



Executive Summary

The Ardmore Master Plan presents a comprehensive framework and strategic vision to guide the future development and enhancement of the commercial district. With Ardmore experiencing a surge in new investments, the town is witnessing a vibrant influx of shops and activities. This current success can be attributed, in part, to the diligent efforts made during previous master planning initiatives in the early 2000s. The purpose of this document is to outline the key objectives, strategies, and recommendations that will steer Ardmore's growth in alignment with the community's desired vision. The plan was developed with extensive public input and a great amount of enthusiasm for the future of Ardmore. As was said many times throughout the process, it is a 'where are we, where do we want to be, and how do we get there' document.

Purpose and Scope:

The master plan aims to analyze the existing conditions of the commercial district, articulate a community vision for the Ardmore commercial area, update community priorities around community character, circulation, and new development, and integrate recent/planned developments with multi-modal transportation improvements and public realm enhancements to create a high-quality, pedestrian-oriented downtown.

Key Findings:

After conducting an extensive analysis of the district and gathering valuable input from the community, several common themes have emerged. These themes have been instrumental in shaping the goals, which are centered around achieving the following three major objectives:

- **Strong Economic Vitality:** One of the primary goals is to ensure the district's economic vitality and prosperity.
- **Vibrant and Sustainable Public Realm:** Creating a vibrant and sustainable public realm entails designing and developing public spaces that are inviting, accessible, and aesthetically pleasing.
- **Safe and Convenient Multimodal Connections:** Enhancing the safety and convenience of multimodal connections is crucial to the success of the commercial district.

Recommendations:

To unlock the district's full potential, the following strategic recommendations are proposed in the Master Plan:

- **Policies and Strategies:** A series of recommended regulatory changes and strategies that aim to facilitate desired development and encourage reinvestment in appropriate areas. These recommendations include zoning strategies, parking strategies, affordable housing strategies, and retail strategies.
- **Strategic Public Investments:** Recommendations are provided to consider how streets and public areas of Ardmore can be transformed to facilitate all modes of transportation and create vibrant places for the community. This includes recommendations focused on multimodal transportation and streetscape and placemaking.

Conclusion:

The Ardmore Master Plan provides a roadmap for transforming the commercial district into a thriving, sustainable, and people-centered destination. By strategically implementing the recommended strategies as needed, and collaborating with stakeholders, we can shape a vibrant district that capitalizes on its strengths, enhances its identity, and fosters economic prosperity for years to come.