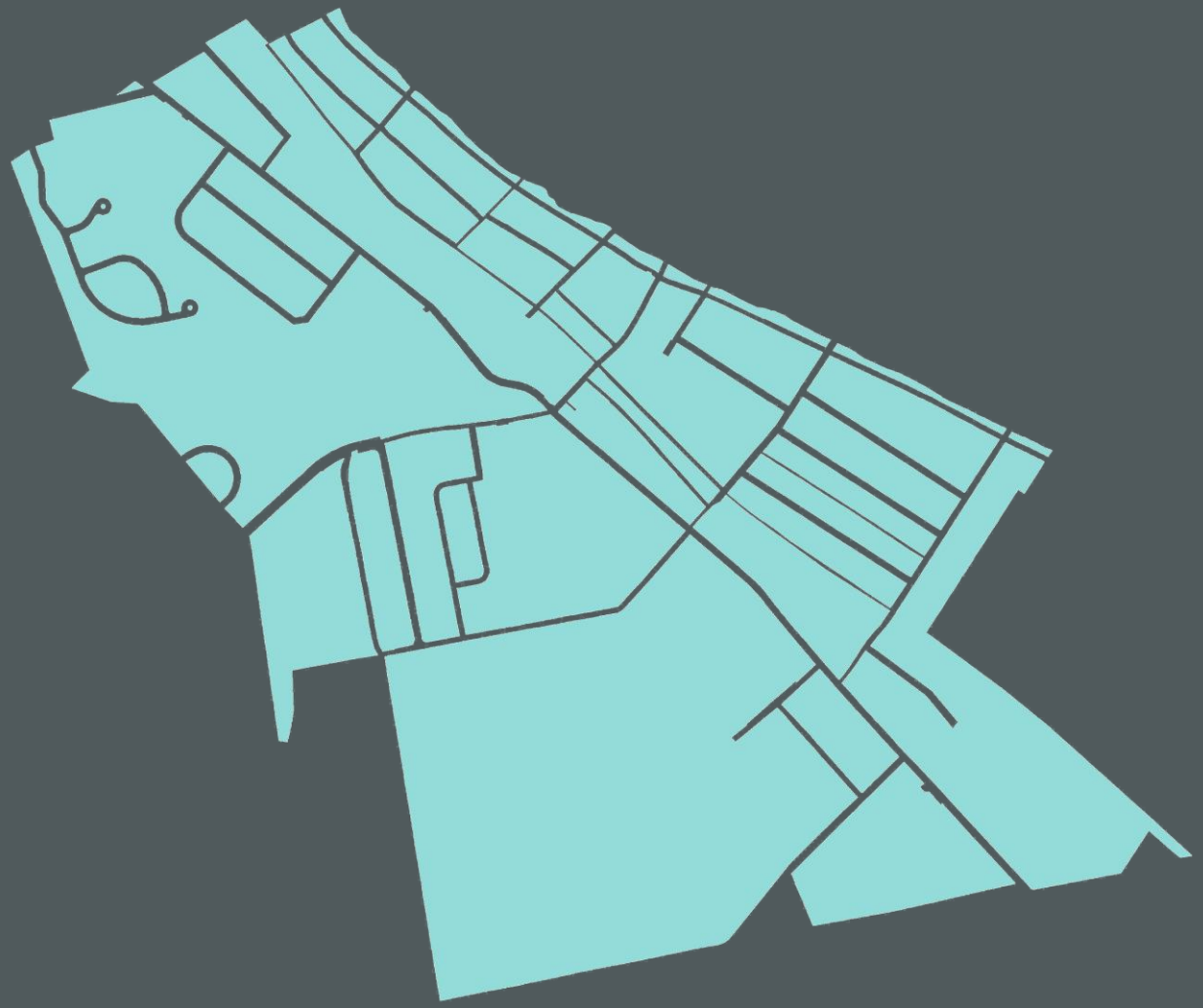


Yardley Borough

Comprehensive Plan Update 2026

Plan Kickoff

June 2026

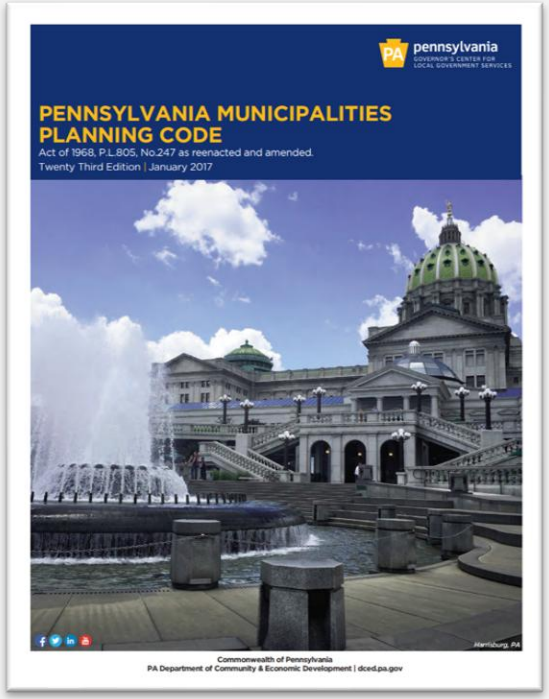
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Tonight's Agenda

- Staff Introduction
- Implementable Comprehensive Plan and Examples
- Communication Protocols
- Work Program
- Next Steps

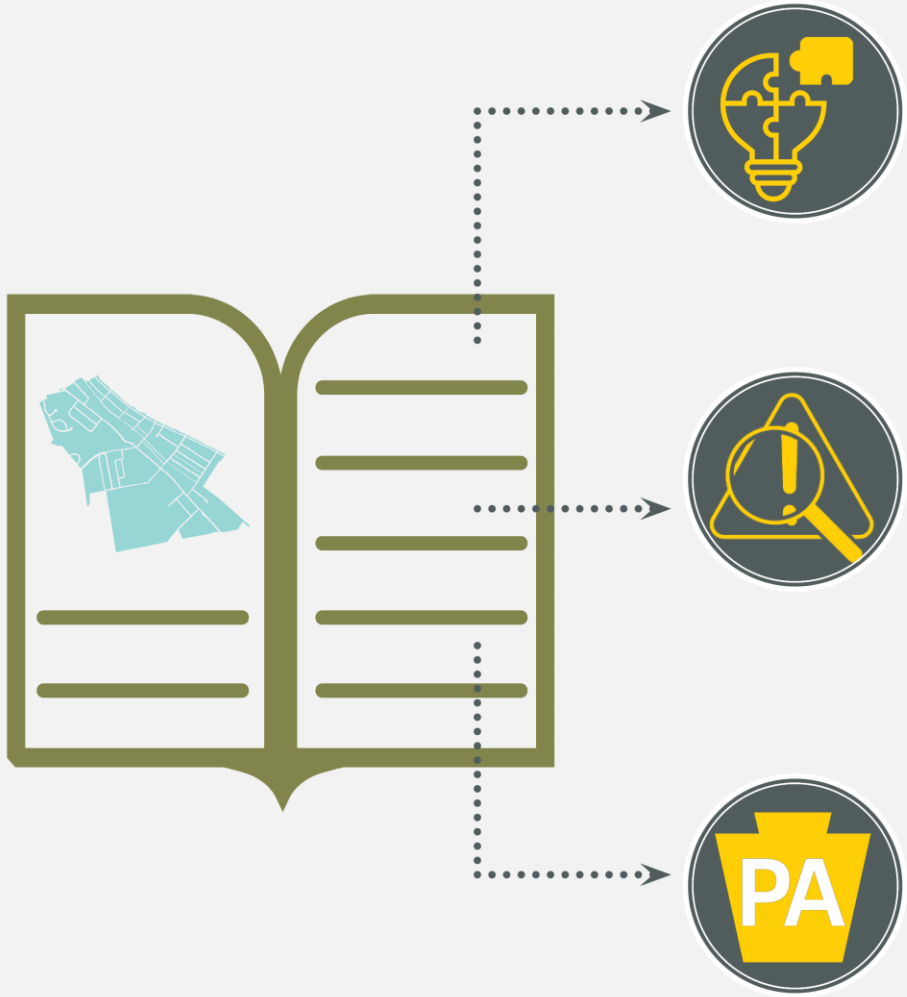
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Comprehensive Plan VS Implementable Comprehensive Plan



A guide to future decision-making for municipal actions;

Developed in accordance with the Pennsylvania MPC.



Seek to identify solutions to local and regional problems through a community-based planning process

Bases its structure around the most important issues to the community

Meet with MPC requirements by backfilling this information into the remainder of the plan

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Implementable Comprehensive Plan Example

Completed and Adopted

Bucks County

Doylestown Borough

Riegelsville Borough

Under Processing

Solebury Township

New Hope Borough



HOW DOES THE PLAN BE ORGANIZED?

