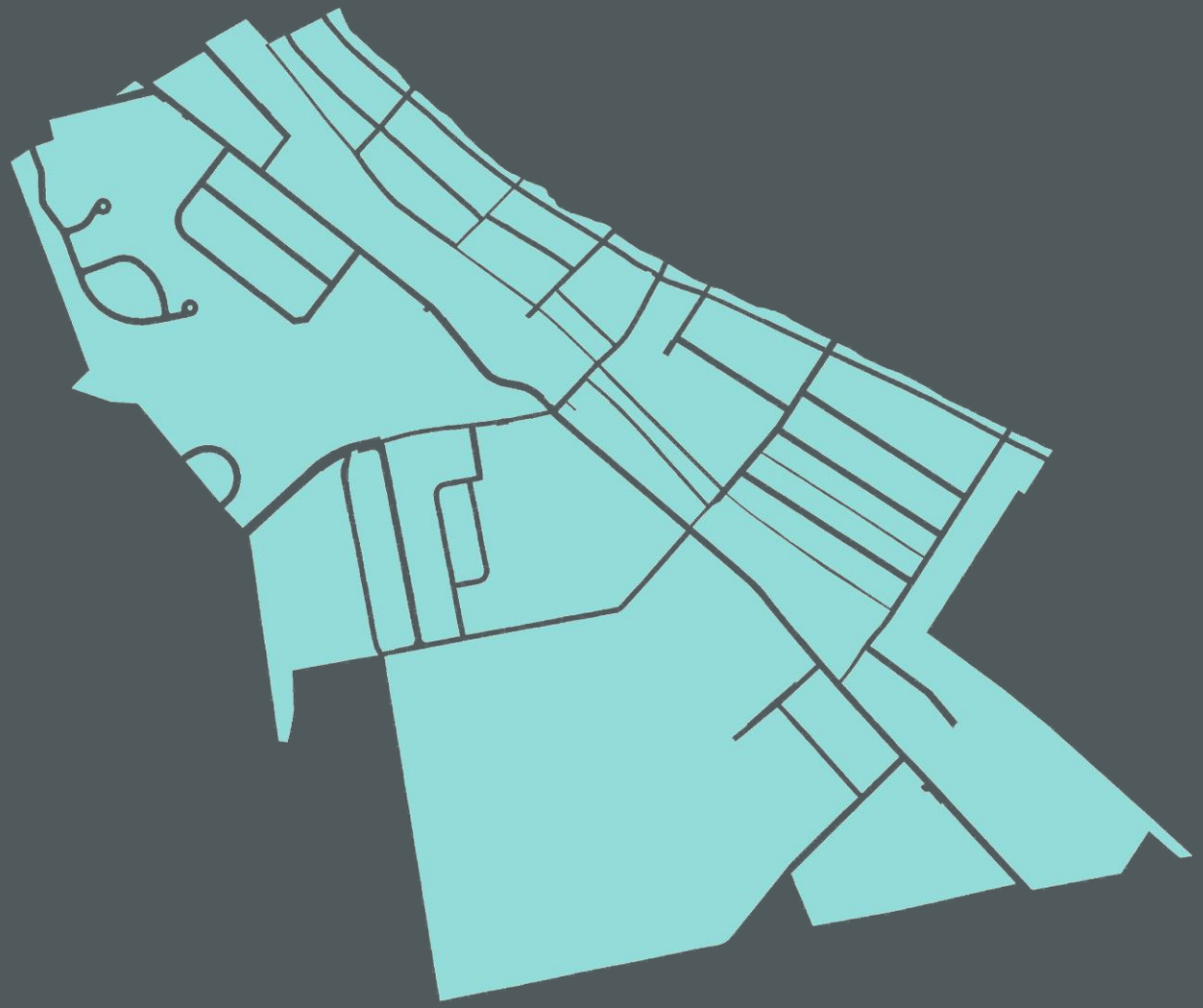


Yardley Borough

Comprehensive Plan Update 2026

Internal Survey Analysis

August 2026

BCPC
Bucks County Planning Commission

Tonight's Agenda

- Internal Survey Result
- Internal Workshop Result
- Branding
- Next Step

BCPC
Bucks County Planning Commission

INTERNAL SURVEY

BCPC
Bucks County Planning Commission

Internal Survey Result Analysis

- Internal Survey contains 19 questions, opening for 30 Days with 34 responses. 97% of them were staff, board members or commissioners.

