

our shared vision for

SWARTHMORE

2018





SWARTHMORE CENTENNIAL FOUNDATION ASKED

**+150 PEOPLE FROM
8 DIFFERENT GROUPS**

- SRA
- Swarthmore Planning Commission
- Swarthmore Senior Citizens Association
- Swarthmore College
- Town Center
- Swarthmore Centennial Foundation
- Rotary
- Ad hoc young parents group

LET'S TALK ABOUT



▪ **WHO WE ARE**

▪ **WHAT WE'VE ACCOMPLISHED**

▪ **THINGS ARE CHANGING**

▪ **OUR VISION**

▪ **MOVING FORWARD**

LET'S TALK ABOUT



▪ WHO WE ARE

1. WE ARE A COMMUNITY OF ENGAGED CITIZENS



Image Source: Andy Shelter

2. OURS IS A GREAT COMMUNITY TO RAISE KIDS



Image Source: WSSD.ORG



Image Source: Andy Shelter

3. WE HAVE A REAL TOWN CENTER



4. SWARTHMORE COLLEGE BRINGS UNIQUE CULTURAL BENEFITS



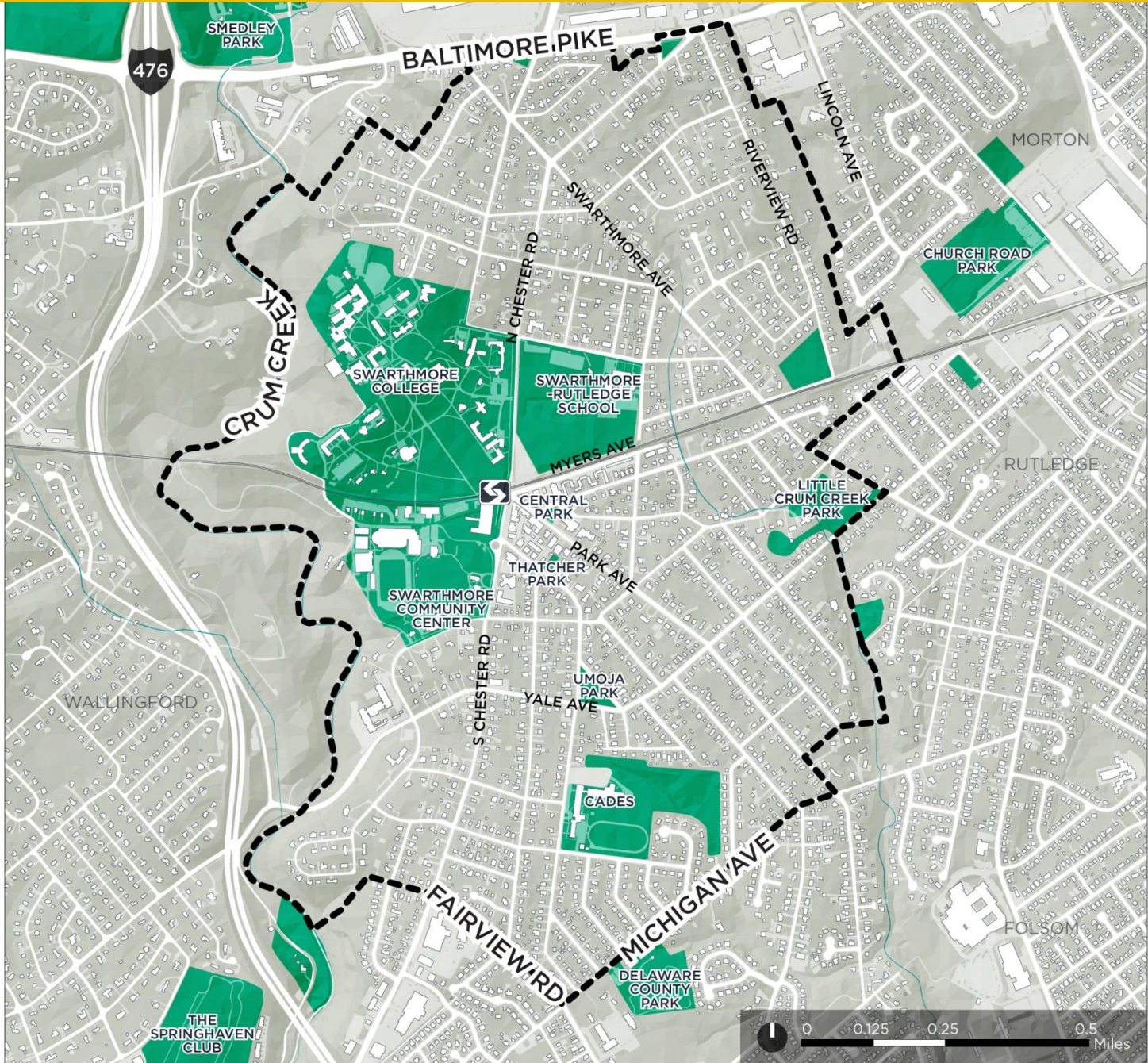
Image Source: Swarthmore College





5. WE ARE RICH WITH GREEN SPACES THAT ARE WELL-MAINTAINED



Image Source: Swarthmore College

18% OF THE BOROUGH IS GREEN



-  BOROUGH BOUNDARY
-  PARK
-  RAIL
-  REGIONAL RAIL STATION

6. SEPTA PROVIDES EASY ACCESS TO CENTER CITY



Image Source: Andy Shelter

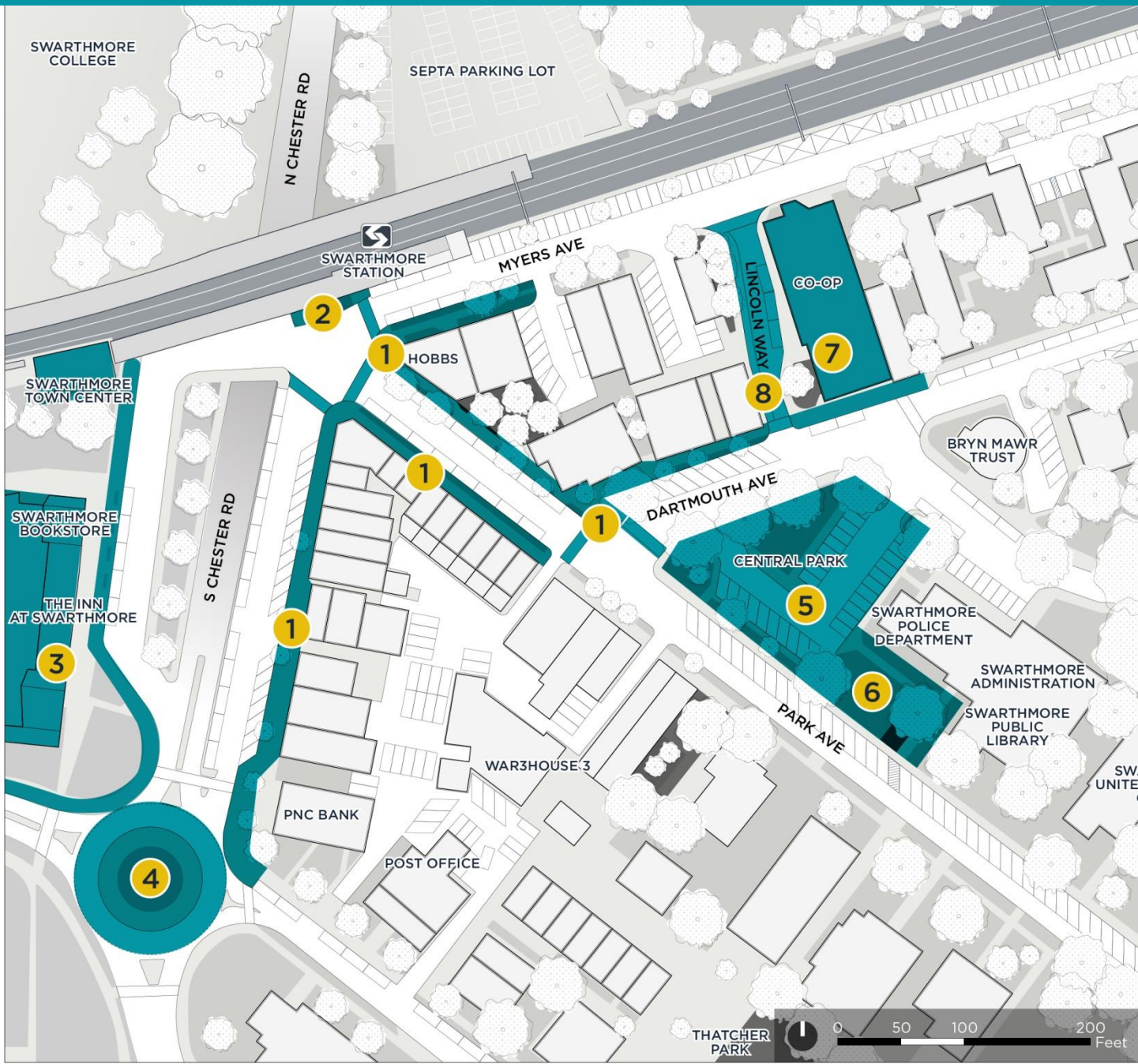
LET'S TALK ABOUT



- **WHO WE ARE**

- **WHAT WE'VE ACCOMPLISHED**

