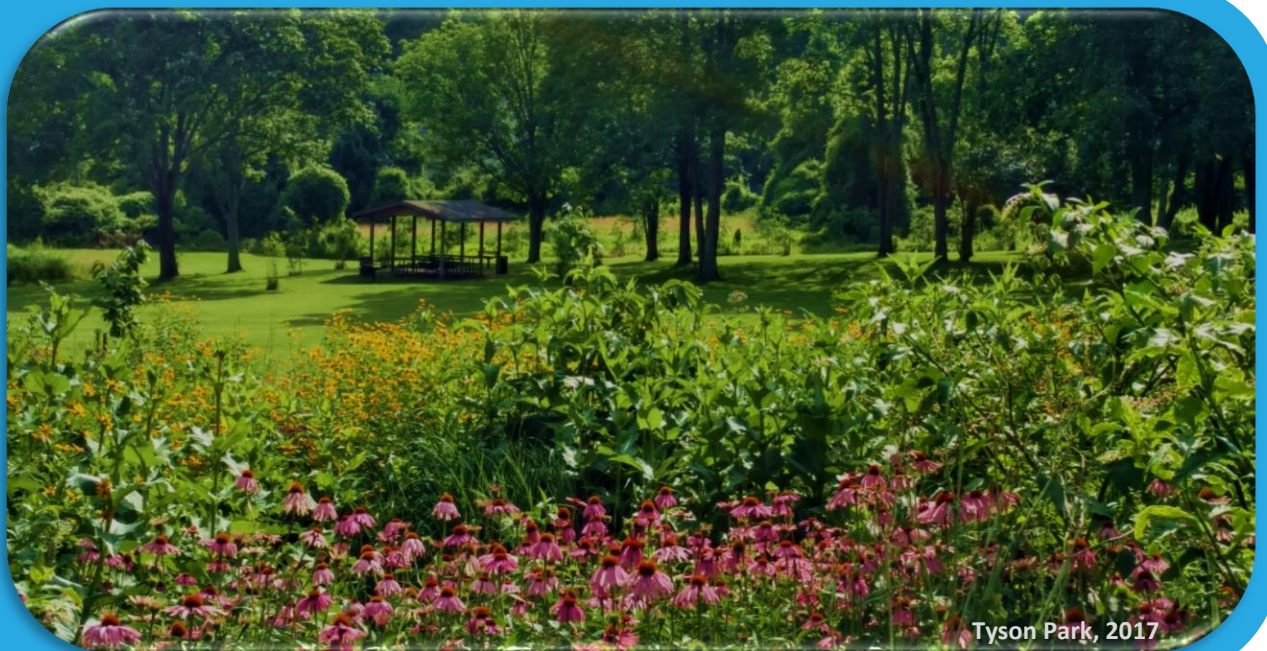


WESTTOWN TOWNSHIP COMPREHENSIVE PLAN UPDATE

2019



Tyson Park, 2017

RESOLUTION 2019-07

**A RESOLUTION BY THE WESTTOWN TOWNSHIP BOARD OF SUPERVISORS
TO AMEND THE WESTTOWN TOWNSHIP COMPREHENSIVE PLAN**

WHEREAS, Article III of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended) authorizes municipalities to prepare and adopt municipal comprehensive plans; and

WHEREAS, the Westtown Township Board of Supervisors authorized the preparation of an amendment to the Westtown Township Comprehensive Plan; and

WHEREAS, the Amendment to the Westtown Comprehensive Plan was prepared by the Brandywine Conservancy and Thomas Comitta Associates, Inc, with input from the Comprehensive Plan Update Task Force, which was comprised of members of the Township Planning Commission and Township residents; and

WHEREAS, the Amendment to the Westtown Comprehensive Plan was thereafter presented to and recommended by the Westtown Township Planning Commission to the Board of Supervisors at a public meeting on June 6, 2018; and

WHEREAS, the Amendment to the Westtown Comprehensive Plan was forwarded to the Chester County Planning Commission, the West Chester Area School District, and adjoining municipalities for their review and comment; and

WHEREAS, the Westtown Township Board of Supervisors held a public hearing on the Amendment to the Westtown Comprehensive Plan on March 18, 2019, pursuant to public notice, as required by the Municipalities Planning Code; and

WHEREAS, the Westtown Township Board of Supervisors desires to amend the Westtown Comprehensive Plan in accordance with the provisions of the Municipalities Planning Code in the form attached hereto as Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED THAT:

SECTION 1. The Westtown Township Board of Supervisors adopts this Amendment to the Westtown Comprehensive Plan entitled "Westtown Comprehensive Plan Update 2019," hereinafter referred to as "Amendment," in accordance with Article III of the Pennsylvania Municipalities Code.


SECTION 2. The Amendment revises the Township's Growth Management Plan (2001) and builds upon the Township's Open Space, Recreation and Environmental Resources Plan (2014). A true and correct copy of the Amendment is attached hereto as Exhibit "A" and incorporated herein by reference as though set forth fully herein, including all charts, tables, diagrams, appendices and textual matter contained therein.


SECTION 3. Nothing in this Resolution shall be construed to affect any suit or proceeding pending in any court, or any rights or liability incurred, or any permit issued or approval granted, or any cause or causes of action existing prior to the adoption of this Resolution.

SECTION 4. This Resolution shall become effective and be in force immediately.

ADOPTED as a Resolution this 18th day of March, 2019.

Westtown Township
Board of Supervisors





Scott E. Yaw, Chair

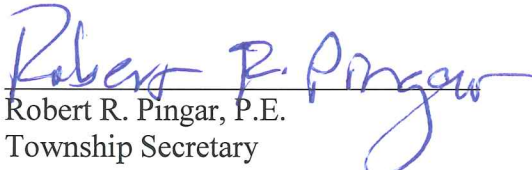


Michael T. Di Domenico, Vice-Chair



Carol R. De Wolf, Police Commissioner

ATTEST:



Robert R. Pingar, P.E.
Township Secretary

Westtown Township Comprehensive Plan Acknowledgements

This Comprehensive Plan Update was not possible without its participants who dedicated their personal time, provided professional expertise and guidance, and assisted in formulating a future for the community they love and live in. We would like to thank everyone for participating in a successful completion of the Comprehensive Plan Update 2019.

Westtown Township Board of Supervisors

Scott E. Yaw, Esq., Chair
Michael T. Di Domenico, Vice-chair
Carol R. De Wolf, Police Commissioner

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Russell Hatton, Vice Chair	Steven Rodia
Elaine Adler	Edward Yost (former member)
John Embick	

Westtown Township Historical Commission

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Gail Guterl, Vice Chair	Paul Mullin
Pamela Boulos, Secretary	David Walter
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Westtown Township Comprehensive Plan Acknowledgements

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This Plan was funded in part through a grant from Chester County Vision Partnership Program, administered by the Chester County Planning Commission.

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PREFACE

On March 18, 2019, the Westtown Township Board of Supervisors adopted an update to the Township's Comprehensive Plan intended to guide the development and preservation of Westtown and its neighborhoods over the next 20-year planning horizon.

This Plan is focused on preserving and enhancing Westtown's livability. In the pages which follow, you will learn a great deal about Westtown Township, its Comprehensive Plan, and the plan elements of greatest importance today.

Why Does the Comprehensive Plan Matter?

The Pennsylvania Municipalities Planning Code (MPC) requires that every municipality review its Comprehensive Plan every ten years. This requirement recognizes that change is constant: changes in people, their diversity and their lifestyles; changes in the landscape and development patterns; changes in resource management; changes in accessibility and demands for services.

Each change brings new challenges. Facing challenges requires vision. The Township recognizes and seeks to protect the natural, historic and remaining rural features of its otherwise suburban landscape, develop its social and geographic connectivity, and promote a diverse and vibrant community that can be sustained over time.

This Plan recommends that the Township fund modification of policies, administration, staffing and budget needed to achieve the following goals over its planning horizon:

Goal 1: Conserve and Enhance Community Character.

Goal 2: Promote Community Connectivity.

Goal 3: Embrace a Diverse, Livable Community.

Goal 4: Maintain Public Infrastructure Needs.

Goal 5: Provide Effective Township Services.

What Are We Going to Do?

After months of research, inquiry, input, and feedback, and evaluating the complexity of challenges, the following four key priorities are recommended:

- Continue monitoring the Comprehensive Plan's progress in meeting its objectives;

Westtown Township Comprehensive Plan

Preface

- Consider amending Township regulatory provisions to preserve the nature of present neighborhoods, particularly with respect to potential in-fill development, focusing on: the unique needs of Westtown's numerous institutional properties; mixed use zoning opportunities; safe pedestrian and vehicular access interconnections; and natural, historic, scenic and energy resource conservation;
- Consider a voter referendum on open space land conservation to allow Township residents to decide about the establishment of a dedicated revenue source for open space acquisition and preservation. The Board of Supervisors intends on educating the residents on the process of open space preservation;
- Consider development and adoption of the "Official Map" with a focus on open space preservation, parkland, desired trail/sidewalk connections, and other future public improvements.

Specific recommendations, their rationale and implications, are described in detail in the several topical chapters. The highest priorities are summarized in Chapter 12, followed by a table summarizing all recommendations to be considered.

CHAPTER ONE: INTRODUCTION

Westtown Township is a very special community, with many historic buildings, natural creek valleys, tree-canopied roads, beautiful homes, vibrant schools, a rolling landscape, and a high quality of life.

While Westtown has experienced great change over the last few decades, much change has been accommodated in a manner that maintains the special community character.

Westtown is worthy of continued special efforts to carefully guide changes and preserve the most important features of the community. Changes and growth can be carefully managed so that they enhance community character, quality of life, and our community goals. This is the purpose of the Comprehensive Plan.

What is the Comprehensive Plan?

This Comprehensive Plan is intended to guide the development and preservation of Westtown and its neighborhoods over the next 20 years as per the goals, objectives and strategies included herein.

This Plan establishes implementation recommendations for future land uses, natural and cultural resource conservation, open space preservation, parks and recreation, transportation, and community

facilities.

The Plan serves as a foundation for revisions to the Township's land use regulations.

The Township's main sets of regulations for land use are the Zoning Ordinance and the Subdivision and Land Development Ordinance (SALDO).

While the Comprehensive Plan provides guidelines, the Zoning Ordinance primarily controls the types and intensities of the various land uses and design standards for their existing use and future development.

The SALDO primarily establishes the procedures for approving new lots and other land developments. The SALDO also establishes design standards for the construction of roads, stormwater management and other improvements.

The other land use regulation that the Township may consider is an Official Map, which will offer the Township a means to formalize the potential set-aside of lands for public purpose.

How Was This Plan Developed?

This Comprehensive Plan builds upon the Township's Growth Management Plan (2001) and the Open Space, Recreation and Environmental Resources Plan

Westtown Township Comprehensive Plan

Chapter One: Introduction

(OSRER, 2014). This Plan was developed by an extensive public participation process, specifically:

- Establishment of the Comprehensive Plan Task Force
- Organizing the Community Visioning Session
- Conducting stakeholders' interviews
- Formulating overall vision statement, goals, objectives and strategies
- Design and analysis of the Community Values Survey
- Analyzing maps and data of existing conditions
- Reviewing Future Land Use Plan
- Holding a Community Forum
- Development of recommendations and implementation priorities
- Organization of several public meetings

Summary of Public Participation Program

The Plan is a document that reflects the goals and priorities of the individual municipality. As such, development of the plan was guided by Township citizens and with opportunities for input and feedback from the general public.

Task Force

Westtown Township hired two consulting firms, Brandywine Conservancy and Thomas Comitta Associates, to work with an appointed 12-person Task Force, consultants, and the Board of Supervisors to assist in preparation of this Comprehensive Plan Update. This Task

Force was led by the Chair and Vice Chair of the Township Planning Commission and was comprised of Township residents representing an array of industries and experience.

Township staff, including the Planning Director, attended monthly meetings from April 2016 through June 2018 to discuss the Township's vision, provide direction on the major plan elements and to assist in mobilizing the public to participate in the plan's formulation.

One of the first tasks given to the Task Force members was to depict and describe "places they loved" and "places in need of improvement" within the Township. This exercise resulted in a map that quickly honed in on strengths and weaknesses of the Township. The Task Force shared a key desire for the plan to gather the views and priorities of Westtown residents and businesses.

To that end, the planning process maximized opportunities for public participation throughout the two year planning period. These occurrences included:

- Stakeholder interviews;
- Community Visioning Session held on June 23, 2016;
- Community Values Survey conducted during the summer of 2017;
- Community Forum held on October 11, 2017;
- Planning Commission Public Meeting held on June 6, 2018; and
- Public Hearing before the Board of Supervisors on March 18, 2019.

Westtown Township Comprehensive Plan

Chapter One: Introduction

Stakeholder Interviews

The Task Force developed a list of stakeholders who had a specific interest, knowledge, or perspective on Westtown Township that could inform the Comprehensive Plan. These included large area landowners, farmers, developers, County officials, representatives from adjoining municipalities, West Chester Area School District (WCASD), Pennsylvania Department of Transportation (PennDOT), and others.

More than 20 interviews were conducted. Several themes were heard throughout the interviews, ranging from the importance of transportation and open space to the impacts of rapidly changing technologies, service demands stemming from an aging population, and the need to actively engage with the County and other partners in the region.

Community Visioning Session

On Wednesday, June 23, 2016, the Township hosted more than 80 residents at a Community Visioning Session intended to kick off the public's participation in the Comprehensive Planning efforts and listen to their priorities regarding quality of life, future improvements, and spending. Attendance was notable for a fair representation from all geographic areas of the Township and a high proportion of long-time residents.

In large part, the Community Visioning Session confirmed the same "places loved" and "places needing improvement" that had been identified by the Task Force. These included Township parks and open spaces (both public and private), highly valued

farmland, traffic congestion, need for more walking trails, and need for further improvements to Township properties.



Community Vision Session at Bayard Rustin High School, 2016

Community Values Survey

The Task Force used the results of the Visioning Session and stakeholder interviews to develop draft goals, objectives and strategies on the many factors addressed in the Comprehensive Plan. Once completed, the Township hosted an online survey in the summer of 2017 to which more than 500 residents and business owners responded. The short survey asked respondents three primary questions relating to the draft goals, Township performance, and future spending priorities.

In general, respondents strongly or generally agreed with all of the draft goals, were satisfied with most of the services and qualities of the Township, and somewhat or fully supported increasing revenues (taxes, fees, grants, etc.) in order to preserve open space in the Township.

A complete copy of the survey results is included in the Appendix A (page 13-1).

Westtown Township Comprehensive Plan

Chapter One: Introduction

Community Forum

On Wednesday, October 11th, 2017, Westtown Township hosted more than 50 people at a Community Forum.

Attendees viewed 18 display boards that reflected the emerging goals and objectives of the Comprehensive Plan. These objectives included: “Foster historic and scenic resource protection”, “Preserve the remaining valuable open spaces” (in the township), and “Promote high quality housing choices”. Attendees “voted” on the strategies that were most important to them and provided comments. Nearly 80 comments were received.