- Borough Council, Public Works, Police, EAC, HARB, PC, Sewer Authority and Zoning Hearing Board

BCPC
Bucks County Planning Commission

Q3: Since the borough last examined its comprehensive planning policy, issues have been identified as areas of focus for the next plan. Please rank the following priorities, with 1 being your top priority, 2 being your second priority, 3 being your third priority, etc.

	1	2	3
Better utilization of Yardley Borough owned Property	27.27%	15.15%	6.06%
Riverfront Enhancements	6.06%	15.15%	12.12%
Review of the Residential/Recreational zone and underlying ordinance	9.09%	12.12%	15.15%
C-1 District and Businesses	12.12%	21.21%	6.06%
Pedestrian Circulation Links and Amenities	12.12%	6.06%	18.18%
Sustainability of Lake Afton	0.00%	6.06%	9.09%
Parking and Shared/Collaborative use of Parking	9.09%	12.12%	15.15%
Property Value Changes	3.03%	0.00%	0.00%
Affordable Housing	3.03%	0.00%	0.00%
Climate Change	0.00%	0.00%	3.03%
Sustainability	6.06%	6.06%	9.09%
Flooding	12.12%	6.06%	6.06%

BCPC
Bucks County Planning Commission

Q4-Q14 Goals in 2014	Valid	Modification	Not Valid
Environmental Resources *: To recognize the residents right to clean air, pure water and other natural resources and to ensure a quality environment for present and future generations.*	90.91%	6.06%	6.06%
Cultural Resources *: Preserve, maintain, and expand social, historic and recreational programs and services.*	87.88%	9.09%	6.06%
Community Facilities & Services *: To maintain adequate provision of all community services to residents and businesses.*	84.38%	18.75%	0%
Historic Preservation *: To safeguard the heritage of the Borough by preserving resources located within the Borough which reflect elements of its cultural, social, economic, and architectural history. Good design, that complements historic buildings in the Borough, should be encouraged for any new building additions, alterations, or renovations that are constructed.*	84.38%	15.63%	6.25%
The Delaware Canal *: To recognize, respect and derive maximum benefit from the natural and recreational characteristics of the Delaware Canal and the Delaware Canal State Park.*	84.38%	25%	0%
Delaware River *: To recognize, respect and derive maximum benefit from the natural and recreational assets of the Delaware River.*	81.82%	27.27%	3.03%
Housing *: To preserve the existing residential character of the Borough and to enhance the quality of life for all Borough residents.*	78.79%	24.24%	0%
Sustainability & Community Design *: To understand the social, economic and environmental conditions necessary to sustain a high quality of life and to ensure that those conditions are preserved for Borough residents and future generations within sustainable development.*	78.79%	27.27%	0%
Transportation & Circulation *: To enhance the safety of the streets for motorists, bicyclists, and pedestrians given the limitations of the Borough streets.*	78.13%	25%	3.13%
Heart of Yardley Downtown Area *: To develop and maintain the vitality of the Heart of Yardley downtown area to serve the residents and attract outside shoppers.*	75.76%	21.21%	9.09%
Recreation & Open Space *: To meet the recreational needs of the residents of the Borough.*	72.73%	24.24%	6.06%

Q15-19 CATEGORIES

Financial	money, budget, finance
Affordability	housing, cost of living etc.
Flooding	stormwater, flooding
Resilience	self-sustaining, resilient
Economic Vitality	downtown businesses
Parking	parking regulation, inventory, meters, lots, location
Natural Resource Protection	tree canopy, air, water etc
Sustainability	sustainable approaches not related to environment
Regulations	zoning/ordinance/deed issues
Historic Preservation	maintenance, education, historic character
Safety	speeding, ebikes, police
Walkability	crosswalks
Waterfront Recreation	
Communication	bureacracy/red tape
Community Building	programming, collaboration, diff age groups
Regional Cooperation	upper makefield, surrounding municipalities and counties
Interdepartmental Collaboration	
Amenities	
Development	development, recent growth
Community Character	proud to be there
Infrastructure	upgrades, old infrastructure
Love Yardley	happy with yardley, content, no complaints

Q15: What is your vision for the borough's future?



BCPC
Bucks County Planning Commission

Q16: What do think the borough's biggest challenge is for the next 10-15 years?



BCPC
Bucks County Planning Commission

Q17: In your capacity as borough staff or board or commission member, what concern do you have that not enough people are talking about?