IN THE PAST 20 YEARS, WE MADE SIGNIFICANT IMPROVEMENTS



- IMPROVEMENTS MADE SINCE THE 1999 REVITALIZATION PLAN
- 1 STREETScape IMPROVEMENTS
- 2 NEW CLOCK TOWER
- 3 TOWN CENTER WEST & THE INN AT SWARTHMORE
- 4 ROUNDABOUT
- 5 CENTRAL PARK
- 6 OUTDOOR AMPHITHEATER
- 7 NEW CO-OP LOCATION
- 8 CONSTRUCTION OF LINCOLN WAY
- + AND MORE:
 - :PEDESTRIAN & BICYCLE MASTER PLAN
 - :SWARTHMORE COLLEGE INSTITUTIONAL ZONING DISTRICT ADOPTION
 - :TOWN CENTER ZONING DISTRICT
 - :ALLOWED THE SALE OF ALCOHOL IN BOROUGH

TOWN CENTER WEST OFFERS DINING, SHOPPING AND LODGING



Image Source: Jack Zigon

NEW ROUNDABOUT REPLACED DANGEROUS 5-WAY INTERSECTION



Image Source: Andy Shelton

THE AMPHITHEATER IS PERFECT FOR OUTDOOR EVENTS



CO-OP RECONSTRUCTION DELIVERS MORE VALUE



Photo: Andy Shelter



Photo: Andy Shelter



THE NEW UNDERPASS HELPS TO GET TO THE STATION



THE TOWN ALSO CREATED THE TOWN CENTER ZONING DISTRICT TO ENCOURAGE DENSE & PEDESTRIAN-ORIENTED DEVELOPMENT.

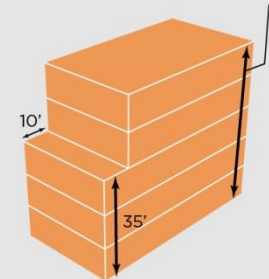
ZONING

(Source: Swarthmore Borough, June 2017)

Note: Represents general zoning areas and may not align with property lines accurately.

TOWN CENTER ZONING

HEIGHT CAN BE HIGHER THAN 35' IF THERE'S 10' SETBACK OF THE FRONT FACADE ABOVE 35'.