Input from the Forum was reviewed by the Township Task Force in concert with the results from the Online Survey and used to formulate the draft Comprehensive Plan Update.

Adoption

With a complete draft in hand, a public meeting was held by the Township Planning Commission on June 6, 2018. The final draft plan was refined to respond to suggestions and concerns expressed by the public and Township officials and recommended to the Board of Supervisors for adoption. Upon further review, the Comprehensive Plan Update was adopted by the Board of Supervisors on March 18, 2019.

Plan Components

Preface

Chapter One:	Introduction
Chapter Two:	Westtown Township Context
Chapter Three:	Vision, Goals, Objectives and Strategies
Chapter Four:	Demographics
Chapter Five:	Natural Resources
Chapter Six:	Cultural Resources
Chapter Seven:	Open Space, Parks, Recreation and Trails
Chapter Eight:	Community Facilities
Chapter Nine:	Transportation Facilities
Chapter Ten:	Energy Conservation
Chapter Eleven:	Future Land Use and Housing
Chapter Twelve:	Implementation Recommendations

The eight chapters prior to Chapter Twelve contribute to the overall development of the plan on a topical basis.

Chapter Two describes the basic context of planning in Westtown Township, while Chapter Three sets forth an overall vision statement and series of goals, objectives and strategies reflecting the public participation process described above.

Chapter Four describes the demographic status of Westtown and its changes over time and summarizes key demographic issues for future planning.

Chapters Five and Six detail the wealth of natural and cultural resources that underpin the quality of life in Westtown and make recommendations to promote their conservation and sustainable use.

Chapters Seven, Eight and Nine describe the broad pallet of community and transportation facilities and make recommendations for their sustainable use and improvement.

Chapter Ten describes energy usage in Westtown today and looks toward means to improve upon efficient use and conservation.

Chapter Eleven examines the status of land use and housing in Westtown, the impact of the regulatory role played by the Township, and means to meet emerging needs while protecting community character.

Finally, Chapter Twelve looks at all of the recommendations stemming from the prior chapters and sets a priority implementation agenda.

Westtown Township Comprehensive Plan

Chapter One: Introduction

List of Appendices

Appendix A: Survey Results

Appendix B: Stakeholders Interviews

Appendix C: Demographic Tables

List of Maps

The following maps are formatted at 11" X 17" and are listed in the order that they are referenced in the text of Chapters Five through Eleven:

- Water Features
- Stream Quality
- Riparian Buffers
- Predominantly Hydric Soils
- Steep and Prohibitive Slopes
- Prime Agricultural Soils
- Natural Heritage Program
- Special Environmental Concerns
- Woodlands
- Historic Resources
- Parks and Open Space
- Protected and Unprotected Open Space
- Community Facilities
- Road Ownership and Accidents
- Roadway Functional Classifications
- Local Bus Service
- Trails
- Existing Land Use
- Zoning
- Future Land Use

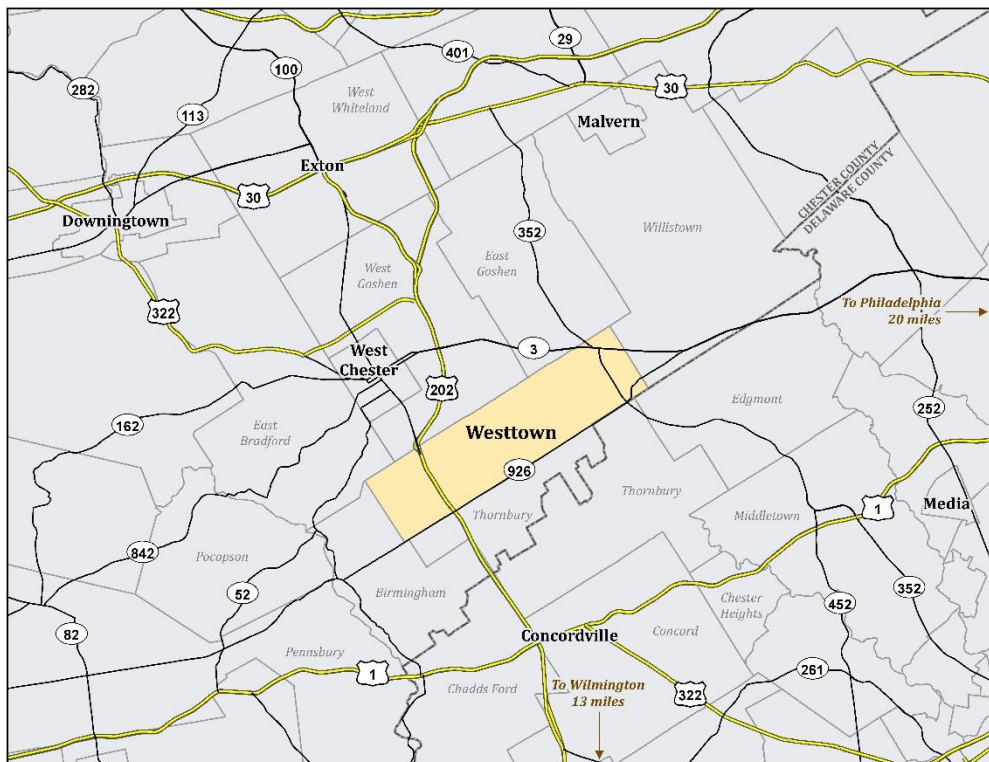
CHAPTER TWO: WESTTOWN TOWNSHIP CONTEXT

Westtown Township is the second oldest municipality in Chester County. It stretches in a long rectangular shape for over five miles in a southwest-northeast direction.

The Township is less than one mile southeast of West Chester Borough and approximately 16 miles west of Philadelphia. It is in eastern Chester County in an area that continues to experience intense growth, however much of the Township is essentially built out. Westtown's growth derived from its close proximity to the Chester County seat (West

Chester Borough), its physical attractiveness, access to schools, open spaces, major roads, regional rail train stations, and reasonable commuting distance to growing employment centers along the Route 202 corridor and greater Wilmington, Delaware.

The map below displays the Township's and surrounding municipalities' political boundaries, and the Township's location in relevance to major roadways.



Westtown Township Comprehensive Plan

Chapter Two: Westtown Township Context

Four major state highways traverse Westtown Township:

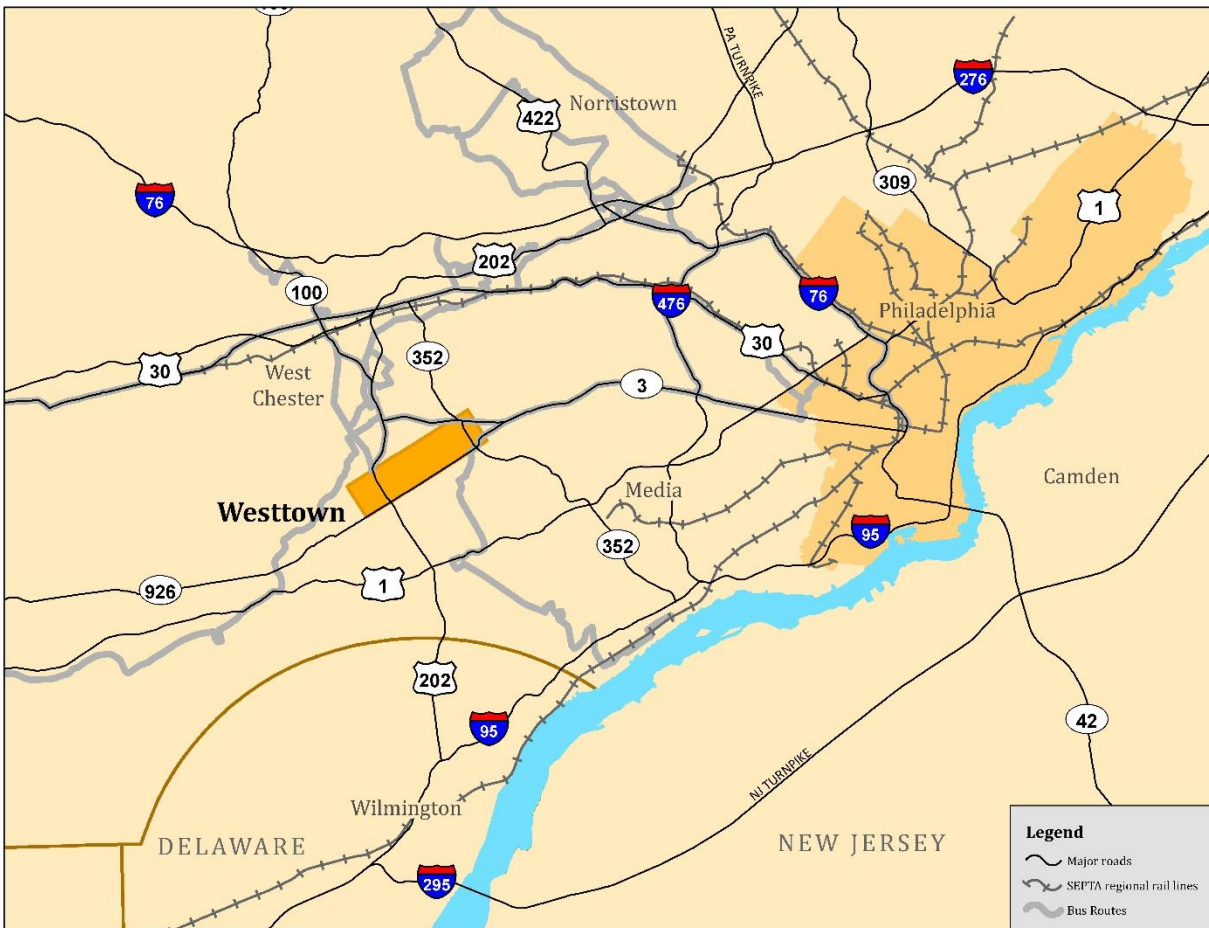
U.S. Route 202, a major highway connecting King of Prussia to the north and Interstate 95 to the south,

PA Route 352, connecting PA Route 30 with US Route 1,

PA Route 3, connecting West Philadelphia with West Chester Borough, and

PA Route 926, connecting PA Route 3 with southern Chester County.

The map below displays Westtown's location in the region, major transportation network and public transit options.



Westtown and Adjacent Municipalities

Westtown Township is surrounded by eight municipalities in two separate counties – Chester and Delaware. Due to the impact that planning and forms of development that occur in neighboring communities may have on Westtown’s future and quality of life, it is important to review the consistency of local plans and land use regulatory provisions in these neighboring municipalities along their borders with the Township.

Chester County

Thornbury Township

Shared Boundary: 4.37 miles

Future Land Use Plan:

- Areas adjacent to Westtown are indicated as Low Density Residential, Institutional, Agriculture/Residential, Commercial-Retail, Township Parks, and High Density Residential; while varied, these uses are generally consistent with adjacent uses in Westtown along this boundary.
- Development potential is relatively high along the Westtown boundary.

Zoning:

- The zoning along the Westtown boundary is Residential/Plan Residential Development/Mobile Home (A/PRD/MH), Township Owned Property (T), Agricultural/Residential Large Lot (A), Agricultural/Residential Small Lot (A), Multi-Purpose District (MP), more diverse than across the line in Westtown, but generally consistent.

Additional Notes:

- Thornbury proposes a number of trail connections that would benefit from coordination with Westtown.
- Thornbury, consistent with this Plan, notes the desirability of safe non-motor-vehicular crossing of Route 202, notably at or near the PA 926 intersection.

West Goshen Township

Shared Boundary: 3.17 miles

Future Land Use Plan:

- Current and future land use patterns include Public Institution, Open Space, Commercial-Retail, Low Density Residential, Light Industrial, and Utilities and are generally consistent with present and future land use across the boundary in Westtown.
- Development potential is low along the Westtown boundary.

Zoning:

- The zoning along the Westtown boundary is R-3 Residential, Light Industrial L-2, and Limited Highway Commercial C-3, also generally consistent with Westtown’s zoning.

Additional Note:

A continuous, interconnected, township-wide trail system is proposed to encourage pedestrian and bicycle access to a variety of destinations, including residential developments, employment centers, schools, special natural features, shopping, and specific sites for recreational facilities.

Westtown Township Comprehensive Plan

Chapter Two: Westtown Township Context

East Goshen Township

Shared Boundary: 1.95 miles

Future Land Use Plan:

- Areas adjacent to Westtown are indicated as Two-Family Residential, Multi-family Residential, and Single-family Residential, generally consistent with existing mixed residential densities (proposed for “Neighborhood Conservation”) and Mixed Use development (reflecting existing conditions) along PA 3 in Westtown.
- Development potential is low along the Westtown boundary.

Zoning:

- The zoning along the Westtown boundary is Urban Residential (R5), High density suburban Residential (R4), Low Density Suburban Residential (R3), and Low Density Suburban Residential (R2).
- While some of the residential zoning on the Westtown side of the boundary is lower density (R-1 and R-2), there are natural buffers near the boundary due to existing topography and vegetation.
- Commercial zoning along PA 3 in Westtown abuts the highest density residential zoning in East Goshen.

Birmingham Township

Shared Boundary: 1.55 miles

Future Land Use Plan:

- Areas adjacent to Westtown are indicated as Permanent Open Space or Residential Low Density, consistent with neighboring lands in Westtown and unlikely to change.

- Birmingham’s future land use plan focused on maintaining the character and quality of existing land uses while allowing the few small remaining undeveloped and unprotected parcels to develop harmoniously with the existing land uses.
- Development potential is very low along the Westtown boundary.

Zoning:

- The zoning along the Westtown boundary is Residential–Agriculture (RA) and Residential 2 (R2), consistent with Westtown’s zoning.

Additional Note:

Birmingham has existing and proposed trails focusing on interpretation of the Battle of the Brandywine and potentially able to connect to trails in Westtown.

Willistown Township

Shared Boundary: 1.48 miles

Future Land Use Plan:

- Areas adjacent to Westtown are indicated as Rural/Agricultural/Preserved/Suburban Low Density, Suburban (Medium-High Density), Suburban (Medium Density), Offices/Campus; these uses are generally consistent with those on the Westtown side of the boundary although residential uses in Westtown are generally less intense.
- Development potential is low along the Westtown boundary.

Westtown Township Comprehensive Plan

Chapter Two: Westtown Township Context

Zoning:

- The zoning along the Westtown boundary is Residential Agriculture (RA) and Residential Agriculture (RA-1), not entirely consistent with the Willistown Future Land Use Plan, but relatively consistent with zoning in Westtown, excepting Westtown's commercial zoning along PA 3.

East Bradford Township

Shared Boundary: 0.68 miles

Future Land Use Plan:

- Areas adjacent to Westtown are indicated as Community Institutional and Open Space/Conservation.
- Development potential in this area is potentially high due to the presence of West Chester University, although it is likely that considerable open space will be made permanent in the process.
- Clustered housing development with significant open space is proposed on the Tighe Farm located near Westtown's western shared boundary.