BCPC
Bucks County Planning Commission

Q18: Following the previous question, what do you think is preventing the borough from addressing the issue?



BCPC
Bucks County Planning Commission

Q19: Do you have any other comments, questions, or concerns?



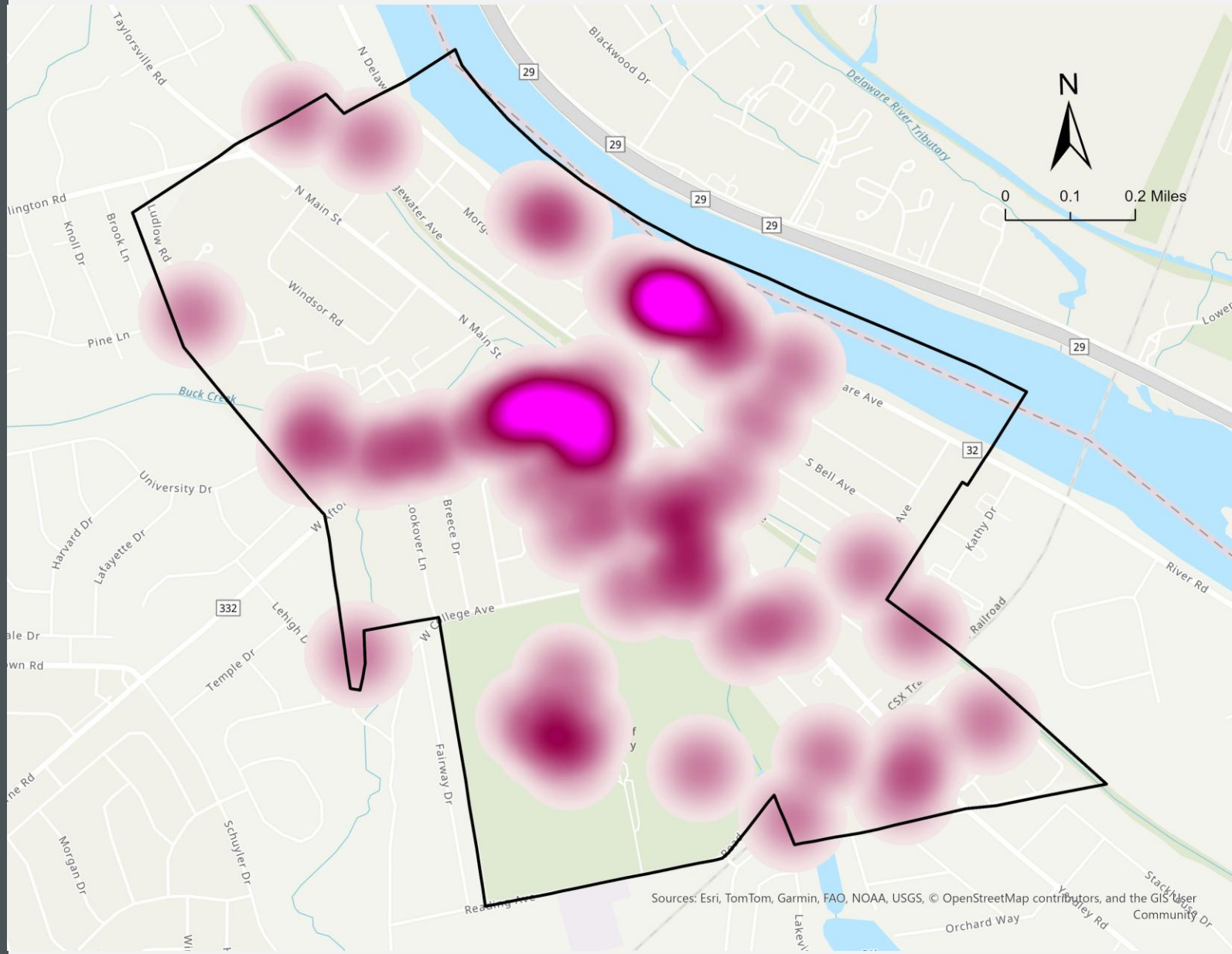
BCPC
Bucks County Planning Commission

INTERNAL WORKSHOP

BCPC
Bucks County Planning Commission

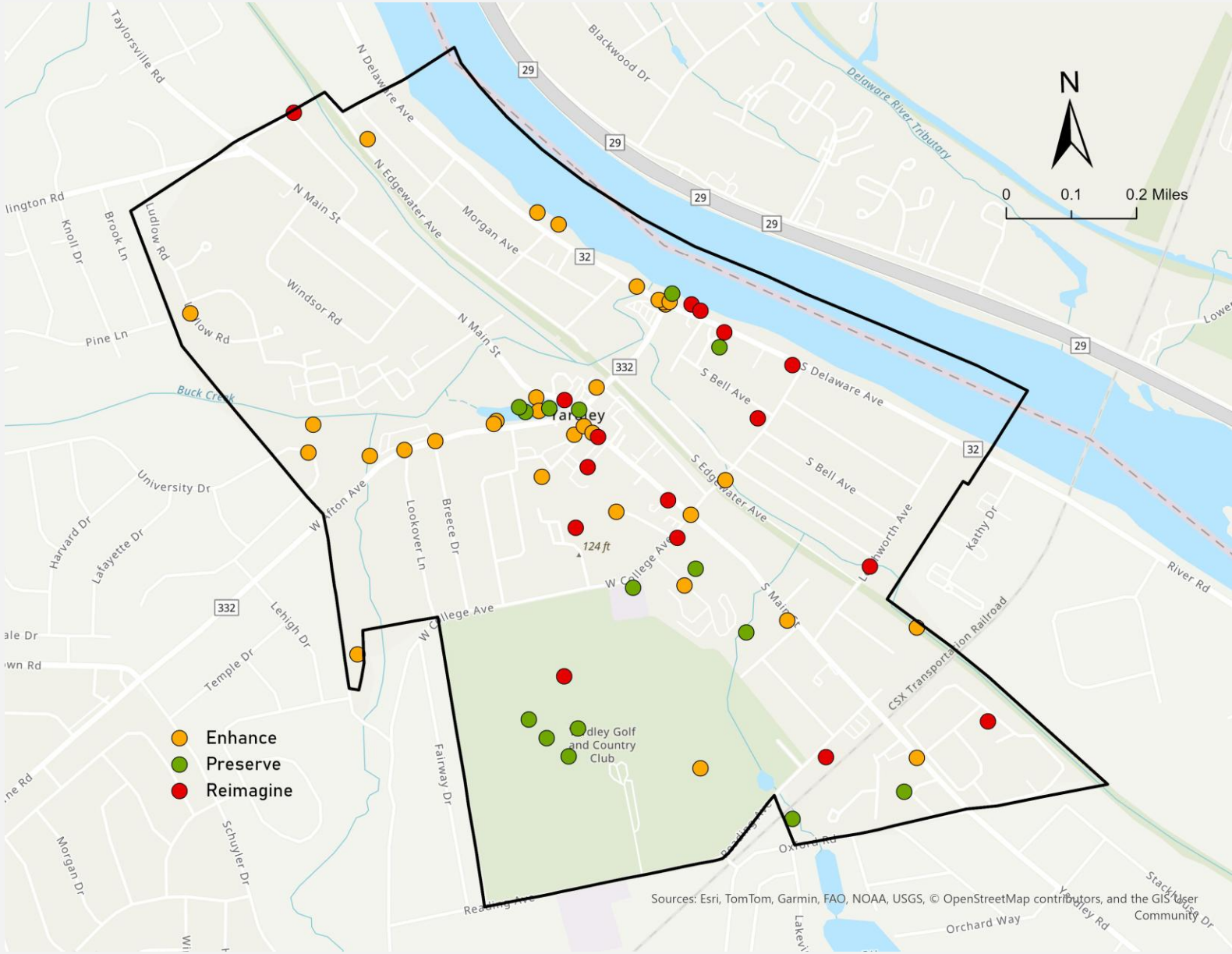
EPR EXERCISE

- Traffic Locations
  - Afton Ave & Main
  - Waterfront
  - Golf course



- 64 Comments
- Enhance: 51%
- Preserve: 24%
- Reimagine: 25%

- View the full comments HERE



THINGS PEOPLE CARED ABOUT THE MOST



Open-ended Discussion

Housing



Transportation



- Walkability
- Connectivity
- Parking inventory
- Parking
- Traffic study
- E-bike regulations
- Public transit
- Regional cooperation

BCPC
Bucks County Planning Commission

Open-ended Discussion

Downtown/Historic Preservation (HP)



- The third place
- Business diversity (from zoning and marketing level)
- Public education on HP
- A model HP borough
- HP maintenance

