facing Penn. Ave.
- Parking lot at center of lot
- Consider green infrastructure along portion of site with flooding issues. Area has flood issues – this just touches the site.



Visioning Results – E. Lancaster

- Buildings without interesting facades create an unengaging pedestrian experience.
- Needs sidewalk activation.
- Fill in vacant lots.
- Parking structure with ground floor retail and upper floor residential.
- Try a pilot downtown project and use that to steer a downtown master plan.



Visioning Results – Brandywine Ave.

- This street will end up as main corridor between the new train station and the downtown area.
- Some properties are being bought out by FEMA and therefore no development can occur on the site.
- Opportunity for a passive park or open space.
- Activate the pedestrian experience by educational/interpretive signage.

