

R A D N O R T O W N S H I P

4:TK

T O W N S H I P M E R I O N T O W N S H I P L O W E R

M A R P L E T O W N S H I P



- KEY:
- LOW DENSITY SINGLE FAMILY RESIDENTIAL
 - MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
 - HIGH DENSITY SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - INSTITUTIONAL
 - UNRELATED COMMERCIAL
 - OPEN SPACE RECREATIONAL
 - SHOPPING CENTER
 - OFFICE
 - UTILITY
 - LIGHT INDUSTRIAL
 - HIGH INTENSITY MIXED USE
 - COMMERCIAL AREA

FUTURE LAND USE MAP



UPPER

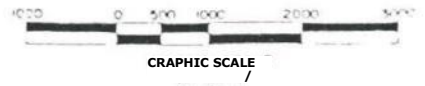
D A P E I Y

T O W N S H I P

PHILA.

TOWNSHIP OF HAVERFORD

DELAWARE COUNTY, PA.



Neighborhood 1: Brynford

This neighborhood is bounded by the Radnor Township Line, the Lower Merion Township line, College Avenue, and the SEPTA High Speed Line tracks. It is also traversed by Haverford Road, Lancaster Avenue, and Railroad Avenue.

This neighborhood is one of the most diverse in the Township. It contains an intensive strip commercial district along Lancaster Avenue, extending into Lower Merion Township, and office development along Haverford Road, particularly south of County Line Road and north of College Avenue. Institutional uses in the neighborhood include the Bryn Mawr Center for the Arts, two large nursing homes, the Chateau and Bryn Mawr Terrace, a portion of the Our Lady of Good Counsel Roman Catholic Church, the Haverford Friends Meeting House and School, and a portion of the Haverford School. The neighborhood is also served by two parks, Polo Field and Preston Field. A commuter light rail station is located on the SEPTA tracks, north of College Avenue.

Residential uses within the neighborhood are also diverse. Housing types range from single-family detached dwellings on lots exceeding one acre in size to row homes. Single-family detached homes on smaller lots predominate, but the neighborhood has one of the largest concentrations of semi-detached (twin)

homes in the Township.

Brynford also contains one of the highest concentrations in the Township of non-conforming uses with respect to the zoning ordinance. A 1975 study of this neighborhood by the Planning Department revealed 28 such uses which did not conform to the zoning ordinance. Such uses may be legal if established prior to any zoning in the Township, or if in conformity with the zoning ordinance at the time of their establishment. Nonetheless, they can have an impact on neighborhood development. Non-conforming uses included a large number of construction contractors operating in residential areas, scattered commercial activity, and an iron working establishment.

Several alternative future land use alternatives were prepared for this neighborhood to evaluate the potential for expansion of office, multi-family, and varying densities of single-family residential uses at selected sites where redevelopment appeared likely. The future land use plan recommended by the Planning Commission, however, was one which builds on the existing character of development and generally does not propose any major changes. A corridor of office use is proposed along the east side of Haverford Road from County Line Road to an area north of Polo Road, and on the west side of Haverford Road an office district is proposed to include the areas of existing development south

of Landover Road and between West Avenue and College Avenue. The balance of Haverford Road is proposed to remain residential and institutional. Brynford contains a large stock of moderately priced, higher density, single-family dwellings which is a resource in scarce supply in this Township. The plan proposes to preserve and expand these uses in the area along Preston Avenue, Buck Lane (west of Railroad Avenue, Penn Street, Martin Avenue, and Dayton Road. The Plan also proposed to expand the Office District along both sides of Haverford Road south of Landover Road and to establish a Multi-Family District further south on Haverford Road. The balance of the neighborhood remains consistent with current development patterns.