Sustainability



- Environmental protection projects (plastic bag ban, backyard chicken, gas tools, interdepartmental & cooperation)
- Dark sky ordinance
- A healthy community
- Stormwater management
- Sustainable initiatives

BCPC
Bucks County Planning Commission

Open-ended Discussion — Park & Rec



- Passive recreation for different age groups
- Preserve green space
- Public space beyond open space (the third place)
- GIS database
- Riparian access
- Grant/funding opportunities

BCPC
Bucks County Planning Commission

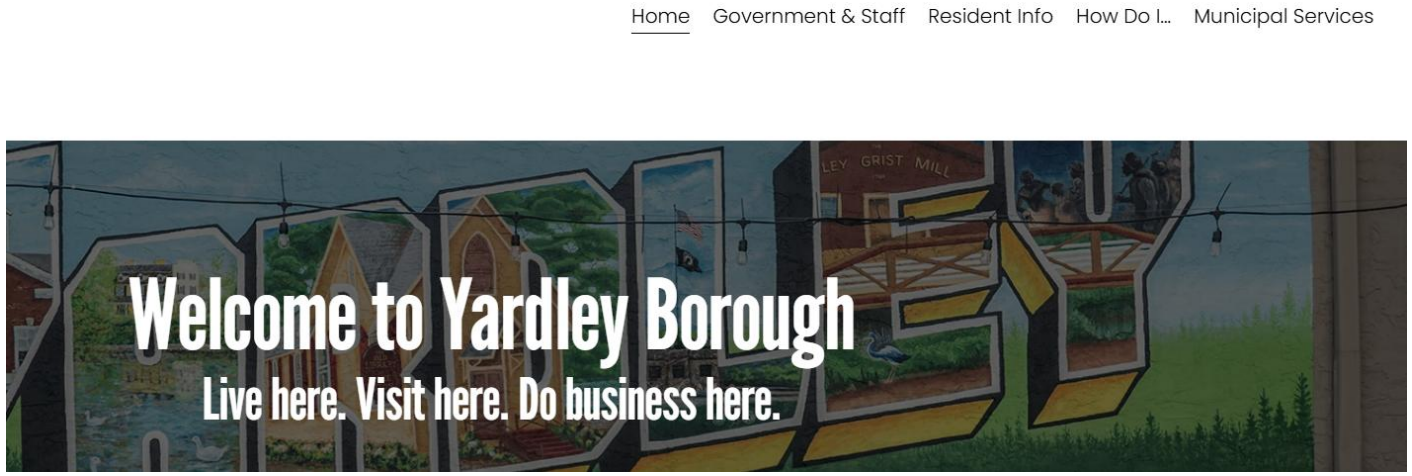
BRANDING

BCPC
Bucks County Planning Commission

BRANDING: FONTS

Headers: Bahnschrift

Content: Century Gothic



BRANDING: COLOR SELECTION