Zoning:

- The zoning along the Westtown boundary is Planned University (PU), Residential 4 (R4), and Residential 2 (R2). On paper, these zoning districts provide for more intense development than Westtown's neighboring R-1 district, but they also require significant open space buffers.

Additional Note:

West Chester University's Gordon Natural Area, which is partly in Westtown Township, is connected to the Plum Run Greenway and proposed trail in East Bradford,

intended to ultimately provide for safe non-motor-vehicular travel from West Chester University to the Brandywine Creek at Brandywine Picnic Park.

Delaware County

Thornbury Township

Shared Boundary: 1.00 miles

Future Land Use Plan:

- Areas adjacent to Westtown are indicated as Commercial, Residential Development, and High-density residential; these designations are more intense than what exists or is planned in Westtown.
- Development potential is low along the Westtown boundary.

Zoning:

- The zoning along the Westtown boundary is Residential 1 (R-1), Commercial (C), Residential 3 (R-3), and Planned Apartment (PA), more intense than current R-1 and A/C zoning across the line in Westtown; however, most of the adjacent land in Thornbury is already developed.

Additional Note:

Thornbury encourages the implementation of a trail network that could interconnect with adjacent municipalities and take advantage of potential trail connections along Chester Creek.

Westtown Township Comprehensive Plan

Chapter Two: Westtown Township Context

Edgmont Township

Shared Boundary: 0.35 miles

Future Land Use Plan:

- Areas adjacent to Westtown are indicated as Low Density Residential, consistent with Westtown.
- Development potential is low along the Westtown boundary.

Zoning:

- The zoning along the Westtown boundary is Rural Residential (R-2), consistent with Westtown.

Additional Note:

Edgmont suggests the creation of a system of inter-connected trails to Ridley Creek State Park and to recreational amenities in neighboring townships such as the Darlington Trail system in Middletown, Delaware County, and the Okehocking Preserve in Willistown, Chester County.

Westtown's Government

The structure of Township government is summarized in the organizational chart on the following page.

Westtown is governed by an elected three-member Board of Supervisors. An appointed Township Manager directs the day-to-day administration of the Township government, assisted by additional staff including Directors of Finance, Public Works and Planning and Zoning.

Community planning and land development matters are first addressed by a seven-member volunteer Township Planning Commission who forward their recommendations to the Board of Supervisors.

The Parks and Recreation Commission is responsible for planning and executing park and recreation programs, and is consulted with for park improvements.

The Historical Commission inventories and studies historic buildings and properties, and promotes Westtown's history and the preservation of historic resources.

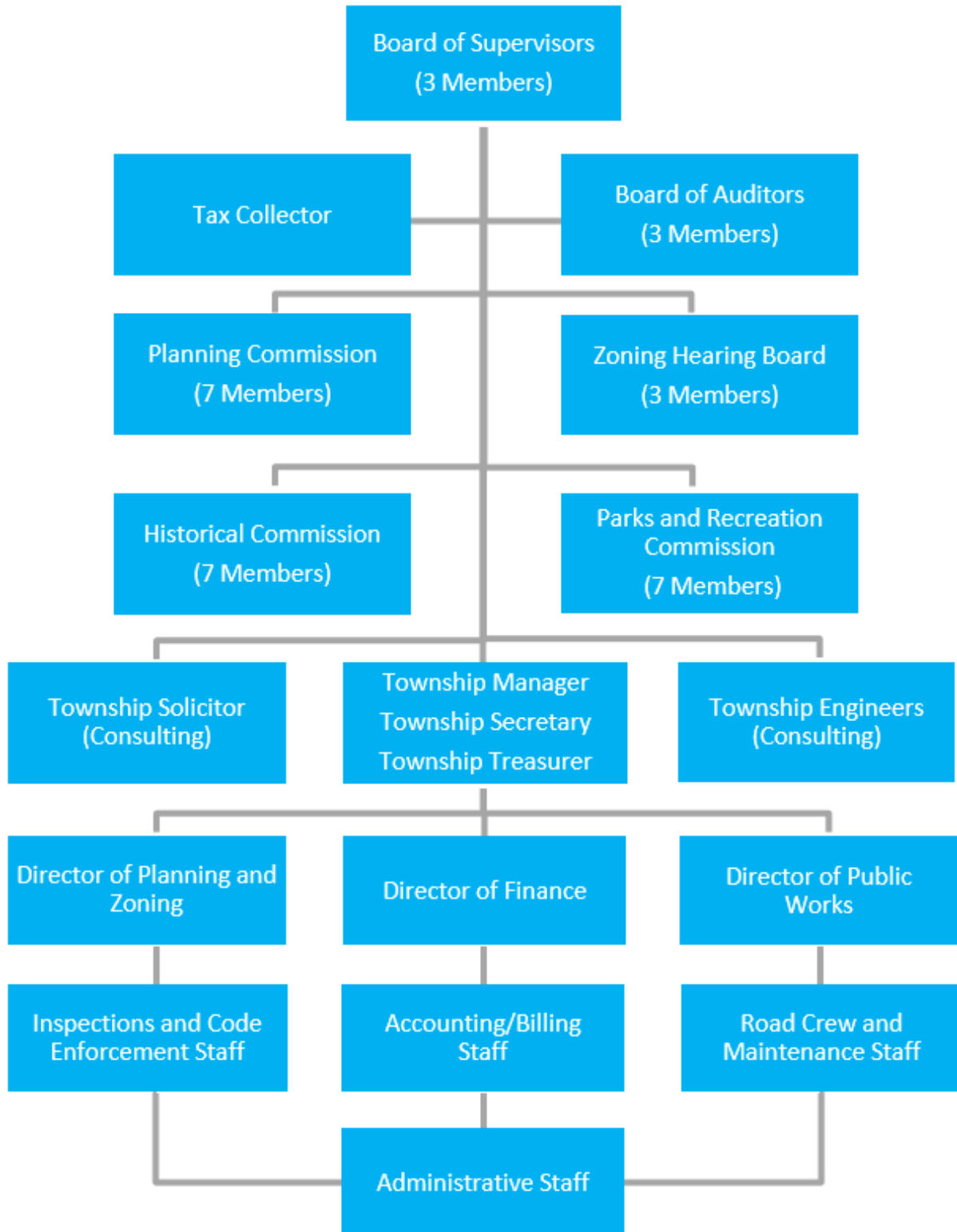


Westtown Township Administration Building, 2015



Westtown Dump Truck, 2014

Westtown Township Comprehensive Plan
Chapter Two: Westtown Township Context



Westtown Township Comprehensive Plan

Chapter Two: Westtown Township Context

Consistency with Municipalities Planning Code (MPC)

With a 20-year planning horizon for Westtown Township, this Plan, collectively with all its elements, meets the comprehensive planning requirements of the MPC (Article III, Section 301) as follows:

- “A statement of objectives of the municipality concerning future development” is encompassed in Chapter Three: Vision, Goals, Objectives and Strategies.
- “A plan for land use” and “a plan to meet housing needs” are intertwined in Chapter Eleven: Future Land Use and Housing.
- “A plan for movement of people and goods” is encompassed in Chapter Nine: Transportation Facilities.
- “A plan for community facilities and utilities” is dealt with in Chapter Eight: Community Facilities.
- “A statement of the interrelationships among the various plan components” is found in Chapter One: Introduction.
- “A discussion of short- and long-term plan implementation strategies” is encompassed in Chapter Twelve: Implementation Priorities.
- “A statement indicating . . . compatibility with existing and proposed development and plans in contiguous portions of neighboring municipalities” is found in the discussion in this chapter above.
- “A statement indicating . . . general consistency with the objectives and plans of the County comprehensive plan” is found in the discussion in this chapter below.
- “A plan for the protection of natural and historic resources” is embodied by Chapter Five: Natural Resources and Chapter Six: Cultural Resources.
- “A plan for the reliable supply of water” is dealt with cursorily in Chapter Eight: Community Facilities, considering that the entire Township falls within the service area of Aqua Pennsylvania with some properties remaining served by private wells.
- “A plan to promote energy conservation and the effective utilization of renewable energy sources” is addressed throughout the Comprehensive Plan in particular energy conservation measures, pedestrian network and innovative stormwater management approaches.

Consistency with Chester County's Landscapes Plans

This Comprehensive Plan follows on the footsteps of the prior Growth Management Plan (2001) that was intended to help carry out Chester County's "Landscapes" Comprehensive Plan, as originally adopted in 1996.

Landscapes was succeeded by *Landscapes2* in 2007, followed by *Landscapes3* adopted during the writing of this Plan at the end of 2018. In this on-going planning program, Chester County has placed a consistent emphasis upon proper management of development to avoid sprawl. The goal is to direct development to appropriate locations at a moderate density, in order to reduce the total amount of land that is consumed by development. By properly directing development, important natural areas, forests and farmlands can be preserved, the character of much of the County can be preserved, and costs for public services and infrastructure can be minimized.

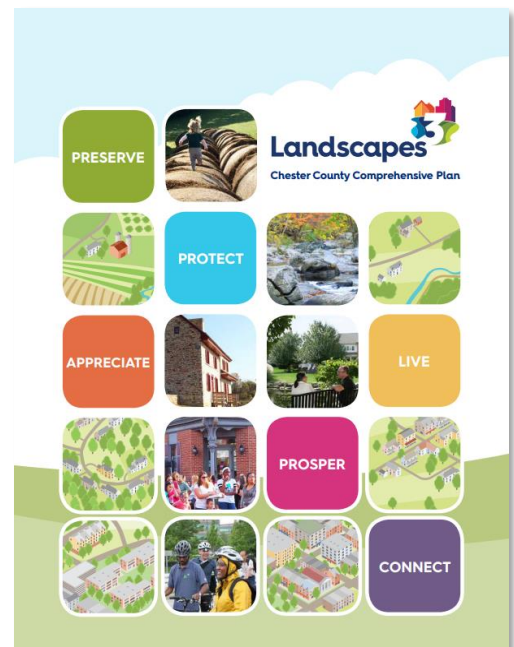
Nearly all of Westtown Township falls in what Chester County has designated the "Suburban" landscape, a "growth area" reflecting the reality of existing development patterns. Only a relatively small area in the west corner of the Township falls into the "Rural" landscape. This area encompasses the old Brinton's Quarry and a portion of Crebilly Farm.

This Comprehensive Plan is highly consistent with *Landscapes2* and is generally consistent with *Landscapes3*. The only mapping difference between the two plans is the removal of the "Urban"

landscape designation that, in *Landscapes2*, extends from the Borough of West Chester just to the edge of Westtown Township near Route 202. *Landscapes3* puts that area into the "Suburban" landscape, consistent with most of Westtown as noted.

This Plan promotes retention of viable residential neighborhoods and quality of life. It promotes compatible in-fill development and places a focus on more intense mixed use development and redevelopment on logical transportation corridors. It suggests linking new development to needed extension of infrastructure and increased walkability.

This Plan vigorously promotes conservation of natural and cultural resources and protection of open space.



Chester County's Landscapes3 Cover, 2019

Westtown Township Comprehensive Plan
Chapter Two: Westtown Township Context

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CHAPTER THREE: VISION, GOALS, OBJECTIVES AND STRATEGIES

Overall Vision Statement

Westtown Township recognizes and seeks to protect the natural, historic and remaining rural features of its otherwise suburban landscape, develop its social and geographic connectivity, and promote a diverse and vibrant community that can be sustained over time.

General Goal Statements

Consider funding, modify policy, fill administrative needs, and budget accordingly to achieve the following goals and their respective objectives and strategies over the planning horizon for this plan:

Goal 1: Conserve and Enhance
Community Character

Goal 2: Promote Community
Connectivity

Goal 3: Embrace a Diverse, Livable
Community

Goal 4: Enhance and Maintain Public
Infrastructure

Goal 5: Provide Effective Township
Services

Goal 1: Conserve and Enhance Community Character

Objective 1A. Preserve the remaining valuable open spaces.

Strategy One: Promote the long-term economic viability of private open space uses, including through appropriate regulatory provisions.

Strategy Two: If possible, expand the Township's agricultural security areas (ASAs) with landowner support.

Strategy Three: Collaborate with Chester County, state and federal agencies, area conservation organizations, and owners of valuable open spaces to achieve permanent land conservation objectives.

Strategy Four: Ensure that Township-owned open spaces are permanently available for public use.

Objective 1B. Foster historic and scenic resource protection.

Strategy One: Continue maintaining a comprehensive inventory of historic resources noting the specific locations of all structures and landscape features considered historic; support the Township Historical Commission in its efforts to educate residents, business owners, and visitors on their long-term value to the Township and region.

Strategy Two: Establish regulatory provisions to discourage demolition and promote the preservation of historic buildings, structures, and landscapes through owner/developer incentives.

Strategy Three: Consider formal designation of scenic roadways and landscapes/vistas and enactment of Township regulatory provisions to promote their preservation through landowner/developer incentives and applicable design standards.

Objective 1C. Protect natural resources and greenway corridors.

Strategy One: Consider updating Township regulations to adequately protect natural resources and require their restoration wherever possible, particularly in the context of new development.

Strategy Two: Promote protection of greenway corridors.

Strategy Three: Establish best practices for land stewardship on Township-owned properties, and use these examples to educate and inspire Township residents and business owners.

Objective 1D. Promote neighborhood conservation.

Strategy One: Maximize availability and access to open space for residential neighborhoods.

Strategy Two: Ensure that Township regulations, including existing property maintenance requirements for buildings,

Westtown Township Comprehensive Plan

Chapter Three: Vision, Goals, Objectives and Strategies

promote protection of existing neighborhood character while allowing for diversity in residential housing to address changing needs.

Strategy Three: Consider establishment of a separate zoning classification for institutional uses, including for example churches, public and private schools, and rehabilitation facilities.

Goal 2: Promote Community Connectivity

Objective 2A. Provide multimodal options for community interconnectivity.

Strategy One: Encourage pedestrian and bicycle inter-connections, where practicable, for Township residents to travel between daily services, commercial properties, open spaces and parks, schools, and other destinations in Westtown and the Greater West Chester area.

Strategy Two: Create a Township-wide Trails Master Plan as recommended by the Open Space, Recreation, and Environmental Resources Plan (2014).

Strategy Three: Work with the Transportation Management Agency of Chester County (TMACC), Southeastern Pennsylvania Transportation Authority (SEPTA), and other regional partners to expand public transit offerings, with particular focus on meeting the needs of the aging population.

Objective 2B. Advocate for strategic improvements to the state-owned road network.

Strategy One: Identify and advocate for priority transportation improvements to enhance the safety and functional capacity of state-owned roads and intersections, notably the Routes 202 and 926 intersection, which is currently a PennDOT work-in-progress.

Strategy Two: Maintain strong relationships and open communication between the Township and Chester County, the Delaware Valley Regional Planning Commission (DVRPC), TMACC, state legislators, PennDOT, and others who can help promote key transportation improvements.