HEIGHT

26' (2 STORIES) - 35'

FAR

(FLOOR-TO-AREA RATIO)
2.5 - 4.0

TC: TOWN CENTER

PA: PARKS

RESIDENTIAL

AL: ALTERNATE RESIDENTIAL

RB

RC

AR: APARTMENT

INSTITUTION

IN-A

IN-B

IN-C: INSTITUTIONAL
COMMERCIAL OVERLAY



LET'S TALK ABOUT



▪ **WHO WE ARE**

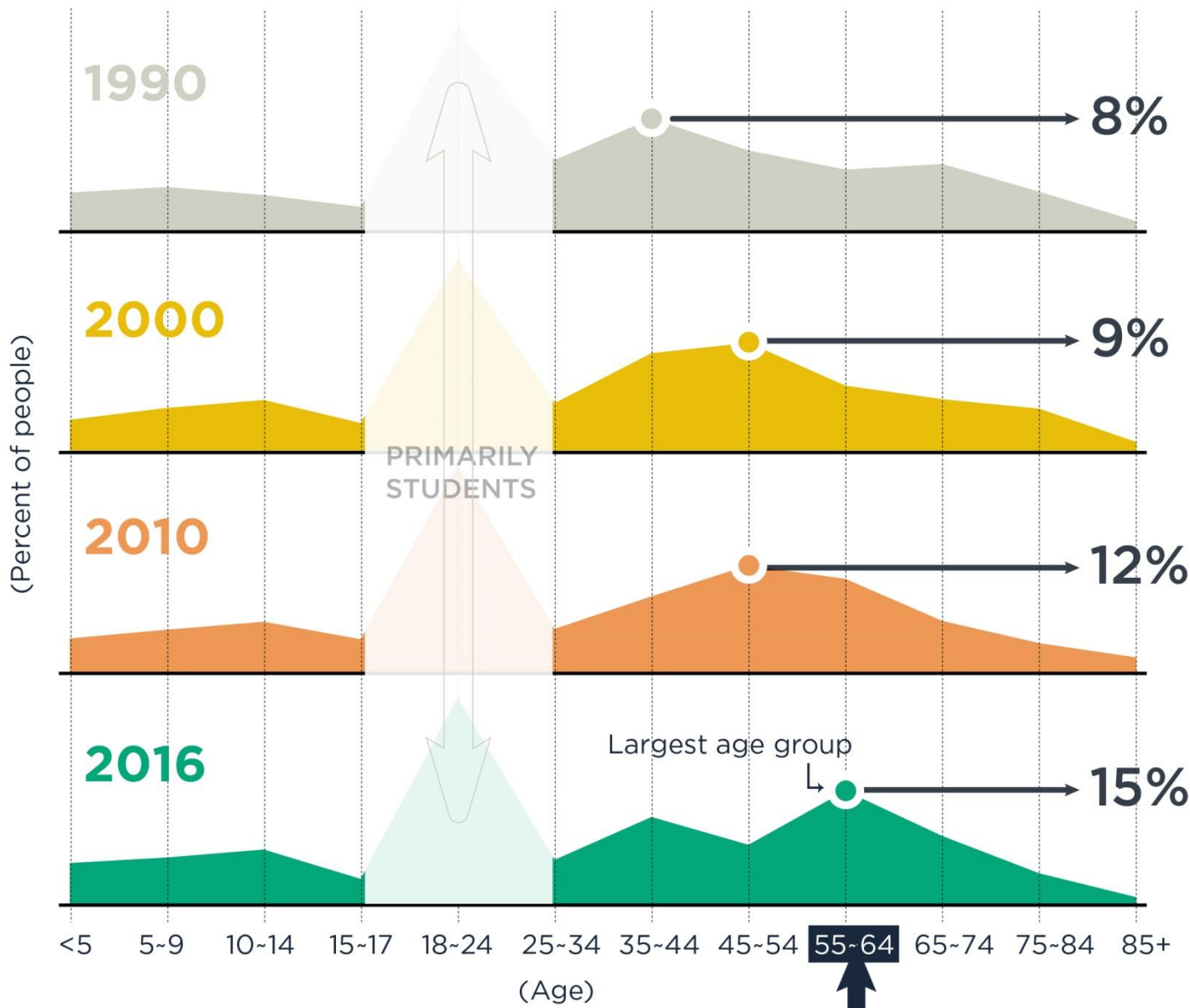
▪ **WHAT WE'VE ACCOMPLISHED**

▪ **THINGS ARE CHANGING**

WE HAVE AN AGING POPULATION ... AND WINDOW OF OPPORTUNITY

CHANGE OVER TIME - AGE

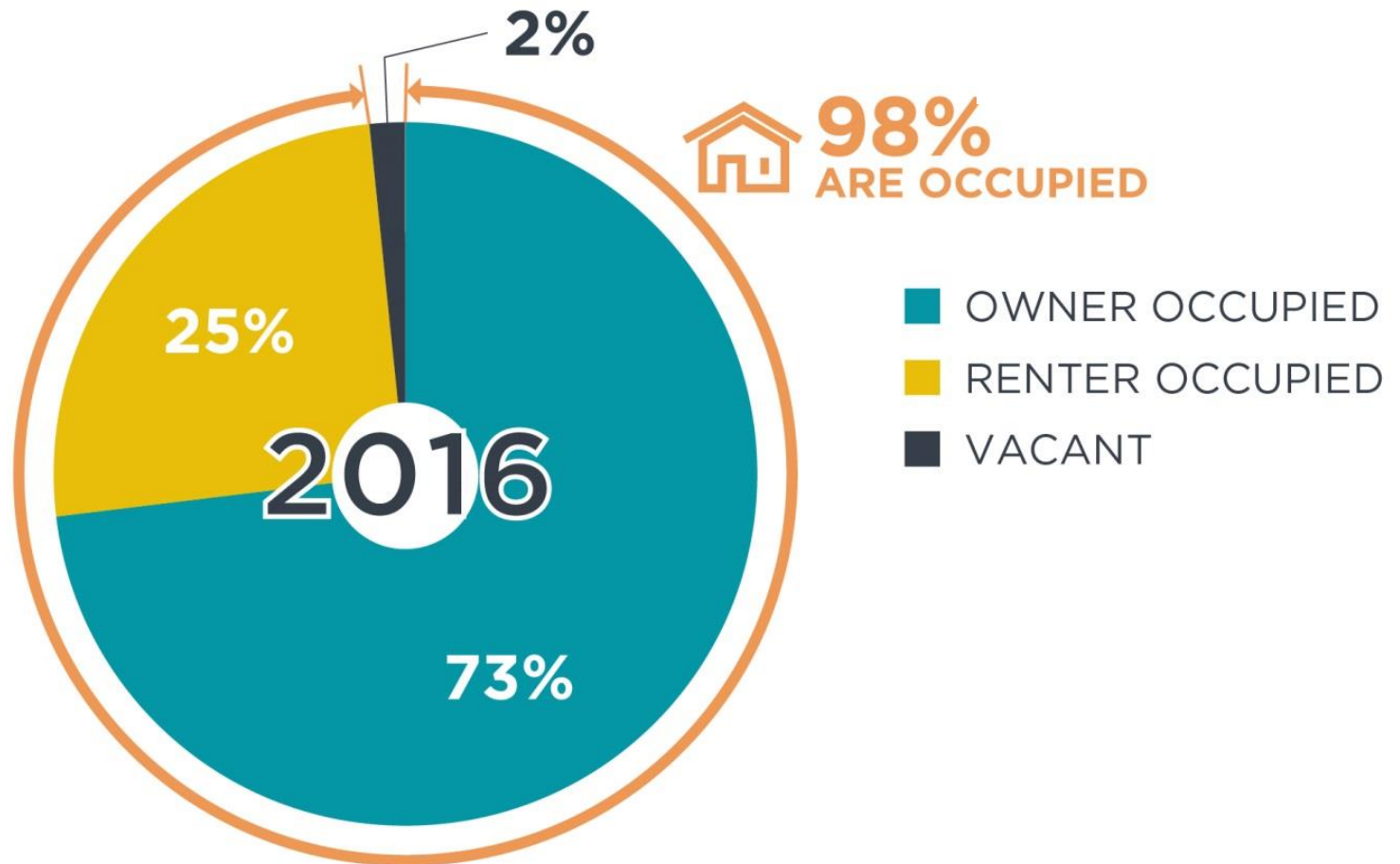
Source: Census 1990, 2000, 2010, and ACS 2016 5-yr est.



