

Upper Darby Township Comprehensive Plan
Public Meeting Number Two – Highland Park Elementary School
June 4, 2002

Meeting participants were asked to list the strengths and weaknesses of Upper Darby Township, as well as comment on opportunities for change.

Strengths

- Unique architecture
- Regional access
- Good commercial infrastructure at 69th Street
- Cultural diversity
- Schools are central focus of neighborhoods
- Convenience and walkability
- Quality schools
- Strong neighborhoods
- Excellent sidewalk network
- Mixed use neighborhoods
- Quality police and fire service
- Libraries
- Quality older housing stock
- Quality affordable housing
- Good sanitation and snow removal service
- Rich history

Weaknesses

- Crime
- Noise
- Litter
- Poor perception of Upper Darby from outside the Township
- Taxes are higher than surrounding communities
- Illegal parking in residential neighborhoods
- High traffic speeds in residential neighborhoods
- Abandoned houses
- Too many absentee landlords – not maintaining properties

- Too many rentals vs. home owners
- Juvenile delinquency
- Lack of open space and sports facilities
- Declining property values
- Commercial vacancies – historic disincentive in Upper Darby to business development
- Abandoned cars
- Stonehurst area – very run down
- Poor appearance of West Chester Pike
- Weak code enforcement
- Commercial vehicles parked on residential streets
- Commercial businesses are old looking
- 69th Street businesses no longer serve the residents of Upper Darby
- Need to attract more ratables
- Need more involvement from County officials
- Lack of civic communication to different ethnic groups
- Need more citizen involvement and responsibility
- Incompatible businesses located near residences
- Too many bars
- Educated young people are not staying in Upper Darby
- Controversy over the fate of the 69th Street bridge

Opportunities for Change

- Market Upper Darby to attract entrepreneurs
- Invest in key sites, i.e., the McClatchy Building
- Identify a center of Upper Darby
- Develop a more comprehensive recycling program
- Explore employer assisted housing incentives
- Take advantage of nearby resources, i.e., Penn, technology firms, pharmaceutical companies) – attract spin-off businesses and residents
- Neighborhood marketing program like Philadelphia's NTI
- Get input from the business community
- Implement Rail-to-Trails
- Develop more civic and business organization to target problem areas