Objective 2C. Maintain the safety and function of Township-owned roads.

Strategy One: Maintain the safety and functional capacity of existing Township roads through appropriate land use controls, access management, and design standards.

Strategy Two: Minimize adverse traffic impacts to the character and quality of life all neighborhoods.

**Goal 3: Enhance a Diverse,
Livable Community**

Objective 3A. Promote high-quality housing choices.

Strategy One: Protect the economic viability of older neighborhoods that, due to price point, offer housing for first-time buyers and allow existing residents to age in place.

Strategy Two: Meet new demands for residents who wish to age in place or seek affordable housing by providing incentives for new residential and mixed-use development.

Strategy Three: Explore the incorporation of Leadership in Energy and Environmental Design (LEED), Energy Star, and other green building standards into Township regulations.

Objective 3B. Promote increased economic development opportunities.

Strategy One: Support retention of existing businesses and provide incentives for additional mixed-use development and re-development at appropriate nodes along major transportation corridors.

Strategy Two: Participate in local, regional and county initiatives to encourage investment in long-term economic development within the Township that enhances the tax base for local revenues.

Strategy Three: Continue to support agricultural-related businesses.

Objective 3C. Foster and enhance diverse recreational opportunities.

Strategy One: Continue to support the efforts in prioritization of recreational programming offered.

Strategy Two: Continue to support the efforts of volunteer groups such as the Friends of Oakbourne and other partners in the long-term stewardship of Township park properties and facilities.

Strategy Three: Consider establishment of a part-time parks and recreation coordinator position, responsible for the management of Township parks, the development and/or coordination of recreational programming, coordination of park maintenance with other Township departments, grant writing, and administration of recreational-related funding opportunities.

Goal 4: Maintain and Enhance Public Infrastructure Needs

Objective 4A. Maintain and enhance sewer infrastructure.

Strategy One: Continue implementation of the On-lot Sewage Management Program (SMP) to ensure well-maintained on-lot sewage disposal systems to serve the areas of the Township not served by public

Westtown Township Comprehensive Plan

Chapter Three: Vision, Goals, Objectives and Strategies

sewers, supporting the replacement of such systems when necessary, some that may require advanced technology systems.

Strategy Two: Encourage property owners to connect to nearby public sewer collection lines, and provide assistance with these connections when practicable.

Strategy Three: Seek to educate the real estate sales community that the Township's SMP septic system inspection results are acceptable to determine a system's functionality.

Strategy Four: Maintain and adequately fund the sewerage system capital improvement program for inspecting, repairing, and replacing deteriorated sewer collection lines, conveyance lines, and pump stations.

Objective 4B. Maintain and enhance stormwater management infrastructure.

Strategy One: Explore affordable means to meet federal and state mandates for improving the quality of stormwater runoff, including collaborating with neighboring municipalities with shared solutions.

Strategy Two: Consider seeking the means to obtain credit for open space protection and enhancement efforts toward federal and state obligations under the Clean Water Act.

Objective 4C. Monitor other public infrastructure needs.

Strategy One: Continue to communicate regularly with area representatives of public

utilities providing water, electricity, natural gas, phone, cable, and internet services within the Township.

Strategy Two: Advocate for and incentivize public utility upgrades to preserve and enhance excellent levels of available services.

Strategy Three: Continue to coordinate planned infrastructure improvements with public utility providers and their scheduled projects to avoid poorly timed or overlapping construction projects, seeking efficiency through combined projects wherever practicable, and informing residents of scheduled service interruptions and proposed changes to service levels or costs.

Goal 5: Provide Effective Township Services

Objective 5A. Provide effective Township services and administration.

Strategy One: Continue to support high quality police protection, fire protection, and emergency medical services with increased efficiencies offered through advanced technologies.

Strategy Two: Maintain and foster strong partnerships and participate in planning with local and regional organizations including the WCASD, neighboring police departments, local fire fighting and emergency service providers, Chester County, West Chester Area Council of

Westtown Township Comprehensive Plan

Chapter Three: Vision, Goals, Objectives and Strategies

Governments (WCACOG), regional land conservation organizations, and others.

Strategy Three: Explore establishment of additional committees to assist with carrying out Township responsibilities and in seeking funding.

Strategy Four: Periodically address Township staffing needs. Encourage utilization of professional development and training opportunities that increase operational efficiency, technological advancement, and enhanced services.

Objective 5B. Promote energy conservation and efficiency within the Township.

Strategy One: Promote the use of green building standards in new development/redevelopment.

Strategy Two: Provide information and education on energy conservation techniques and programs through Township website, newsletter and other outlets.

Strategy Three: Incorporate best practices and demonstration projects for energy conservation into Township operations and facilities.

Strategy Four: Review and amend renewable energy provisions to stay up-to-date with changing technologies and mitigate unintended barriers.

CHAPTER FOUR: DEMOGRAPHICS

Analysis of demographics is fundamental to the planning process. Trends in population, income, employment, and housing are major drivers of land use change and have important implications for the quality of life in Westtown Township.

Underlying several elements of this Comprehensive Plan, demographic information provides the needed context for deliberation of proposed policies and programs, including those related to land use, housing, resource protection, and municipal service delivery.

The following topics are assessed in the background discussion below:

Population

- Historic Trends
- Regional Change
- Population Density
- Median Age and Age Distribution
- Household Size
- Educational Attainment and School Enrollment

Income & Poverty

- Family and Household Income
- Poverty

Employment & Commuting

- Employment by Industry
- Unemployment
- Commuting Mode
- Workplace Location
- Commuting Time

Housing

- Occupancy and Quantity
- Diversity of Housing Stock
- Age of Housing Stock
- Housing Value & Rent
- Housing Affordability

The majority of data presented in the following pages comes from the U.S. Census Bureau's Decennial Census of Population and Housing, as well as the 2014 American Community Survey 5-year estimates. Where available, data from the Chester County Planning Commission, WCASD, and Westtown Township were used to supplement Census data.

A complete set of data tables is included as Appendix C (page 15-1).



"Sunrise" Senior Living Facility, 2018

Westtown Township Comprehensive Plan

Chapter Four: Demographics

Key Issues

Westtown Township is primarily a bedroom community characterized by relatively low density and mostly single-family housing, which is largely supported by existing zoning. Based on the extensive discussion of existing and emerging demographic issues below, both population and housing, certain key issues emerge that warrant consideration as part of this Comprehensive Plan.

Plan for an Aging Population

Why Is This Important?

Westtown's proportion of residents above the age of 65 has grown considerably.

In 2000 those residents above the age of 65 represented fewer than 10% of Westtown residents. By 2014 this had risen to 14%, and as high as 15% for women. This trend is likely to continue as advances in medical care continue to increase life expectancies.

A larger proportion of older residents has a direct impact upon several issues at the Township level, including, but not limited to, housing, transportation, and the provision of municipal and commercial services.

As people age, the maintenance and cost of larger residential structures and lots (such as those with on-lot septic) becomes more challenging. Therefore, it's important to provide more suitable housing options as residents consider their retirement and later years of life and want to age in place while being able to maintain their existing local social connections.

In concert with providing appropriate housing choices, extending a variety of transportation options enhances the quality of life of the aging population. This would allow older residents to maintain their mobility and to have an access to health facilities, community and other amenities, including recreation areas.



"Westtown Reserve" 55+ Community, 2018

Accommodate the Millennial Population

Why Is This Important?

The Millennial generation represents a major shift in livelihood habits.

Those residents born between the early 1980s and the mid-1990s to early 2000s are considered Millennials and have become an important age group for municipal planners and decision makers.

This generation is characterized by a highly acute use and understanding of advanced digital media for a variety of aspects of their daily lives, whether that be for communicating, as part of the employment (including telecommuting), purchasing habits, or as part of their social life.

Westtown Township Comprehensive Plan

Chapter Four: Demographics

This generation may prefer to delay purchasing real estate, marrying, and/or having children. They also tend to prefer communities that provide conveniences associated with a healthy work-life balance, including walkability between places of work, recreation, entertainment, and social gathering spaces. Together these aspects of their livelihoods provide both challenges and opportunities for planners and municipalities.

While Westtown has not seen a large increase in the number of Millennials residing in the Township (although they currently make up around 25% of the population), its proximity to West Chester University and West Chester Borough, offers opportunities to attract this particular generational age group to either locate or remain within the Township.

Promote Housing Affordability

Why Is This Important?

Westtown's housing costs remain high and above average for the County.

While Westtown's and the County's median house prices were similar in 2000, Westtown's median house price now far exceeds the average for Chester County.

The median house price of almost \$390,000 makes home ownership for many difficult in the Township, especially for young professionals working in the area who would prefer to live close to work.

Home affordability is also an issue that resonates well with the other demographic issues raised in this section. For both the aging population on a fixed income and the Millennials at the early stages of their careers, the ability to either downsize or

enter the housing market is restricted by high prices and the lack of affordable housing options.



"Jefferson at Westtown" Apartment Building, 2018



Newly built "Rustin Walk" Community, 2018

Future Action and Policy Considerations

Seek means to address unique demographic challenges

- **Provide for the growing millennial and aging populations**, including attention to their housing, economic and recreational interests, implementing appropriate regulatory provisions:
 - Consider adopting zoning provisions that encourage the development of mixed-use developments and redevelopment that can provide affordable housing opportunities, as well as commercial/retail establishments and communal meeting spaces frequented by millennials.
 - Continue consideration of provisions that provide for affordable and diverse housing opportunities that would allow aging in place (housing that is suitable for the aging population is also often suitable for millennials).
 - Continue consideration of adopting provisions that would allow for “backyard cottage” or “granny flat” residential units in appropriate zoning districts.
- **Work to provide multi-modal connections** (including walkable) between residential areas (including those in mixed-use zones) and employment, commercial and service provider centers, both within Westtown and to its surrounding communities.
- **Provide suitable recreational opportunities for the aging population**, both passive and active, that promotes continued health and wellbeing.
- **Seek to engage the millennial generation in municipal governance**; consider technological options that may promote and encourage their participation.

Background Discussion

Population

Historic Trends

As of 2014, the population of Westtown Township was 10,874. Figure 1 below depicts population growth in Westtown Township between 1930 and 2010 (also found in Table 1 in Appendix C).

The rate of population growth in Westtown Township has declined considerably since 1990, which marked the end of a period of considerable growth over the previous three decades for the Township.

Population continues to grow, but at a much lower rate of around 4% per decade. This growth rate is expected to continue, according to the DVRPC, until 2030, at which point growth rates are expected to further decline (slowly) through 2045 (Table 2 in Appendix C).

Regional Change

Between 2000 and 2010 the population of Westtown grew at a rate much lower than Chester County as a whole, and slower than many of its contiguous municipalities, except for those in Birmingham Township and Edgmont Township, Delaware County (Table 3 in Appendix C).

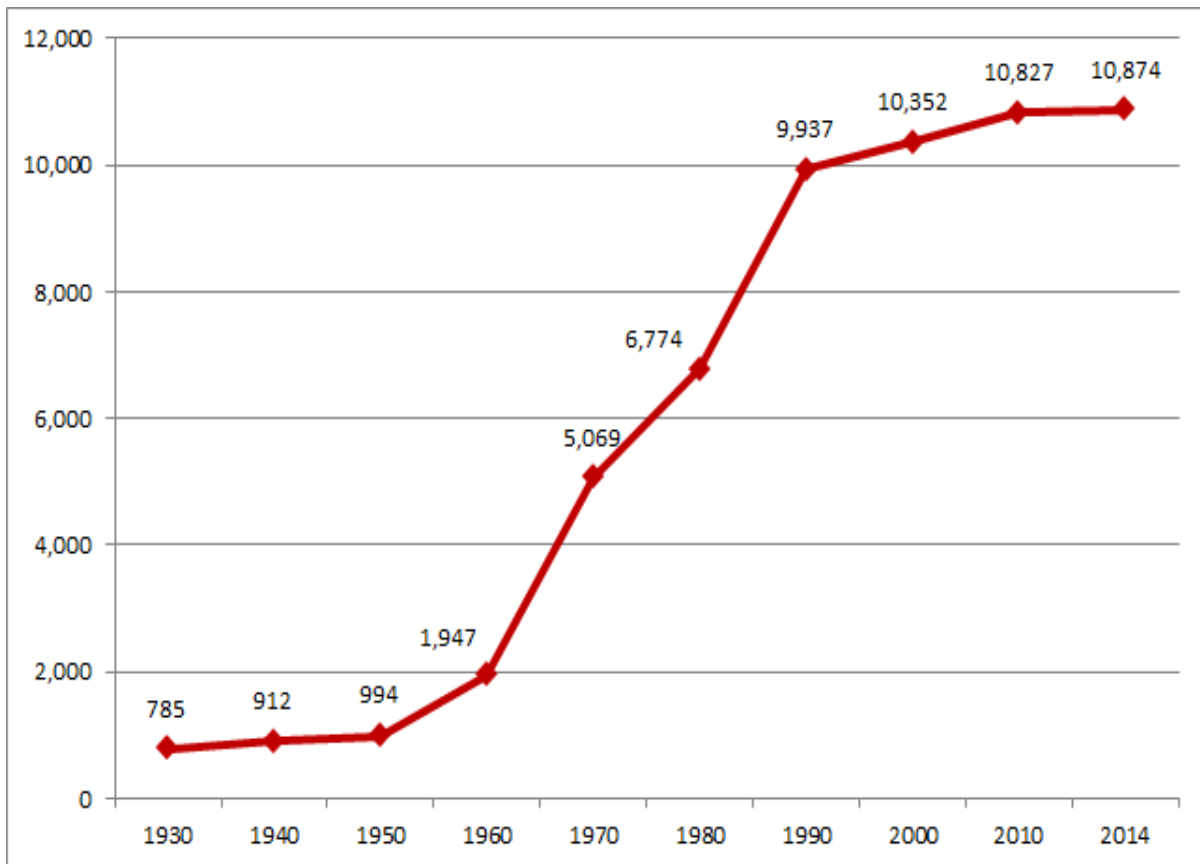


Figure 1: Population Growth, Westtown Township, 1930-2014
(Sources: U.S. Census Bureau)

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Chapter Four: Demographics

Thornbury Township (Chester County) and Thornbury Township (Delaware County) both grew at a rate that far exceeds those seen in all the surrounding municipalities, and more in line with the growth rate of Chester County as a whole.

The municipalities of East and West Goshen saw the greatest numeric increase in population with both townships adding well over one-thousand residents between 2000 and 2010.

Population Density

Population density in Westtown in 2010 was 1,230 persons per square mile, up 54 persons per square mile from 2000. This represents a density almost double that of Chester County and higher than many of the surrounding municipalities, and reflects the highly residential nature of the Township.

Of the contiguous municipalities, only East and West Goshen have higher population densities. Edgmont Township in Delaware County has the lowest population density (411 people per square mile), but a considerable area of that municipality is occupied by the 2,606-acre Ridley Creek State Park (Table 4 in Appendix C).