**WHAT
WILL THESE
EMPTY NESTERS
DO?**

HOUSING TENURE

Source: Census 2000, 2010, and ACS 2016 5-yr est.



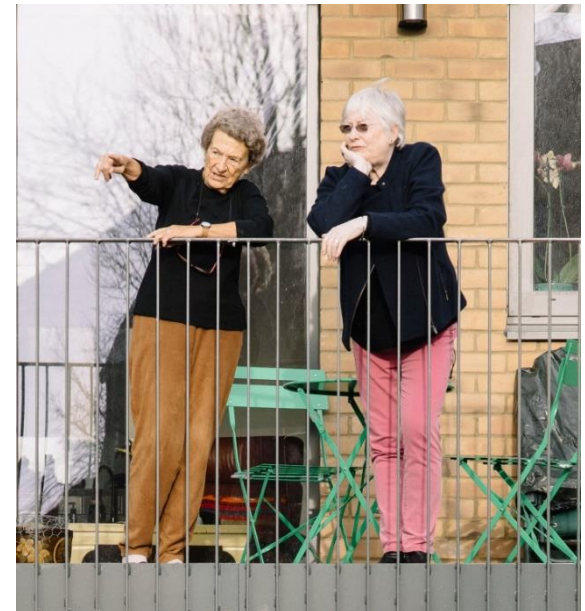
THE WAY WE LIVE IS CHANGING ...



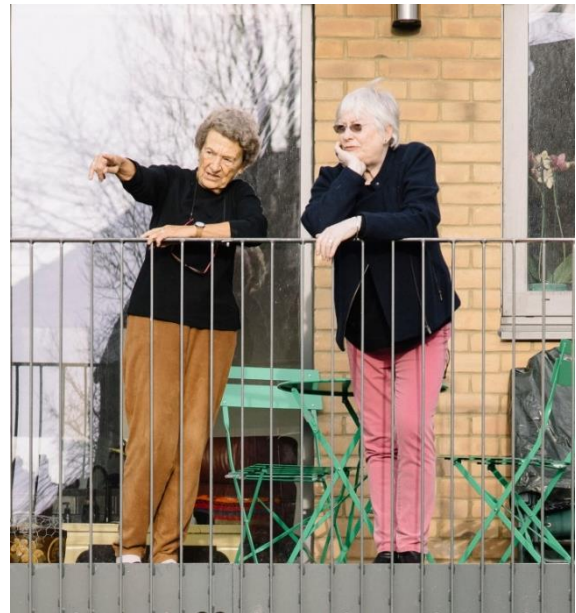
THE WAY WE LIVE IS CHANGING ...



THE WAY WE LIVE IS CHANGING ...



THE WAY WE LIVE IS CHANGING ...



THE WAY WE SHOP AND EXCHANGE MONEY IS CHANGING ...