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THEME 01. COMMUNITY CHARACTER AND HISTORY

Theme Goals

- **Educate and promote the positive economic benefits and environmental impact of historic preservation policy and practices**
- **Coordinate with historic preservation organizations to enhance existing policies and programs**
- **Implement a detail-oriented approach to historic preservation**
- **Improve the overall look of the central business district streetscape**

Doylestown Borough is known for its rich historic character, traditional street pattern, walkable business district, and tree-lined neighborhoods. It features well-preserved, historically significant 18th and 19th-century residences and buildings, including the Mercer Museum and Fountain House. The central business district, lined with shops and restaurants, reflects its small-town charm and community-focused atmosphere. Due to its character and strong sense of cultural identity, the Borough is both a center of tourism and a desirable place to live.

What We Heard

While the community survey results show a general satisfaction with the preservation of the Borough's historic features, participants in the workshops expressed multiple concerns, including the demolition of smaller houses to make room for larger, modern structures (teardowns), lack of funding for preservation efforts, and the need to preserve original materials and construction features through the Historical and Architecture Review Board (HARB). Participants also desired an improvement in streetscapes by improving walkability and bike-ability, adding green spaces, providing appropriate outdoor seating, and ensuring new buildings are appropriately scaled and designed.



Historic Duplex at East Oakland Avenue

Survey Results



87%

were either strongly satisfied or satisfied with the preservation of the Borough's historic features.

74%



strongly agreed or agreed that the Borough should continue to protect its historic character, including the regulation of demolitions and the expansion of the historic district.



Doylestown Borough
Community Design Guidelines



While concise and well-illustrated, the Community Design Guidelines are limited in scope to what is considered good design in preserving the Borough's character and what is inappropriate. The guide also does not detail appropriate materials or account for more recent advancements in the durability and suitability of material substitutes.

An updated community design guide could provide a more detailed guide to preserving the Borough's historic character, including design and materials appropriate to specific periods and architectural styles. These updated design guidelines could serve as an umbrella document for historic preservation efforts, enforcement, and public outreach. For example, brochures could be created that describe appropriate materials and include pre-approved materials, such as roof shingles, siding, and windows, reducing the need for owners to come before HARB for approval.

"Zoning ordinances... may permit, prohibit, regulate, restrict and determine... [the] protection and preservation of natural and historic resources..."

The Pennsylvania Muncipalities Planning Code, Section 603(b)(5)

While there are data from the 1984 National Register nomination, maps depicting the historic district and footprints of structures, at present the Borough does not have a comprehensive historic resources survey. An updated historic resources survey would be complementary to the design guidelines and assist with enforcement of the historic district ordinance. The survey will provide photographs and details of each building in the historic district which can be useful for detecting violations.

Further community guidance intended to educate the public and property owners could be developed. For example, the process of obtaining a permit for work that requires HARB review can be daunting for some property owners. Educational materials that describe what an historic district is, why it's important, and also detail the process of obtaining of Certificate of Appropriateness (COA) would help property owners understand how the historic district works and encourage them to follow the required permitting process. Such materials could also educate property owners on the installation of alternative energy sources, such as solar panels.

