Beginning in 2002, the expansion of Bryn Mawr Hospital brought about significant changes in the Bryn Mawr area of Lower Merion Township, Montgomery County. The acquisition of a significant number of residential properties adjoining the main hospital campus spurred the Bryn Mawr Civic Association to ask the Township to undertake to create a Master Plan for the area.

Funding for the Bryn Mawr Village District Master Plan, Transit Revitalization Investment District (TRID) Study, and Village District Zoning Ordinance came from the following sources:

- Lower Merion Township and Bryn Mawr Hospital funding - $100,000
- Lower Merion Township Community Development Block Grant funds - $150,000
- Delaware Valley Regional Planning Commission grant - $75,000
- PA Department of Community and Economic Development LUPTAP grant - $75,000
- Township staff in-kind services

The Bryn Mawr Master Plan proposed the following goal oriented development principles:

- Create a network of pedestrian friendly streets
- Celebrate the points of arrival into the village center
- Encourage transit oriented and supportive uses in the area around the train station
- Concentrate retail on Lancaster and Bryn Mawr Avenues
- Connect the hospital and schools into the village center
- Promote a variety of housing types in the village center
- Develop civic public spaces that promote community use

Increased real estate tax values are estimated at $18-22M (realized through the Bryn Mawr TRID). Public improvements such as parking facilities, traffic and street infrastructure would be primarily funded by increased real estate tax revenues. The revenue generation would be realized from private investment in improvements such as the Municipal Parking Lot 7, Bryn Mawr Hospital’s eligible additions and improvements such as a Medical Office Building, the proposed Central Avenue redevelopment and the “Verizon Lot” redevelopment.

“Traveling westward through the Main Line from historic Philadelphia, or eastward from exurban King of Prussia, Bryn Mawr will stand out as a distinctive village within the region.”

——Bryn Mawr Master Plan

Municipal Parking Lot 7 Development Opportunity

Key Milestones in the Bryn Mawr Planning Projects

| Bryn Mawr Hospital begins planning for expansion and property acquisition | 2002 |
| Board of Commissioners appoints Ad Hoc Bryn Mawr Committee to oversee planning for Bryn Mawr | 2004 |
| Bryn Mawr Village Zoning District approved by Board of Commissioners | 2006 |
| Bryn Mawr TRID Plan Complete | 2008 |
| Bryn Mawr TRID Plan Complete | 2009 |