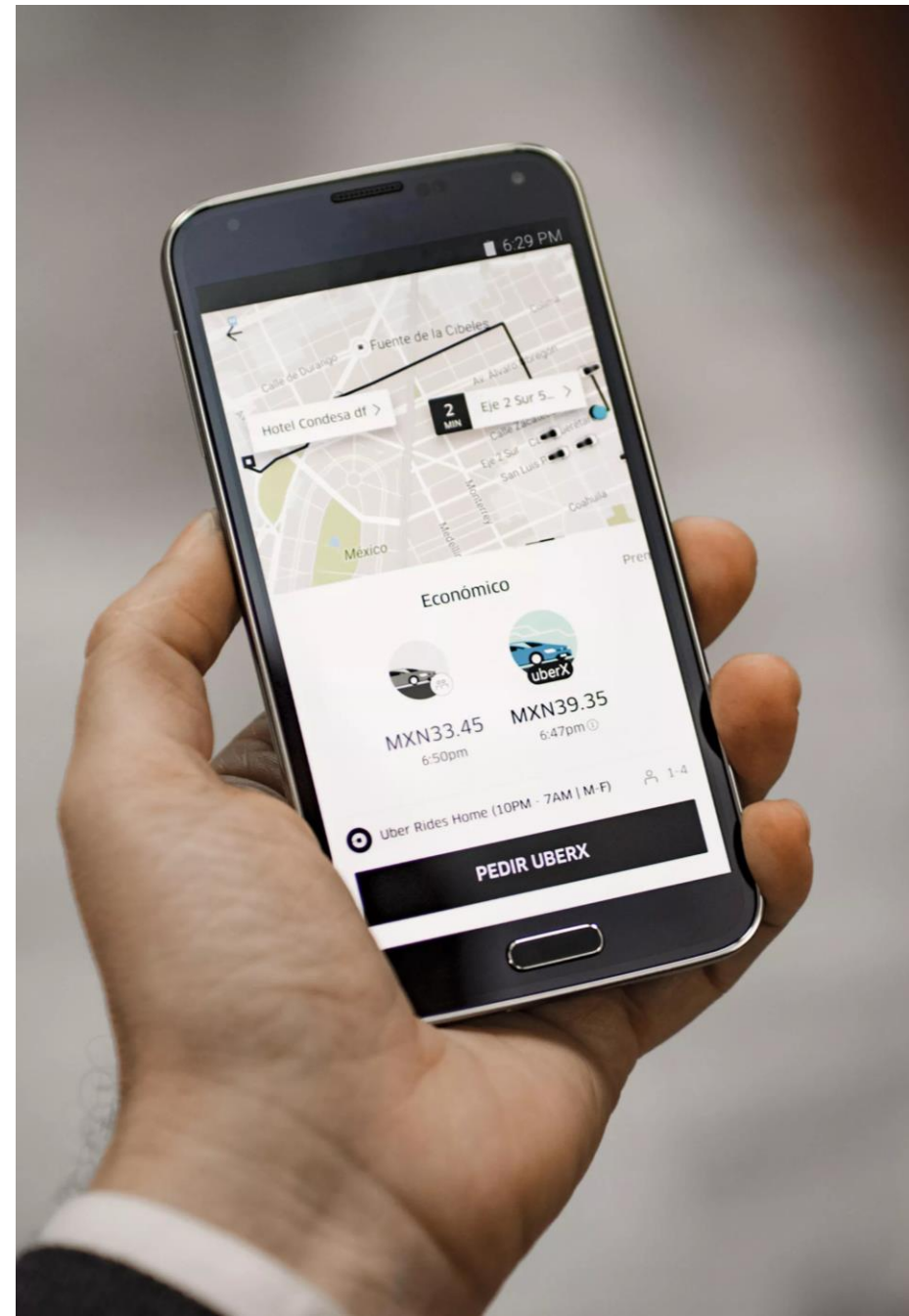
THE WAY WE SHOP AND EXCHANGE MONEY IS CHANGING ...



