

Key Issues and Opportunities

This comprehensive plan is based on an understanding of relevant conditions that are expected to influence, and be influenced by, the plan. The following provides an overview of the major strengths on which to build Modena's future physical development.



1 Resource Preservation

Situated on the West Branch Brandywine Creek, Modena is rich in natural resources, historic resources, and environmentally sensitive areas that help define the Borough's character. Conservation and appropriate management of the Borough's natural resources are essential for maintaining and protecting forested areas, steep slopes, surface water, and groundwater, and can help the community to achieve natural resource protection goals. Preservation of historic resources allows for celebration of community and a maintaining of the small town character that makes the Borough a special place.



3 Housing

One of the defining features of the Borough is its residential neighborhoods that significantly contribute to its small-town aesthetic and charm. Housing options in Modena include a range of choices for current and future residents of the Borough. As much of the Borough was developed well over fifty years ago, active property maintenance and efforts to educate residents on programming that provides housing assistance is essential to ensure residential neighborhoods remain attractive and vibrant.

2 Connectivity

Connectivity for transportation modes is critical for the ability to travel safely and efficiently within and beyond the Borough. Safe and regularly maintained transportation infrastructure is essential for residents and visitors alike to access homes, jobs, and recreational amenities. Further, improving access to multimodal facilities and public transportation can provide health benefits, reduce traffic congestion, and help maintain convenient access throughout the Borough and beyond.



4 Economic Development

Modena is predominately a residential community with a significant industrial legacy. The Borough developed with substantial industry along the flats north of the Brandywine and supporting residential areas located to the south. Contemporary Modena does still reflect this historic development pattern; however, its industrial base has declined since the late 20th century. Although Modena is positioned relatively close to retail and commercial opportunities of the Coatesville region, the Borough does not have retail options within its municipal boundary to best serve its residents. Innovative approaches are needed to encourage appropriate commercial development and redevelopment that further enhances overall quality of life.



THE BARN

Our Vision

Modena is a residentially-oriented community that takes pride in its history; protects its natural resources; and values its human resources by providing adequate and affordable housing, safe neighborhoods, essential facilities and services, and opportunities for public involvement.

The Borough offers a business friendly environment and willingly collaborates with surrounding municipalities to provide those services beyond its capabilities - all of which contribute to Modena's casual atmosphere and small town, village appeal.