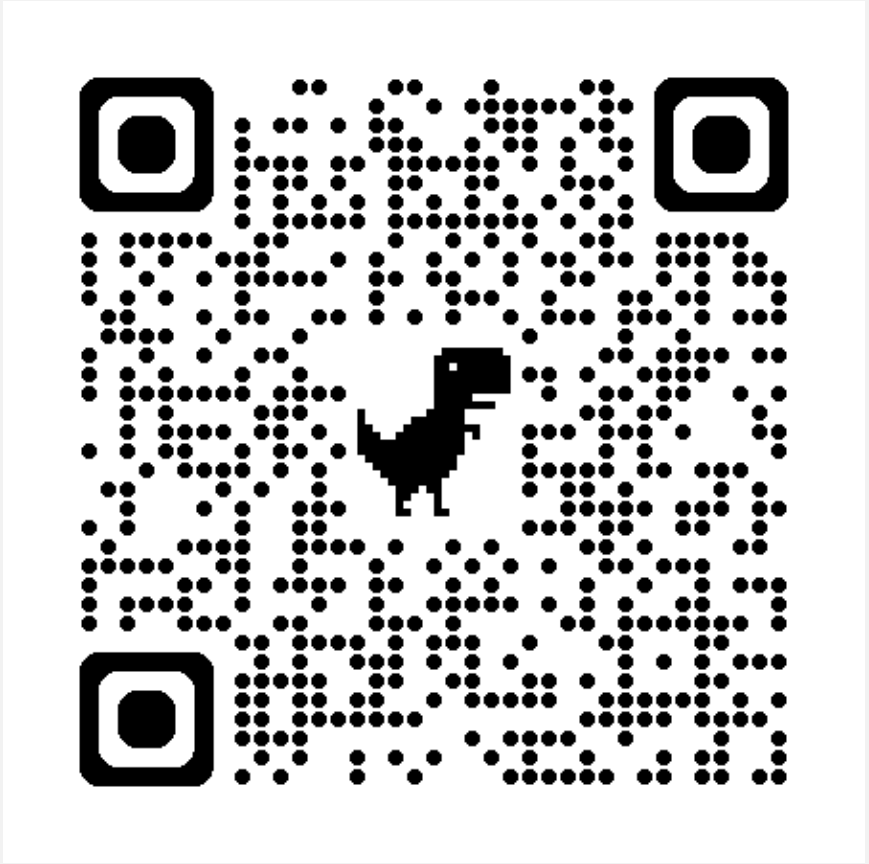
Moreover, much of this community guidance could also be applied to areas outside the historic district. This would encourage homeowners make good design decisions when making improvements to their property and contribute to the overall character of the Borough.

The Borough could also explore using zoning to protect historic resources outside the historic district. Section 603(b)(5) of the Pennsylvania Municipalities Planning Code specifically grants municipalities the power to use zoning to protect natural and historic resources. Zoning provisions, such as regulating demolition, alterations, or construction of new buildings, could be crafted to protect and enhance historic resources not under the protection of the historic district.

Opportunity Champion:
Doylestown Borough
Planning Commission
Historical Architectural Review Board

Reach Out to Us

- Reach out to BCPC Planners
- Monthly meeting schedule
- Project website



Project Promotion

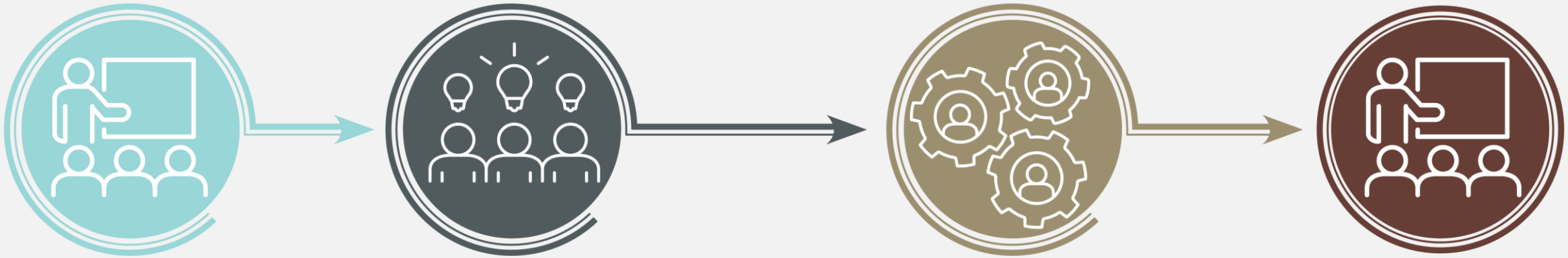
- Social media broadcasting:

  borough website, Facebook, local

  news, Bi-Weekly Email Blast, etc.
- Project Promotion Approaches

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Work Program



Month 1-4	Month 5-11	Month 12-16	Month 17-20
Plan Kickoff ▪ Introduction ▪ Community Findings ▪ Resident Survey ▪ Business Survey	**Workshop Series:** ▪ Identifying Community Issues ▪ Community Values and Visioning ▪ Solutions and Choices	**Plan Development**	**Draft Review** **Open Housing Meeting** **Plan Adoption**

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Next Step



Internal survey

for boards and commissioners



Plan Evaluation

- Frequency of using Comp Plan
- Overall comment of existing Comp Plan



Internal Workshop

- Changes since last Comp Plan by goals
- EPR (Enhance/Preserve/Reimagined) exercise

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Thank you!

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