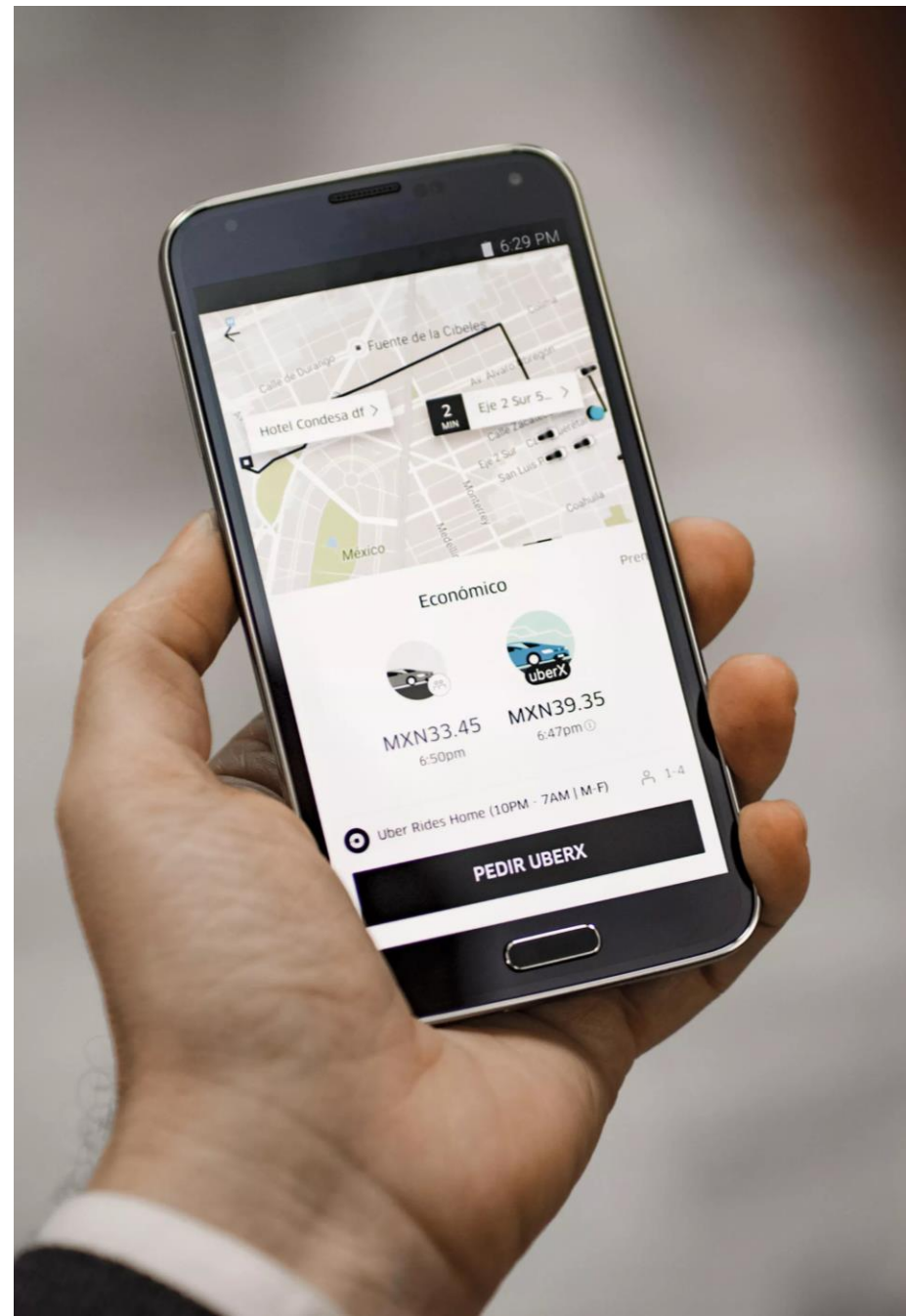
Nextdoor™



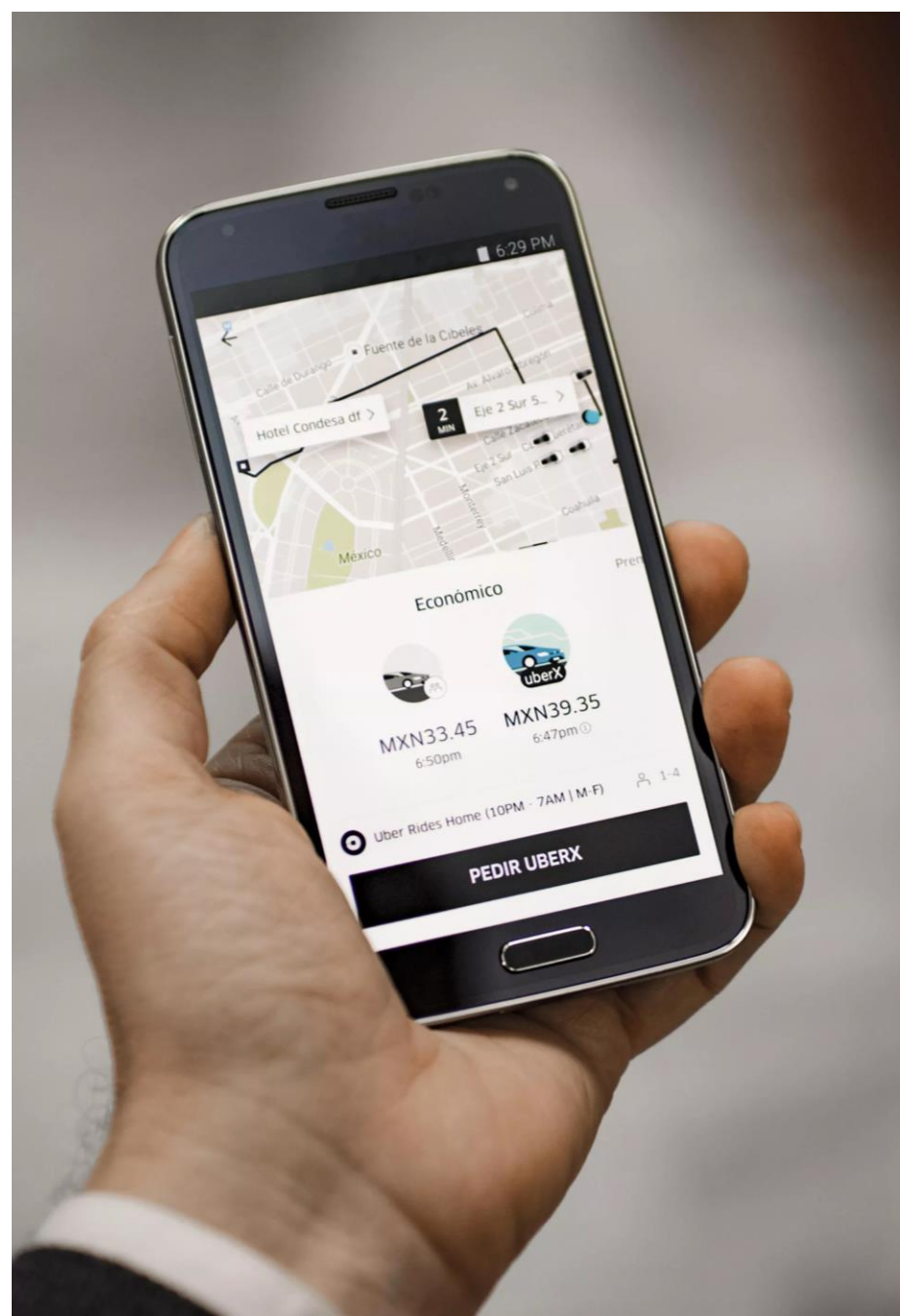
THE WAY WE TRAVEL IS CHANGING ...



THE WAY WE TRAVEL IS CHANGING ...



THE WAY WE TRAVEL IS CHANGING ...



THE WAY WE WORK IS CHANGING ...



THE WAY WE WORK IS CHANGING ...