Median Age and Age Structure

Like most communities in Chester County, median age in Westtown is increasing. Median age in 2010 was 40.5, up from 38.7 in 2000.

Surrounding municipalities, as well as Chester County and the Commonwealth, exhibit the same general trend (Table 5 in Appendix C). Of note within the contiguous municipalities are the low median age (30.1) found in Thornbury Township and the high

median age (50.6) found in Edgmont Township, both in Delaware County.

Population by age group and sex as a percent of total population in 2000, 2010 and 2014 for Westtown Township are presented in Figures 2, 3, and 4 on the following pages.

While the Township's population pyramid for 2000 seems to suggest a population made up of middle-aged families (equally high numbers of young children and childbearing adults), the pyramids have begun to develop of more uniform shape, suggesting that fewer young families or newly married couples are moving into Westtown.

Furthermore, proportionally, the 55+ age groups are growing, suggesting that many families have either decided to stay after their children have moved out, or older age groups are moving into the Township.

Those groups aged 65 and over are of interest to planners for a variety of reasons. Within Westtown, the size of these groups has increased considerably, both in absolute terms and proportionally, over the past 15 years, and now represents some 14% of the total population, up from closer to 10% at the turn of the century. A similar trend can be found for Chester County as a whole.

Millennials, or those born between 1980 and 2000, are also of interest to planners as they tend to exhibit different behaviors compared to the generations that came before them.

When compared to the population as a whole, millennials, in both Westtown Township and Chester County, represent between 24% and 25% of the population. This number has shown a small decrease in

Westtown Township Comprehensive Plan

Chapter Four: Demographics

the past decade, which may be the result of the generation reaching college graduation age and moving away from home.

Interestingly, however, the proportion of older age groups (25-35) within this generation residing in the Township are higher than those same groups for the prior generation (Generation X). Westtown appears to represent a microcosm for Chester County as a whole, which is experiencing similar trends with respect to millennials and the older groups (Tables 6a and 6b in Appendix C).

Household Size

The average number of persons per household (Table 7 in Appendix C) has remained steady since 2000 at around 2.75 persons per household. This is slightly

higher than both Chester County as a whole (2.65) and nationwide (2.58) in 2010. Generally, household size has been in decline over the past several decades.

Educational Attainment and School Enrollment

Roughly 98% of Township residents in 2014 had a high school diploma, while 60% had a bachelor's degree or higher (Table 8 in Appendix C). These figures are higher than the Chester County educational attainment levels, and generally in line with neighboring municipalities. However, when compared to those, Westtown falls in the lower half with respect to the percentage of residents having obtained a bachelor's degree or higher.

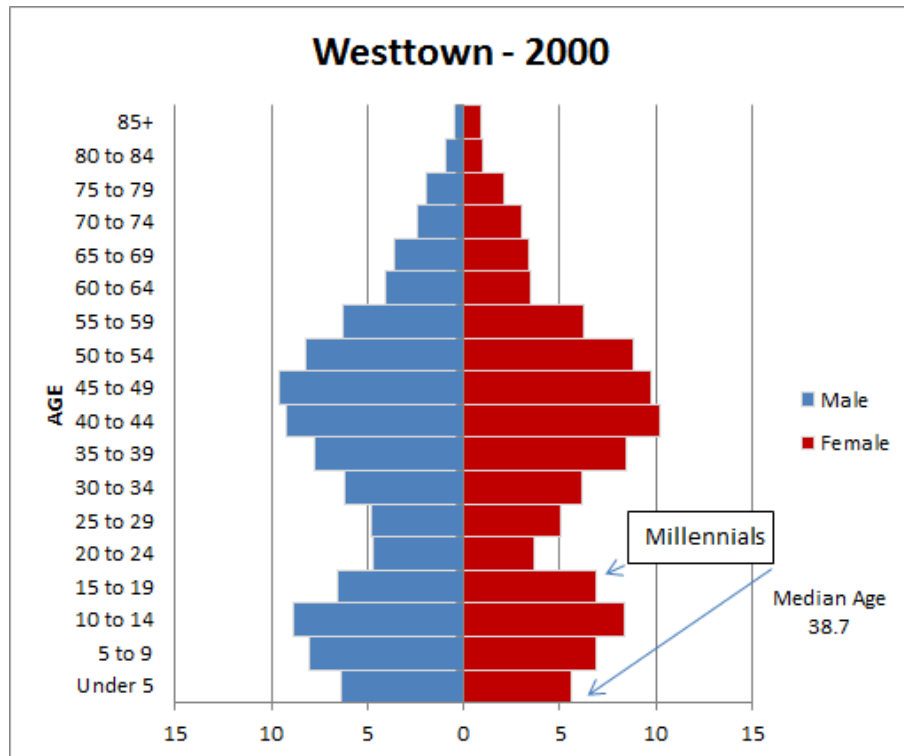


Figure 2: Population by Age and Sex, 2000; Westtown Township
(Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1)

Westtown Township Comprehensive Plan
 Chapter Four: Demographics

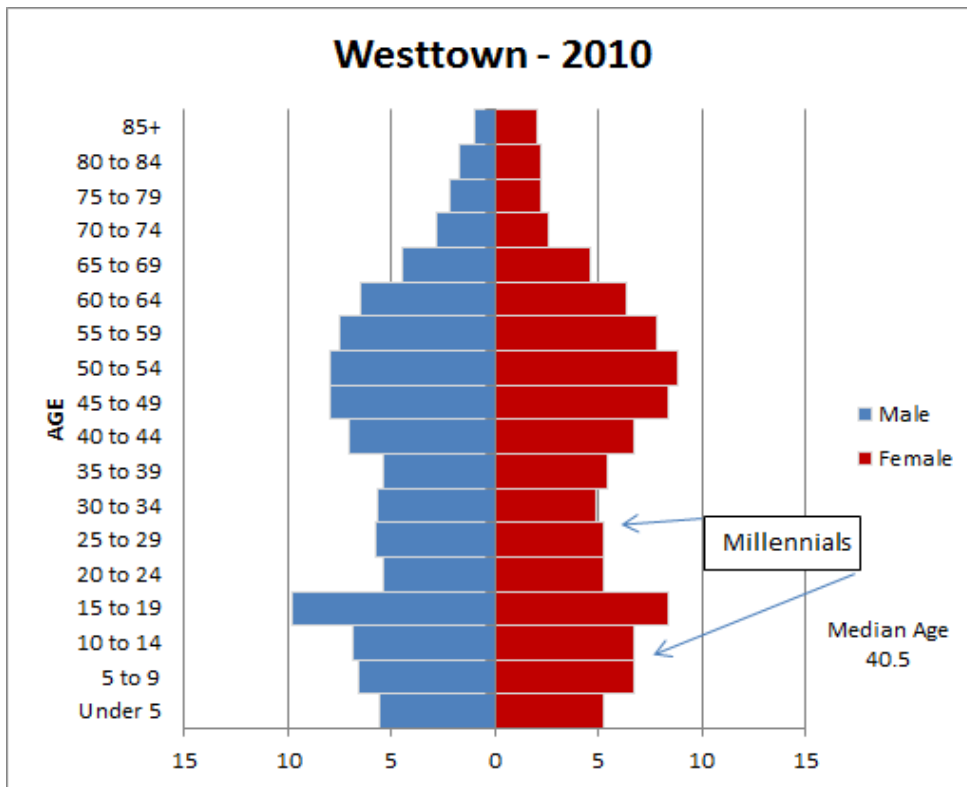


Figure 3: Population by Age and Sex, 2010; Westtown Township
 (Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A)

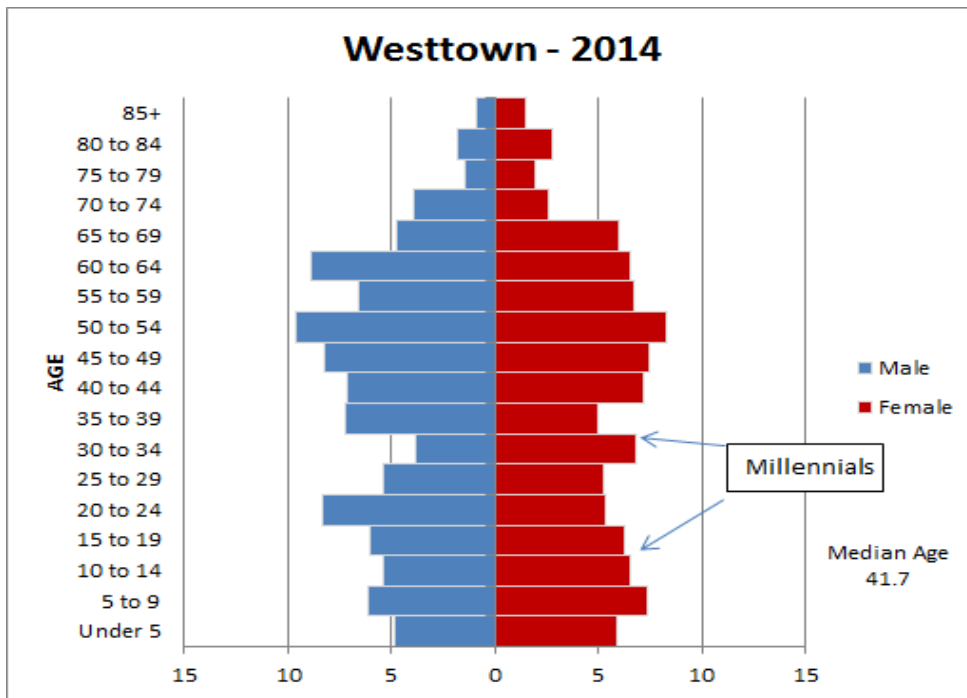


Figure 4: Population by Age and Sex, 2014; Westtown Township
 (Sources: Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

Westtown Township Comprehensive Plan

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Westtown Township is part of the West Chester Area School District (WCASD), which includes West Chester Borough, East Bradford, West Whiteland, East Goshen, West Goshen, Thornbury, Chester County and Thornbury, Delaware County. Enrollment in the WCASD in the 2013-14 school year was 11,660 students.

Enrollment has remained fairly constant since the turn of the century and is expected to stay at similar levels until at least 2018 (Table 9 in Appendix C). While enrollments are then expected to slowly decrease over the course of the next 5 years to 2023, some individual schools within the district are expected to experience enrollments above capacity, especially at the elementary and middle school level¹.

Of particular note is the recent increase in the proportion of Hispanic and Asian students, though the overall population of the student body remains predominantly White (Table 9 in Appendix C).

Income and Poverty

Family and Household Income

Median family income in Westtown Township in 2014 was \$135,462, up from \$96,318 in 2000.² Both figures are considerably higher than the Chester County-wide median incomes in 2014. This is comparable with adjacent municipalities, although Birmingham Township's median family income is some 30% higher

(\$176,469) than Westtown (Tables 10 and 11 in Appendix C).

Besides Thornbury Township, Delaware County's median family income growth rate of a notable 63% between 2000 and 2014, Westtown has exhibited the next highest growth rate (40%) of surrounding municipalities, which is slightly higher than Chester County as a whole.

Median household income for Westtown is again higher than that of Chester County, and comparable with many of its neighbors. Again, Thornbury Township in Delaware County has shown remarkable growth in median household incomes over the period (63%), almost double that of Chester County (32%). Birmingham Township has by far the highest median household income of the area - some 42% higher than Westtown and almost double that of Chester County.

Poverty

Poverty rates for the area, besides those in West Goshen, are well below levels for Chester County as a whole, but have shown a slight increase in many cases since 1999, almost certainly the result of the economic recession of 2007/2008.

However, Westtown, East Goshen and Willistown have seen small decreases in the percentage of families below the poverty line since 1999.

¹ More information on projected district-wide enrollments can be found on pages 35-39 of 'Demographic Study - Public School Enrollments for West Chester Area School District', prepared by Sundance Associates, May 2014.

² Families are a subset of households, excluding persons or groups who are not related. Persons living alone or cohabiting (and not related) are excluded from family income measurements.

Westtown Township Comprehensive Plan

Chapter Four: Demographics

Employment and Commuting

Employment by Industry

The distribution of employment by industry in Westtown is presented in Figure 5 below (also found in Table 12a in Appendix C).

The largest source of employment for the Township residents is educational, health and social services (27.3%), followed by finance, insurance and real estate, and professional, scientific and management (12.1%).

While these are similar to Chester County (Table 12b in Appendix C), Westtown's employment in educational, health and social services is proportionally higher, yet

lower in that particular sector than for the surrounding municipalities. Agricultural and natural resource-based industries employ the least number of residents in Westtown.

Unemployment

As of 2014, the unemployment rate in Westtown Township was 5.4%, up from 1.1% in 2000.³

Unemployment throughout the surrounding municipalities and Chester County has, for the most part, also risen since 2000. However, Westtown's unemployment rate is now higher than that of the County as a whole (Table 10 in Appendix C).

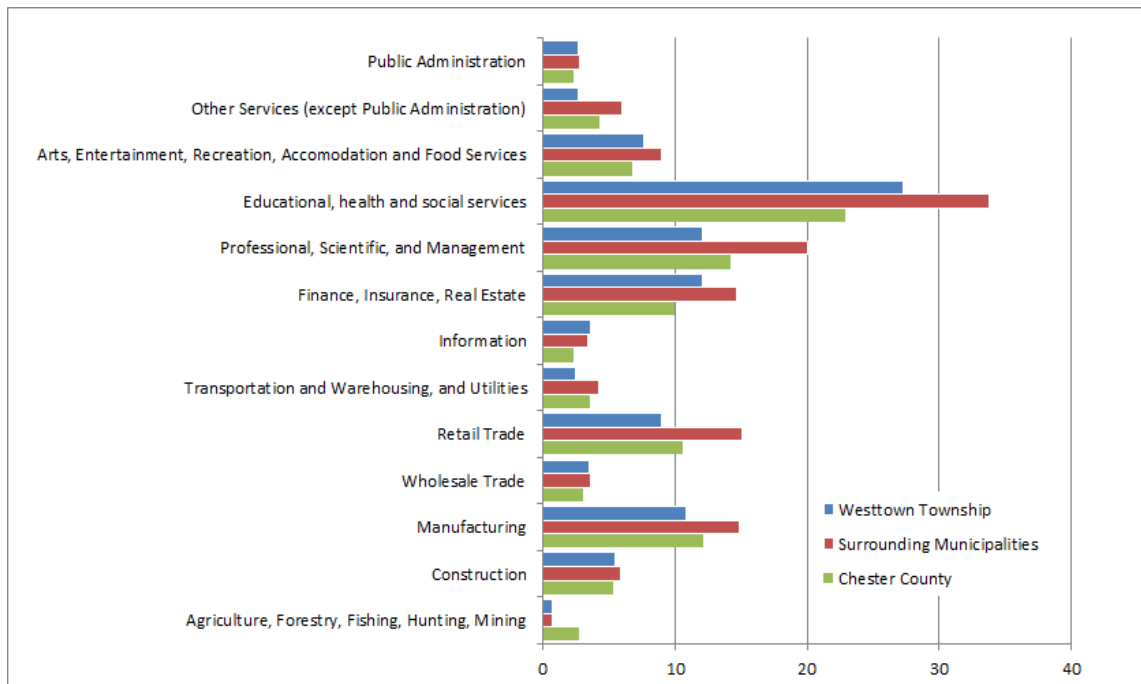


Figure 5: Employment by Industry

(Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

**Surrounding Municipalities include East Bradford, West Whiteland, West Chester Borough, East Goshen, West Goshen, Thornbury, Edgmont (DC), and Thornbury (DC).