Historic Red



Street Tan



Afton Gold

Library Blue



Duck Green



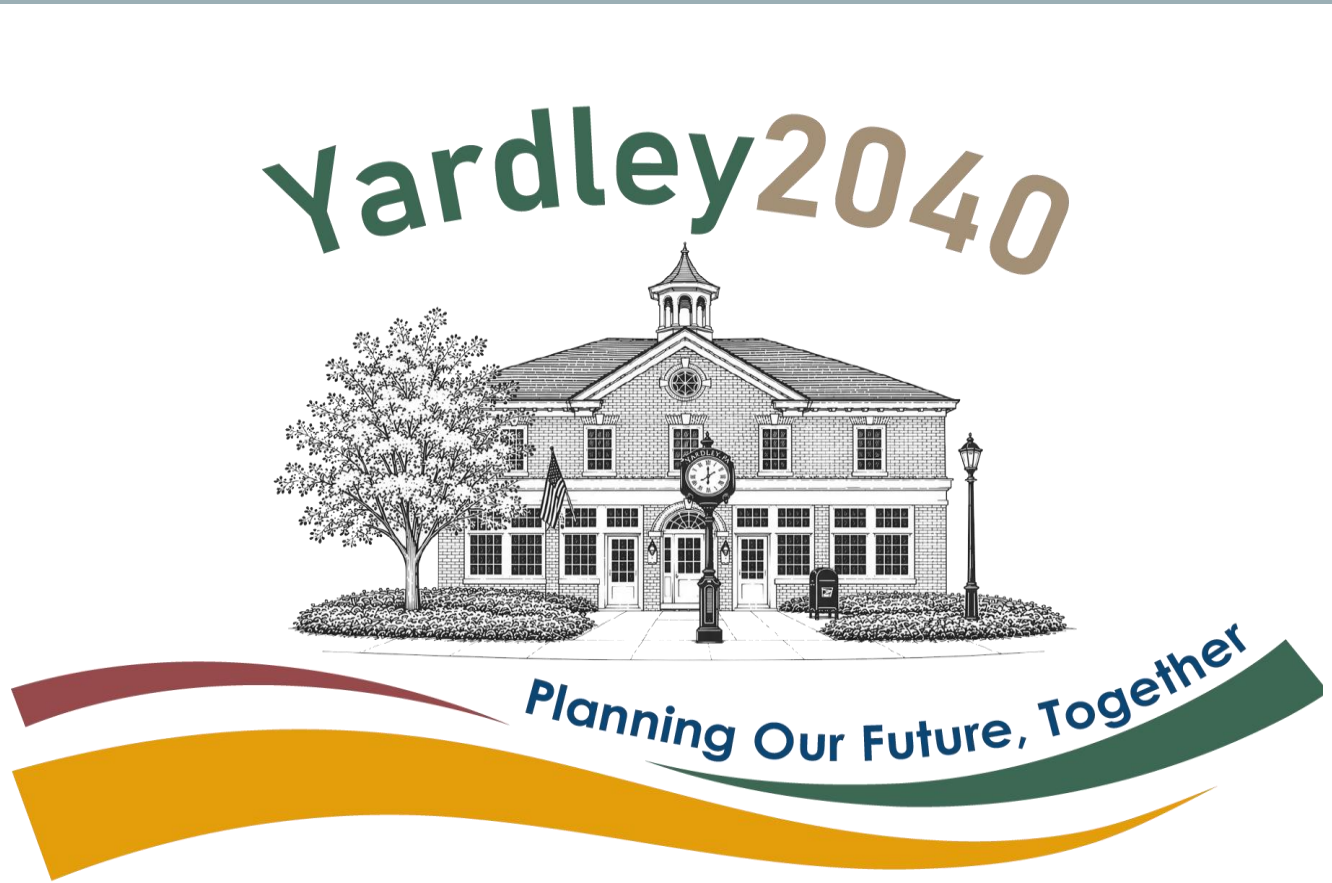
Historic Red



Color Selection



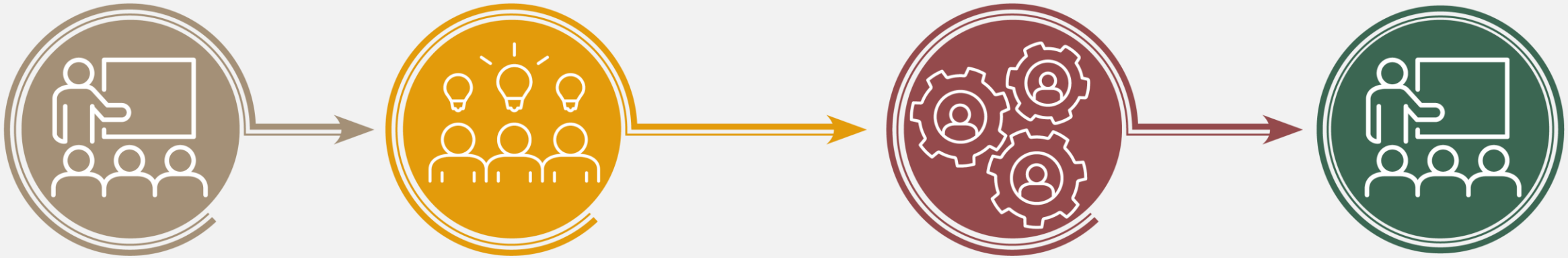
BCPC
Bucks County Planning Commission



BRANDING: PROJECT LOGO-FLOW & FLOURISHING

BCPC
Bucks County Planning Commission

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**

BCPC
Bucks County Planning Commission

Next Step



Resident Survey Draft Discussion



Survey Tool Selection

BCPC
Bucks County Planning Commission

Stay Tuned

- Monthly meeting schedule
- Project website
- (search BCPC connects/ Yardley Borough)



BCPC
Bucks County Planning Commission

Thank you!

BCPC
Bucks County Planning Commission