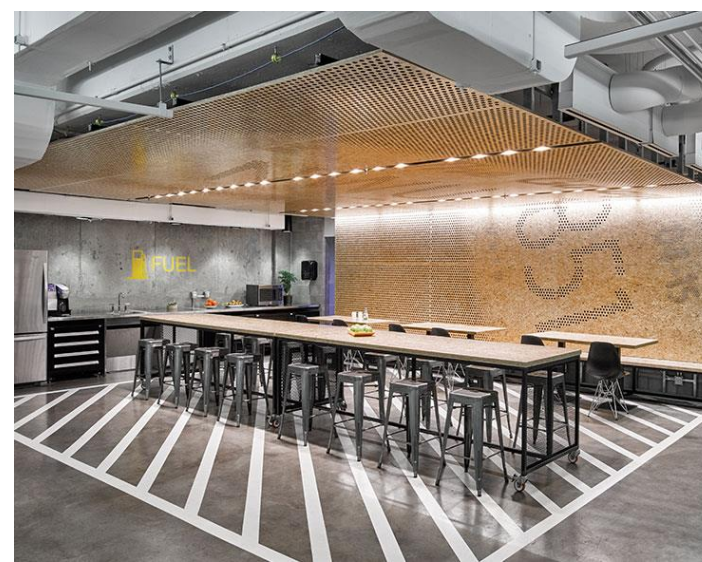


wework

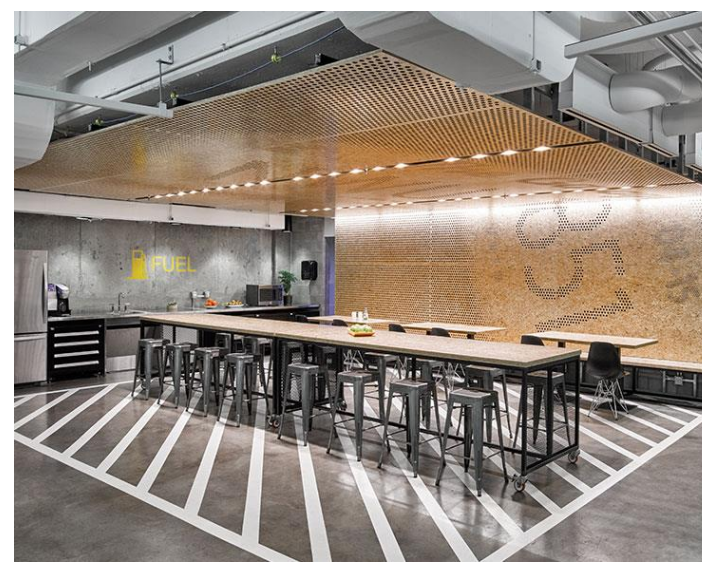
THE WAY WE USE PARKING MAY BE CHANGING ...



THE WAY WE USE PARKING MAY BE CHANGING ...



THE WAY WE USE PARKING MAY BE CHANGING ...



WE WILL BE EXPERIENCING MORE BIG STORMS



WE WILL BE EXPERIENCING MORE BIG STORMS



LET'S TALK ABOUT



▪ **WHO WE ARE**

▪ **WHAT WE'VE ACCOMPLISHED**

▪ **THINGS ARE CHANGING**

▪ **OUR VISION**

SWARTHMORE CENTENNIAL FOUNDATION ASKED



**+150 PEOPLE FROM
8 DIFFERENT GROUPS**

- SRA
- Swarthmore Planning Commission
- Swarthmore Senior Citizens Association
- Swarthmore College
- Town Center
- Swarthmore Centennial Foundation
- Rotary
- Ad hoc young parents group



WHAT DOES SWARTHMORE LOOK LIKE IN 20 YEARS? IN 20 YEARS, SWARTHMORE IS/HAS...

(TOTAL: 412 RESPONSES)

VIBRANCY



PLACES TO GO



PLACES TO WORK



PLACES TO LIVE



EASY TO GET AROUND



MAINTAINED PARKS



PEOPLE WHO WANT **"VIBRANCY"** SAID...

People of all ages
milling about - day
and night.

No empty store fronts.

Art on blank walls.
Open mic nights.

Lots of activity. Places
to go. Things to do.

more diversity.

MORE LIFE ON THE STREET – DAY AND NIGHT



A large crowd of people, including children and adults, is gathered outdoors for a community event. In the background, there is a large inflatable elephant and a colorful striped tent. A signpost in the foreground reads "Swarthmore". The scene is lively and festive, with many people walking around and interacting. The image is a photograph of a community event, likely a fair or festival, taking place in a park-like setting. The crowd is diverse in age and appearance, and the atmosphere is cheerful. The inflatable elephant and the colorful tent are prominent features in the background, adding to the festive feel of the event. The signpost in the foreground provides a clear indication of the location, which is Swarthmore. The overall image is a high-quality photograph that captures a moment of community gathering and celebration.

BIG AND SMALL EVENTS ALL YEAR AROUND





WHAT DOES SWARTHMORE LOOK LIKE IN 20 YEARS? IN 20 YEARS, SWARTHMORE IS/HAS...

(TOTAL: 412 RESPONSES)

VIBRANCY



PLACES TO GO



PLACES TO WORK



PLACES TO LIVE



EASY TO GET AROUND



MAINTAINED PARKS



PEOPLE WHO WANT **"PLACES TO GO"** SAID...

Quirky, one-of-a-kind
retail & restaurant.

Lots of fun restaurants
to choose from - big
variety of types and
price points

A real community
center.

Arts studios and
performances places.

NO EMPTY STOREFRONTS



MORE RETAIL OPTIONS – INDOORS AND OUTDOORS



Narberth, PA
Image Source: Donald D. Groff

MORE ENTERTAINMENT OPTIONS





WHAT DOES SWARTHMORE LOOK LIKE IN 20 YEARS? IN 20 YEARS, SWARTHMORE IS/HAS...

(TOTAL: 412 RESPONSES)

VIBRANCY



PLACES TO GO



PLACES TO WORK



PLACES TO LIVE



EASY TO GET AROUND



MAINTAINED PARKS



PEOPLE WHO WANT **"PLACES TO WORK"** SAID...

Places to collaborate
(like we work).

Lab space, incubator
space (like
Pennovation).

maker Space
(businesses where
people make things).

more offices above
retail.

ubiquitous wifi.