³ The unemployment rate is calculated by dividing the total labor force by unemployed persons. It excludes people 16 years and older

"not in labor force" (students, housewives, retirees, off-season seasonal workers, unpaid family labor, etc...).

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Workplace Location

Around 54% of the Township residents work in Chester County, 38% work in another County in Pennsylvania, and over 8% work outside Pennsylvania. While these numbers reflect a workforce that commutes more than the average Chester County resident, the close proximity of Westtown to Delaware County has a likely impact on the numbers of those who work outside of their county of residence.

However, since 2000 there has been a shift amongst Westtown residents to work closer to home as the numbers of residents working inside Chester County have increased, while those who work outside of Pennsylvania have decreased (Table 14 in Appendix C).

Commuting Mode

The majority of Westtown Township residents drive to work (Table 13 in

Appendix C). Seventy-nine percent (79%) of residents drive to work alone, while 8% carpool.

While few avail themselves of public transportation (3.3%), this is higher than for Chester County as a whole. Even fewer residents walk to work (2.5%, which is less than do in Chester County). Working from home has become more popular, although numbers are still low and represent just over 6% of the workforce.

However, all three alternative modes of commuting to work have shown increases since 2000, both in Westtown and Chester County, and are higher in Westtown than within the surrounding municipalities.

Commuting Time

Figure 6, below, displays the distribution of travel time to work for residents of Westtown Township and Chester County in 2000 and 2014.

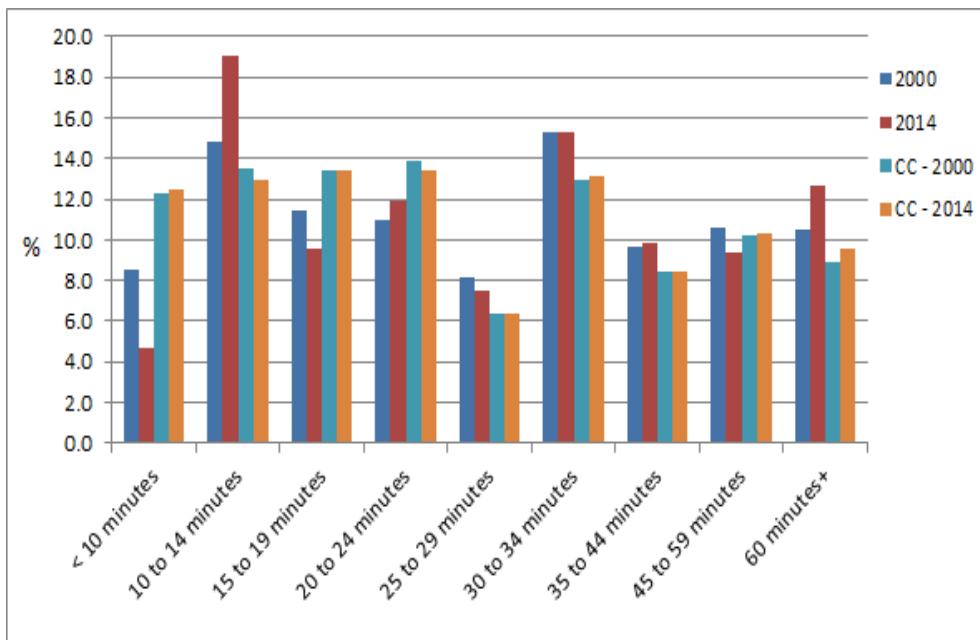


Figure 6: Travel Time to Work

(Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A; U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

Westtown Township Comprehensive Plan

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For Westtown, as well as Chester County, mean travel time to work remained steady between 2000 and 2014 (Table 15 in Appendix C). However, mean travel time to work for residents of the Township is slightly higher than that of Chester County. In 2014, it was 30.4 minutes, up 1 minute from 2000.

Housing

Occupancy and Quantity

There were 4,165 housing units in the Township in 2014, 9.7% more than in 2000 (Tables 16 and 17 in Appendix C). The majority of these homes are owner occupied (79.3%), while approximately one fifth are rented. Few homes in Westtown are vacant (4.3%), although this has almost doubled since 2000.

Of the surrounding municipalities, Birmingham (97.2%) and Thornbury Township, Delaware County (92%) have the highest levels of owner-occupied housing, while West Goshen (71%) and East Goshen (72%) have the lowest levels. Willistown Township has the highest percentage of vacant housing (5.4%), closely followed by Edgmont Township, Delaware County (5.1%).

The growth of housing units in Westtown slowed considerably between 1990 and 2000, and continued to slow for the following decade, a trend seen for Chester County as well. Growth rates for the Township over that period remained well below levels seen for Chester County, which is not all that surprising given the generally built-out nature of Westtown when compared to other municipalities and areas of Chester County.

Diversity of Housing Stock

Figure 7 displays the diversity of housing stock in Westtown and surrounding municipalities. The housing stock in Westtown Township is predominantly single-family detached (71%), with an additional 13% in single-family attached housing, and another 16% in multi-family housing (Table 18 in Appendix C).

Of the surrounding municipalities, both Birmingham and Thornbury Township, Delaware County (80%) have the highest levels of single-family detached homes, while East Goshen (42%) has the lowest. In contrast, East Goshen has both the highest level and number of multi-family units.

Mobile homes are almost non-existent throughout the area with only 14 units located in West Goshen Township.

Age of Housing Stock

As of 2010, more than one half of Westtown's housing units have been built since 1980 (Table 19 in Appendix C), with almost all of those having been built prior to 2000.

Similar trends are seen amongst many of Westtown's neighboring communities, except for Thornbury Township, Chester County and Thornbury Township, Delaware County, where their building boom appeared to have occurred one decade later. As was noted earlier, increases in housing units have slowed considerably since the economic recession of 2007/2008.

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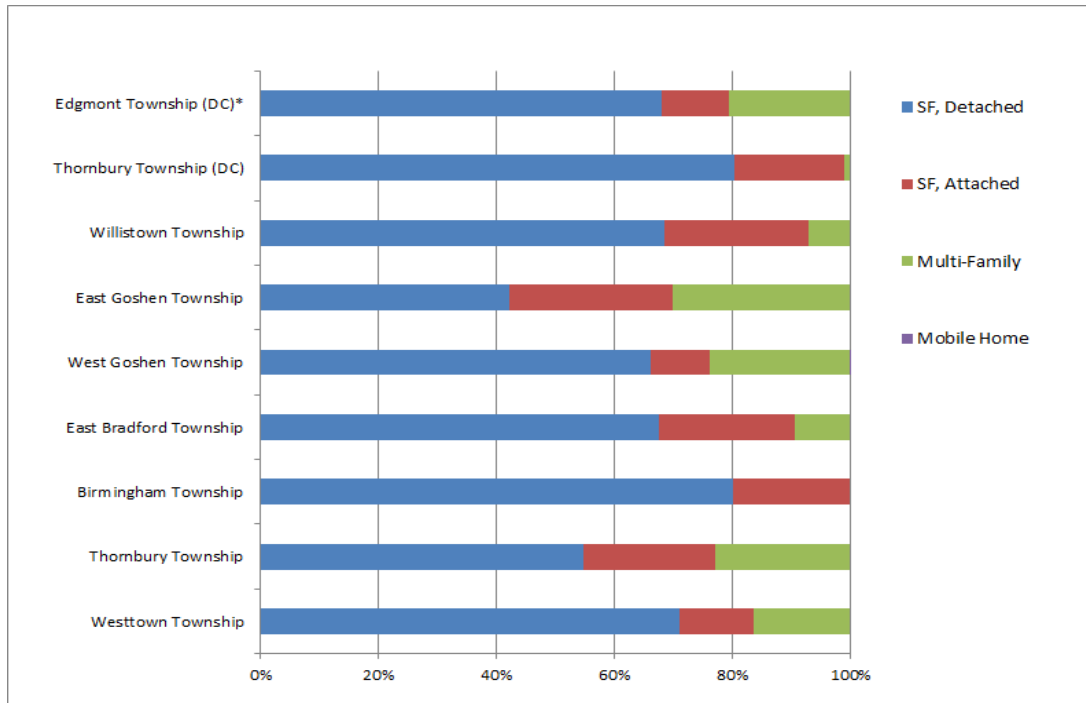


Figure 7: Housing Stock Diversity

(Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

Housing Value and Rent

In 2014, the estimated median value of owner-occupied housing in Westtown Township (excluding homes on lots greater than 10 acres or that include business uses) was \$389,800 (Table 20 in Appendix C), around \$65,000 greater than Chester County's median home value (\$323,600), and up almost 75% on housing values in Westtown in 2000.

All of Westtown's neighboring communities have seen increases in median value of owner-occupied housing since 2000, as has Chester County as a whole, but the 155% growth of housing value in Thornbury Township in Delaware County far exceeds that of any other municipality (Table 20 in Appendix C). Both Westtown Township and Chester County as a whole seem to have now regained the value lost in housing

during the recession of 2007/2008 (Figure 8 on the next page).

Median gross rent – contract rent plus utilities – in Westtown in 2014 was \$1,720, up from \$1,195 in 2000 (Table 21 in Appendix C). Just as in 2000, rent in the Township in 2014 exceeded rents in Chester County as a whole and were comparable to many neighboring communities.

Of the surrounding municipalities, Birmingham Township was the only one to exhibit a decline in rent between 2000 and 2014, but this is most likely a function of the very low number of rentals available in the Township.

Housing Affordability

Housing affordability can be measured a variety of ways. Generally, expenditure of

Westtown Township Comprehensive Plan

Chapter Four: Demographics

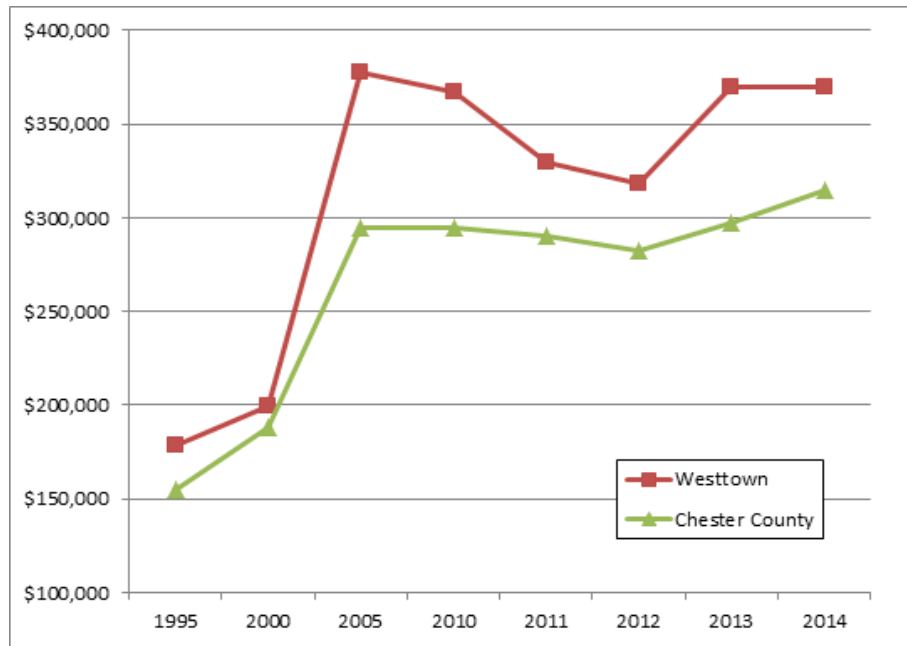


Figure 8: Median Home Price

(Sources: Chester County Planning Commission; Housing Cost Profiles, 1995 through 2014)

30% or more of one's income on housing – for both owner-occupied and rental housing – is considered the threshold for overpayment.

Data Tables 22 - 29 in Appendix C describe housing costs for homeowners and renters as a percentage of household income in Westtown, surrounding municipalities, and Chester County.

The percentage of homeowners in Westtown Township paying 30% or more of their incomes on housing rose from 19.4% to 26.4% between 2000 and 2014. This is still below the average for Chester County as a whole and is one of the lowest levels for the surrounding municipalities. In fact, besides Birmingham, who actually saw a decrease in the percentage of homeowners paying more than 30% of their income on housing, all adjacent municipalities saw an increase in the percentage of homeowners

overpaying for housing between 2000 and 2014, as did Chester County.

For renters, over half of them in Westtown pay more than 30% of their income on housing, which is 10% higher than that for Chester County, and one of the highest amongst surrounding municipalities. Only East Bradford (81%) and Edgmont Township (54.6%) in Delaware County have higher proportions of renters paying more than 30% of their income on housing. For Westtown, the percentage of renters overpaying for housing has more than doubled since 2000.

Without considering the incomes of homeowners and renters, it is difficult to gauge just how severe the affordability problem is. Measuring the gap between median family income and the median value of homes in 2014 is one reasonable way of doing so.

Westtown Township Comprehensive Plan Chapter Four: Demographics

In 2014, the estimated median family income in Westtown and Chester County was \$135,462 and \$106,222, respectively. The estimated median value of homes in 2014 in Westtown Township was \$389,800, and in Chester County, \$323,600.

The difference between income and home value in Westtown Township (\$254,338) is greater than the difference between income and home value in the County (\$217,378), indicating that it costs *relatively* more to buy a home in Westtown Township for the average Westtown family than it does to buy a home in Chester County for the average Chester County family.

Focusing on the Township's low (less than \$35,000 a year) and lowest (less than \$20,000 a year) income households – those most affected by escalating housing costs – provides another means of gauging affordability. Figures 9 and 10, on the next page, break down housing costs as a percentage of household income for all residents, for low income residents, and for the lowest income residents.

For the most part, all low- and lowest-income owner-occupied households pay greater than 30% of their income on housing in Westtown and the surrounding communities. The same can be said for the County as a whole. These numbers have risen dramatically since 2000 and provide a stark outlook on housing affordability in Westtown and the County.

Overpayment among renter-occupied households is just as widespread with all low- and lowest-income renters in Westtown and the surrounding municipalities overpaying. Again, these figures are higher than those found in 2000. The numbers are slightly lower for the County as a whole but have also shown an increase since 2000.

It's clear that homeownership is becoming increasingly difficult for residents of Westtown, as is access to affordable rental accommodation.

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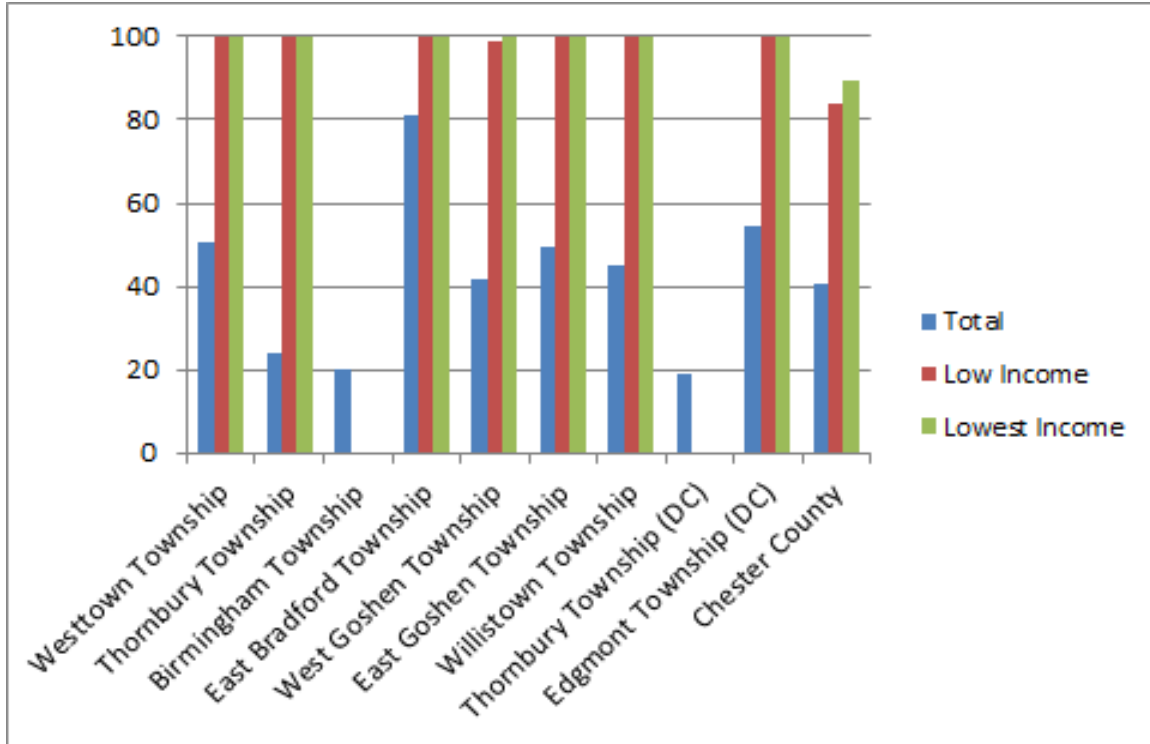


Figure 9: Owner Overpayment, Westtown Township and Surrounding Municipalities

(Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

**Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

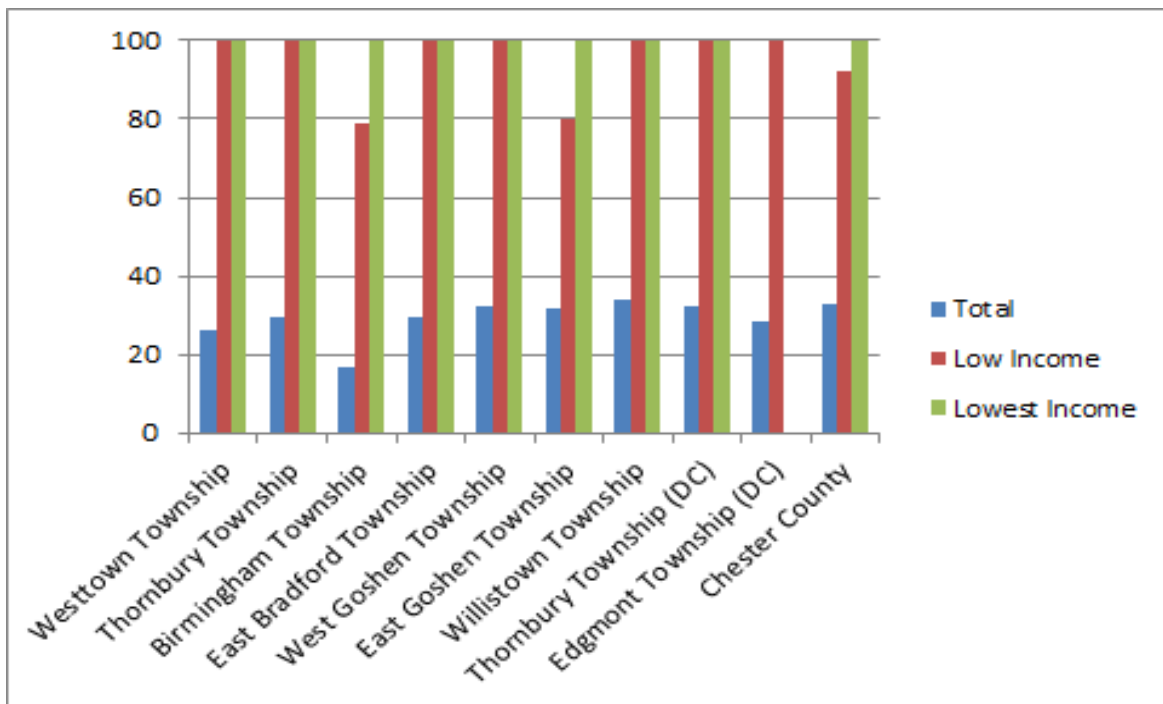


Figure 10: Renter Overpayment, Westtown Township and Surrounding Municipalities

(Sources: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates)

**Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

CHAPTER FIVE: NATURAL RESOURCES

This chapter explores issues raised by the status of Westtown's natural resources. In the background discussion below, natural resources are inventoried in three categories: water resources, land resources, and biodiversity resources.

The various resources are grouped as follows, although their values often transcend categorization and there is considerable overlap:

Water Resources

- Streams
- Headwaters
- Floodplains & Hydric Soils
- Wetlands

Land Resources

- Geology
- Steep Slopes
- Soils
- Prime Farmland

Biodiversity Resources

- Natural Heritage Areas
- Areas of Special Concern
- Important Bird Area
- Woodlands
- Forest Interiors
- Riparian Buffers

Resources inventoried were based on: 2017 Geographic Information Systems (GIS) analyses of the most recent available data; inventories and analyses provided by

Chester County; field observation; the Inventory of Natural Resources in Westtown's Open Space, Recreation, and Environmental Resources Plan (OSRERP) (2014); and the Growth Management Plan (2001).

Mapping of resource issues is found after page 5-16.



Farmland at S. Concord Rd., 2018



Yellowwood at Oakbourne Park, 2018

Westtown Township Comprehensive Plan

Chapter Five: Natural Resources

Key Issues

Natural resources provide multiple functions for Westtown Township, both passively and directly, regulating natural cycles of air and water, supplying food and drinking water, supporting wildlife habitat, and offering aesthetic and recreational value. The complex qualities and interactions among these resources can influence planning issues and are affected by planning decisions.

Local planning that integrates and protects natural resources will encourage patterns of development, redevelopment, and neighborhood conservation that provide long-term economic, social, and environmental benefits for Westtown.

Based on the more detailed description and analysis presented in the background discussion below, certain natural resources in Westtown may require special attention, identified here as key issues.

Preserve Forested Headwaters - areas to protect water quality and important wildlife habitat

Why Is This Important?

As assessed further in the background discussion relative to other important environmental issues, forested headwaters are particularly important for maintaining water quality in the watersheds of first-order streams, the smallest streams providing a relatively large percentage of fresh spring water at the top of the watersheds. Forest cover buffers the headwaters streams from stormwater runoff, filtering pollutants and sediment. It also provides important wildlife

habitat and shades the streams, helping to regulate water temperatures.

Forested headwaters in Westtown are limited, comprising only 11.4% of the total headwaters area in the Township.

Where forested headwaters do exist, the Township should plan for the preservation and management of these important forested areas. Land conservation strategies can be pursued to permanently protect the relatively rare and significant forested headwaters areas in Westtown.

Where are forested headwaters located?

In Westtown, larger forested headwaters exist adjacent to Plum Run, on one of the tributaries to Radley Run, at the headwaters of Chester Creek, on a tributary to Goose Creek located north of Oakbourne Park, and at a tributary feeding into Westtown Lake and East Branch Chester Creek.

Some forested headwaters are found on municipal open space, such as Oakbourne Park. In public lands, such as Oakbourne Park, parks management activities can serve to protect woodlands at the headwaters.

Other forested headwaters areas are on open space lands owned by Homeowners Associations (HOAs), such as the Arbor View property on Hidden Pond Way. This HOA open space provides an important forested riparian buffer around a tributary to Radley Run. Green Lane Village also provides a forested headwater area on a portion of its HOA Protected Open Space.



Native planting and buffer restoration along Penn Wood Pond to improve water quality, 2012

Develop Regulations to Protect Streams During Future Development

Why Is This Important?

Streams throughout Westtown lack adequate forested riparian buffers.

As with headwaters, forested riparian buffers are particularly important for maintaining water quality health and aquatic habitat. Riparian buffers also help stabilize stream banks and reduce erosion, filter pollutants and sediment flowing into the waterway, regulate water temperatures, and infiltrate stormwater along all streams.

For example, significant lengths of streams on the Crebilly Farm and Westtown School properties are not currently protected by forested riparian buffers, while tributaries passing through residential developments in the northeast of Westtown are also extensively exposed to stormwater runoff from streets and driveways.

As Westtown continues to develop into the future, new residential neighborhoods

should integrate riparian buffer protections that will prevent disturbance and impervious surfaces near waterways and be required to restore forested vegetation along the riparian corridor. The restoration of trees and dense vegetation beside these significant waterways will filter stormwater runoff, regulate water temperatures and prevent erosion, improving water quality and wildlife habitat for the entire community.

Develop Best Practices for Land Stewardship of Township-Owned Natural Resources

Why Is This Important?

Township-owned properties in Westtown contain significant natural resources where ecological performance can be improved to educate and inspire private land owners.

For example, Oakbourne Park contains one of the largest contiguous woodlands in Westtown. Township-owned property adjacent to East Branch Chester Creek serves as an important floodplain in the community. The natural resources of these properties must continue to be managed to optimize their performance, for pollution reduction, flood management, water quality protection and as a cultural resource.

Township-owned woodlands and natural resources in Westtown should continue to be managed to prevent invasive species, manage deer, and protect riparian buffers. By managing these properties, and closely managing other public lands, the Township can develop expertise and serve others in the community.

Future Action and Policy Considerations

Adopt zoning and SALDO ordinances to protect natural resources

- **Consider requiring future Open Space Management Plans, Woodland Management Plans, and SALDO final plans** to include long-term management plans for maintenance of riparian buffers, woodlands and headwaters areas, including designation of management practices, responsible parties, professional assistance where necessary, and enforcement provisions.
- **Consider adopting specific definitions and standards for disturbance of riparian buffers**, including setbacks from streams and wetlands, disturbance limitations, and reforestation provisions.
- **Consider adopting specific definition of headwaters areas** and, where more extensive than riparian buffers, add provisions for disturbance limitations, and reforestation.
- **Consider amending wetland provisions**, to apply where any permitted activity in Westtown Township requires the submission of a wetland delineation report, stream or wetland encroachment permit, or mitigation plan to the Pennsylvania Department of Environmental Protection and/or U.S. Army Corps of Engineers. Require that copy of all such documentation be submitted to the Township within 10 days of submission to the requiring agency.
- **Consider amending Vegetation Management provisions** to establish specific standards and limitations for woodland disturbance where not governed by forestry or timber harvesting regulations.
- **Consider amending Zoning Use provisions** to provide incentives for agri-business and agri-tourism to help keep remaining farm properties viable in a suburban environment.
- **Consider amending Forestry/Timber Harvesting provisions** to:
 - Specify submission requirement for Forest Management and Timber Harvesting Plan(s), including provisions for site restoration and/or natural regeneration
 - Consider more specific limitations to canopy tree removal and retention
 - Require compliance with Township grading, stormwater management, and erosion control standards as applicable, and any other applicable Township, county, state or federal regulations

Undertake non-regulatory
action and policy to support
protection of natural
resources

- **Continue to support collaborative efforts** with other agencies, conservation organizations, and owners of valuable open spaces to achieve permanent land conservation objectives, notably focusing on properties with significant natural resources.
- **Develop best management practices for land stewardship of Township-owned natural resources**, to improve the ecological performance of these resources and to educate and inspire private land owners.

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Chapter Five: Natural Resources

Background Discussion

Water Resources

Water resources often face competing interests. Surface water and groundwater supplies fulfill critical domestic, commercial, and industrial needs. Streams are used to assimilate wastewater. Aquatic life depends on clean water for its survival. Streams and lakes can provide valuable recreational resources. In order to sustain all of these uses for the future, it is important to manage the land uses and activities that directly and indirectly affect adjacent and downstream water resources.

Streams

Westtown Township is entirely within the Delaware Bay Basin. The Brandywine Creek Main Stem is to the southwest of the Township, Ridley Creek is located just east of the Township, and Chester Creek is at the center of the Township. Tributaries to these three streams stretch across Westtown. [The Water Features Map](#) indicates the boundaries of the watersheds and the locations and names of streams.

The waterways at the southwest end of Westtown Township are tributaries to the Brandywine Creek Main Stem. Radley Run flows through the southwestern corner of Westtown Township, passing through the Crebilly Farm property. At least two unnamed tributaries flow southwest into Radley Run, with headwaters in the southwest portion of the Township west of Route 202.

Additional tributaries to Radley Run are located to the north near the Dunvegan

Road open space. Further north, a tributary to Plum Run originates near Spring Line Drive.

Chester Creek, Goose Creek, and the East Branch Chester Creek flow through the center of the Township and are part of the Chester Creek watershed. Chester Creek originates in the western portion of the Township between Oakbourne Park and Route 202, and passes southeast to the Township's southern boundary, before turning northeast to meet Goose Creek and then redirect south to exit the Township.

A tributary to Chester Creek originates near Sissinghurst Drive. Goose Creek flows in a southeast direction through the center of the Township until it reaches Chester Creek near the southern boundary.

Tributaries to Goose Creek originate north of Oakbourne Park and north of Bayard Rustin High School. The East Branch of Chester Creek flows through the center of the Township almost parallel to Westtown Road.

Tributaries to the East Branch Chester Creek include headwater streams on Chateau Drive and Ashley Road, and a system of tributaries originating in the northeast of the Township near Wickerton Drive. Another tributary to the East Branch Chester Creek originates further south near Penn Wood Elementary School.

Tributaries of Ridley Creek originate in the far northeastern portion of the Township. George Smedley Run originates in the Green Lane Village open space to the northeast, feeding the pond there before flowing into Hunters Run in Willistown Township. Stackhouse Mill Run originates

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to the south and feeds the Stratton Tract pond before flowing into Ridley Creek in Edgmont Township.