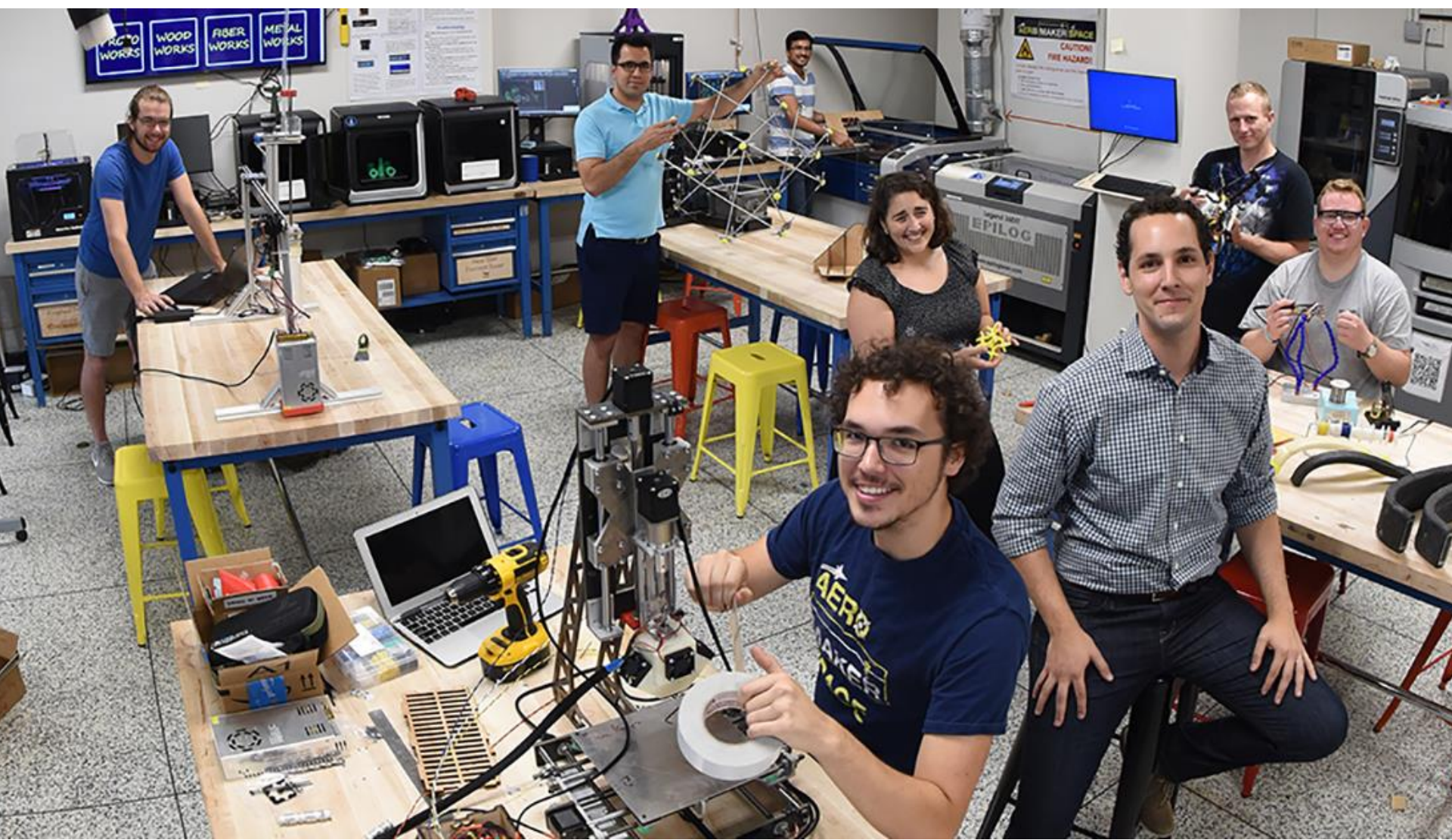
MORE WORK OPTIONS LIKE COWORKING PLACES



MORE WORK OPTIONS LIKE INCUBATORS AND COWORKING LABS



MORE WORK OPTIONS LIKE MAKERSPACES





WHAT DOES SWARTHMORE LOOK LIKE IN 20 YEARS? IN 20 YEARS, SWARTHMORE IS/HAS...

(TOTAL: 412 RESPONSES)

VIBRANCY



PLACES TO GO



PLACES TO WORK



PLACES TO LIVE



EASY TO GET AROUND



MAINTAINED PARKS



PEOPLE WHO WANT **"PLACES TO LIVE"** SAID...

Good-quality
'down size'
options.

Senior housing
accessible to train,
Co-op and volunteer
work.

more density in town
center near train.

Older houses have
been turned into
shared living spaces.

MORE HOUSING OPTIONS INCLUDING TRANSIT ORIENTED DEVELOPMENT



MORE HOUSING OPTIONS INCLUDING TRANSIT ORIENTED DEVELOPMENT



MORE HOUSING OPTIONS INCLUDING TRANSIT ORIENTED DEVELOPMENT



MORE HOUSING OPTIONS INCLUDING SHARED HOUSING





WHAT DOES SWARTHMORE LOOK LIKE IN 20 YEARS? IN 20 YEARS, SWARTHMORE IS/HAS...

(TOTAL: 412 RESPONSES)

VIBRANCY



PLACES TO GO



PLACES TO WORK



PLACES TO LIVE



EASY TO GET AROUND



MAINTAINED PARKS



PEOPLE WHO WANT **"EASY WAYS TO GET AROUND"** SAID,

Bike lanes.

Smooth sidewalks
with benches and
trees.

Easy to get around
without a car. Jitney
around town, to media,
Healthplex, Wallingford.

Better accessibility at
train station.

MORE TRANSPORTATION OPTIONS



MORE TRANSPORTATION OPTIONS



MORE TRANSPORTATION OPTIONS





WHAT DOES SWARTHMORE LOOK LIKE IN 20 YEARS? IN 20 YEARS, SWARTHMORE IS/HAS...

(TOTAL: 412 RESPONSES)

VIBRANCY



PLACES TO GO



PLACES TO WORK



PLACES TO LIVE



EASY TO GET AROUND



MAINTAINED PARKS



PEOPLE WHO WANT **"MAINTAINED PARKS"** SAID...

Well-maintained
parks and open
space.

Still have lots of shade
trees and public
gardens.

Investment in
playgrounds, tot
lots, CADES, etc.

Possible additional
activities: paddle
courts, dog park,
skate park.

WELL-MAINTAINED PARKS AND OPEN SPACE



WELL-MAINTAINED RECREATIONAL SPACES



WELL-MAINTAINED GREEN SPACES



WELL-MAINTAINED GREEN SPACES



WELL-MAINTAINED GREEN SPACES



LET'S TALK ABOUT



▪ **WHO WE ARE**

▪ **WHAT WE'VE ACCOMPLISHED**

▪ **THINGS ARE CHANGING**

▪ **OUR VISION**

▪ **MOVING FORWARD**

MOVING FORWARD - WHAT DO WE DO NEXT?

1. Share and present the information, and check

2. Create task force to move process forward

3. Select firm to conduct market study

- Town center housing options
- Commercial/retail/restaurant options

4. Identify next steps for revitalization

A high-angle photograph of a large, diverse group of people, including men, women, and children, gathered on a paved street. Many are wearing red, white, and blue clothing, suggesting a patriotic or summer-themed event. Some individuals are waving at the camera. The group is spread across the width of the street, with some people standing on the sidewalk in the background. There are trees and greenery along the sides of the street. In the foreground, there are black power lines and a string of red, white, and blue triangular bunting flags. A yellow speech bubble is overlaid on the left side of the image.

**THANK
YOU!**