The Pennsylvania Department of Environmental Protection (PA DEP) routinely assesses the water quality of streams.

The Stream Quality Map shows that many streams throughout Westtown are listed as impaired, meaning they do not meet water quality standards due to various sources and causes. In contrast, the Map also indicates that two small tributaries to Ridley Creek are rated as high quality (HQ).

Impaired streams include Plum Run, Radley Run, Chester Creek, Goose Creek, East Branch Chester Creek, and several tributaries. The sources and causes of impairment vary for the streams in Westtown. All of the waterways except for Goose Creek are impaired by sediment and water/flow variability. Goose Creek is impaired by organic enrichment and lack of oxygen, pathogens, and cause unknown. In addition, Chester Creek, East Branch Chester Creek and its tributaries are impaired by habitat alterations and causes unknown.

In accordance with a 2018 National Pollutant Discharge Elimination System (NPDES) Individual Permit application to the PA DEP for Municipal Separate Storm Sewer System (MS4), Westtown has established a Total Maximum Daily Load (TMDL) Plan for phosphorous for MS4 discharges to Goose Creek, and a Pollutant Reduction Plan (PRP) for sediment for MS4 discharges to Plum Run, Radley Run, Brandywine Creek, Chester Creek, East Branch Chester Creek, Hunters Run, and Ridley Creek.

To satisfy the requirements imposed in the TMDL and PRP reports, Westtown has developed plans for improved stormwater management. To meet the required 53.9% phosphorous reduction in Goose Creek, the Township plans to implement a stream restoration project and two basin retrofit projects over the next five-year permit term in the Goose Creek TMDL Planning Area.

To achieve the 10% sediment load reduction requirement within the PRP, the Township plans to implement a stream restoration project along Radley Run and its tributaries. These projects are described in the 2017 Goose Creek TMDL and PRP.

Headwaters

Headwater areas are the watersheds of first-order streams, the smallest tributaries within a watershed.

A first-order stream begins at the location where channelized flow occurs as a result of runoff, melting, springs, or ponding. These streams are important because they carry the majority of the system's base flow in any watershed to its downstream waterways, contributing significantly to both water quality and quantity in any given stream.

Second-order streams are formed at the confluence of two first-order streams, while a third-order stream is created at the influence of two second-order streams, and so on.

Because first-order streams impact the quality of all downstream waterways, the land use and activities in and around headwater areas should be managed to provide adequate forested riparian buffers and minimal land disturbance.

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Chapter Five: Natural Resources

Headwater watersheds are mapped on the [Riparian Buffers and Woodland Maps](#) and indicate an extensive pattern of headwaters in Westtown Township.

As discussed further below, riparian buffers are the transitional area between the flowing waters of streams and rivers, and upland areas. These areas are mapped on the [Riparian Buffers Map](#).

Forested riparian buffers are particularly important for maintaining water quality, and forested headwaters are particularly valuable for first-order streams. Protecting existing riparian buffers, and planting new forested buffers, is widely recognized as one of the most important ways to protect a stream's overall health. Riparian buffers help regulate water temperatures and flow, filter pollutants and sediment, and provide important habitat for first-order streams.

In Westtown, forested headwaters exist adjacent to Plum Run, on one of the tributaries to Radley Run, at the headwaters of Chester Creek, on a tributary to Goose Creek located north of Oakbourne Park, and at a tributary feeding into Westtown Lake and East Branch Chester Creek.

In Westtown, forested headwaters make up 425.6 acres, or 11.4% of the total headwaters area in the Township.

Riparian forest gaps along first-order streams are located in the following locations: adjacent to tributaries to Radley Run near South New Street and Crebilly Farm; adjacent to tributaries to Chester Creek in the Westtown Hillside subdivision; on tributaries to Each Branch Chester Creek on Westtown School farmland; and around

several tributaries to Each Branch Chester Creek within the West Wynn subdivision.

Many of the residential neighborhoods of Westtown contain headwaters that are deficient in forest cover.

Floodplains and Hydric Soil

Floodplains are areas beside waterways that are periodically flooded. Floodplains are often described as 100-year or 500-year floodplains. This does not mean that the chance of flood is only once in 100 or 500 years, but rather means that the chance of flood in those areas is 1% or 0.2% in any given year respectively; 100-year floodplains are indicated on the [Water Features Map](#).

Streams often flood during the spring, but excessive rainfall at other times of the year can also lead to flooding events.

Floodplains allow for floodwaters to dissipate and further serve as habitat for wildlife, contribute to groundwater recharge, absorb nutrients deposited by the water, and mitigate flooding in other areas along the stream. Erosion and sedimentation, piping of streams, and paving and soil compaction within floodplains can destroy, reshape, or reduce their function.

In addition, floodplains must manage a greater volume of stormwater runoff when the surrounding land is replaced with paved impervious surfaces such as roadways, buildings and parking lots. To mitigate flooding, floodplains must be managed and protected.

Hydric soils are generally found in upland depressions along the fringes of floodplains, and within or adjacent to wetlands. Their

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locations are mapped on [the Predominantly Hydric Soils Map](#).

Hydric soils exhibit shallow depth to the water table and occasionally display standing water. These soils often correlate to headwaters areas, where subsurface water seeping through the soil supplies groundwater to the surface water system. Both floodplains and hydric soils outside of floodplains often include alluvial soils. Alluvial soils are soils that have been eroded, transported, and deposited by floodwaters over time, whether recently flooded or not; and generally still indicate potential for flooding. These soils are often consistent with the boundaries of the 100 or 500-year floodplain.

Most of the watercourses within Westtown Township have either floodplains or hydric soils associated with them. The most significant floodplains are associated with Goose Creek, East Branch Chester Creek, and the tributaries to East Branch Chester Creek located in the northeast portion of the Township. Wide floodplains are located in the valleys at the junction of Goose Creek and Chester Creek, and also where East Branch Chester Creek converges with its tributaries. For much of the East Branch Chester Creek in Westtown Township, the waterway is in a wide valley with a generous floodplain to either side.

Wetlands

Wetlands provide significant wildlife habitat, as noted further below under biodiversity resources. They are also important storage areas for both surface and groundwater resources, filtering pollutants, and releasing waters to maintain critical flows (e.g., for fisheries, water supply wells).

Given these ecological and public health values, wetlands are regulated by PA DEP, the U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers.

Development activity in a wetland area must require a permit. The permitting process requires investigation of alternatives, and may require mitigative action.

While no comprehensive mapping of wetlands is available, according to the U.S. Fish & Wildlife Service's National Wetlands Inventory, there are 17 wetlands scattered throughout Westtown Township. Most of these wetlands are associated with waterways and floodplains.

In many cases, hydric soils actually include wetlands, although not formally inventoried as such since wetlands are not often identified until the time of development applications.



Constructed wetlands at Bayard Rustin High School, 2018

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Land Resources

The geologic formations, soils, and slopes in a region are significant towards determining the location of land use activities, the quality and location of groundwater supplies, the suitability of sewage disposal systems, the ease of excavation, and the soundness of foundations. The slope of the land and the soil are largely determined by both underlying geologies, and the weathering processes leading to soil formation at the land's surface.

Geology

Westtown Township falls entirely within the Piedmont Upland Section of the Appalachian Piedmont Province. The Piedmont Upland Section here is a region of hard but well weathered metamorphic rocks, comprised of rounded hills and flat floored valleys.

The geology of Westtown consists of gneiss and amphibolite rock, with Wissahickon schist in some areas to the west and at the center of the Township. All are hard but weathered rock, generally good for foundation support. This rock is slowly permeable, but due to weathering and fractures, hosts modest groundwater supplies and ability to absorb stormwater and wastewater.

Steep Slopes

Land slopes influence an area's sensitivity to disturbance and suitability for development. Disturbances on a slope can threaten the slope's integrity, causing unintended erosion and degradation. Removing vegetation can accelerate erosion on a slope because roots tend to keep soil in place. Removing the load-

bearing sections of a slope can also compromise its stability. In addition, activities that redirect water and change drainage patterns, or place excessive weight on a slope may also cause destabilization.

In Westtown Township, slopes of 15 to 25% grade and "prohibitive" slopes of more than 25% grade are indicated on the Steep and Prohibitive Slopes Map.

As the stream corridors stretch across the entire Township, the associated steep slopes do as well. Prohibitive slopes occur throughout the Township in small areas.

Soils

Westtown Township contains sixteen different soil types in a patchwork pattern. The Township's development has had a significant impact on the soils. Nearly all of the soils beneath the residential development areas are now classified as Urban Lands, though much of this land was likely Prime Farmland soil prior to development. In undeveloped areas, some of the soil is alluvial or hydric, but the majority is either Prime Farmland soils or Farmland Soils of Statewide Importance.

Prime Farmland

Prime farmland features soils that are highly productive for food and feed crops, deep, not prone to erosion, nearly level, well drained, and generally devoid of stones and rocks. Prime farmland has a combination of physical and chemical characteristics that is optimal for agricultural production. Because this limited resource is essential for the nation's food security, the U.S. Department of Agriculture inventories the locations of Prime Farmland throughout the country.

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Retaining prime farmland helps ensure food security, support local economies and agri-tourism, sustain a cultural heritage, and provides environmental services such as stormwater regulation, pollination and soil retention.

In Westtown, considerable former prime agricultural soils have been developed for non-agricultural uses.

The Prime Agricultural Soils Map indicates prime farmland on all of the remaining agricultural properties, including Crebilly Farm at the southwest corner of the Township, the Stokes property and the Westtown School property near the center of the Township, and the Stratton Farm in the southeast corner of the Township.

In addition, two Township-owned tracts are leased for farming: the Cope Tract on the east side of South Concord Road, and a tract in the far southeast corner of the Township.

Westtown has been in the path of suburban growth for a number of decades. The Township has lost a significant amount of its former agricultural lands to residential and institutional uses. The soil characteristics that create high agricultural value are also valuable for other uses, with good drainage valued for road construction and wastewater disposal, and low slopes ideal for the construction of homes.



Crebilly Farm, 2018



Pete's Produce Farm at Westtown School, 2018

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Biodiversity

Biodiversity is an important indicator of ecosystem health. As pollution and development degrade and diminish habitats, the plant and animal communities that rely upon them are increasingly threatened.

In Westtown Township, wildlife occurs across a variety of habitat types, including woodlands or forests, riparian buffers, and wetlands (discussed above). It is notable that Natural Heritage Areas (NHAs) and an Important Bird Area have been designated in Westtown Township, indicated on [the Natural Heritage Areas Map](#).

Natural Heritage Areas & Areas of Special Concern

The Pennsylvania Natural Heritage Program identifies NHAs which contain habitats supporting animal and plant species of concern. The Inventory identifies the Core Habitat areas that are critical to the preservation of the specific species, and the peripheral Supporting Landscape that is a zone of potential impact on those species.

In Westtown Township, **Brinton's Quarry Serpentine Barren**, **Ridley Creek Headwaters**, and **Robert B. Gordon Natural Area** are three NHAs with Core Habitat areas in or near the edge of Westtown, with Supporting Landscapes well within the Township. The **Chadds Ford Swamp** and **Goshen Road Woods NHAs** have Core Habitat areas located well outside Westtown Township but have watershed and wildlife corridor based Supporting Landscapes within Westtown.

Brinton's Quarry Serpentine Barren NHA is grassland containing important plant

species such as the state imperiled Serpentine Aster (*Symphyotrichum depauperatum*). The Core Habitat area is located in the southwest portion of the Township, with the surrounding Supporting Landscape spreading further across the southwest portion of the Township, including part of Crebilly Farm. An area comprising the Core Habitat and a narrower range of the Supporting Landscape also has been designated by the Pennsylvania Department of Conservation and Natural Resources (DCNR) as the vicinity of Threatened and Endangered Species. In such cases, the vicinity is intentionally generalized so as to inhibit persons seeking to find and potentially remove such species.

The Ridley Creek Headwaters NHA is a wetland containing the tiger spiketail, a state rare dragonfly, and the tooth-cup, a state rare plant. The Core Habitat of Ridley Creek Headwaters is located to the east of the Township, but the eastern portion of Westtown includes part of its Supporting Landscape.

The Robert B. Gordon Natural Area NHA is a mixed hardwood forest supporting the state endangered Autumn bluegrass. The 70-acre NHA is located in the Robert B. Gordon Natural Area owned and managed by West Chester University and lapping slightly across the northern boundary of the Township. The northwest corner of Westtown Township abuts part of the Core Habitat and includes a considerable portion of the surrounding Supporting Landscape. An area slightly larger than the Core Habitat is indicated by DCNR as the vicinity of Species of Special Concern.

A relatively large area extending linearly along *the East Branch Chester Creek* and

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some of its tributaries is designated as Supporting Landscape for the **Goshen Road Woods NHA**, the Core Habitat of which is located in Willistown Township. This NHA supports aquatic and forested wetland habitats including a population of a sensitive species of concern. The Supporting Landscape in Westtown is also indicated as the vicinity of Threatened and Endangered Species by the Pennsylvania Fish and Boat Commission (PFBC). This Supporting Landscape overlaps with that of the **Ridley Creek Headwaters NHA**.

The **Chadds Ford Swamp NHA** has a Core Habitat area located in Chadds Ford Township with Supporting Landscape including the headwaters of the Brandywine in Westtown Township. This NHA includes wetlands and riparian habitats supporting 6 plant species of concern, including Elliott's beardgrass and Yadkin River panic-grass, as well as an additional sensitive species of concern. PFBC also recognizes smaller areas within the Supporting Landscape in Westtown, at certain headwaters of Plum Run and Radley Run, as the vicinity of Species of Special Concern. This Supporting Landscape overlaps with those of both the **Brinton's Quarry Serpentine Barren** and the **Robert B. Gordon Natural Area NHAs**.

DCNR and PFBC designations are mapped on [the Special Environmental Concerns Map](#).

Important Bird Area

Westtown Township includes one Important Bird Area (IBA), as designated by Birdlife International. Upper Ridley-Crum Creek is an expansive IBA that includes an eastern portion of Westtown Township.

Larger forested areas in this IBA are stopover sites for various species of neotropical migrant songbirds, and nesting habitat for a few Eastern Meadowlarks.

Woodlands

Wooded areas are significant for their environmental, social, and economic values. Woodlands serve as habitat for many kinds of wildlife, including beneficial pollinator species, soil organisms, and natural predators that live and breed in such areas.

Trees catch particulate matter pollution, contributing to improved air quality. Trees are also a vital link in the hydrologic cycle, absorbing water and storing it in their stems and leaves before releasing the water into the air as evapotranspiration. Stands of trees provide natural erosion and flood control by decreasing the speed and amount of stormwater runoff, reducing temperature extremes, and moderating evaporation.

Thus, retention of woodlands is one of the best natural stormwater management means, significantly augmenting or even replacing need for large scale structural stormwater management solutions.

As mapped on [the Woodlands Map](#), **Westtown Township contains 956 acres of woodland**, or 17.3% of its total land area. Much of the Township's forested land is fragmented by suburban development.

Small patches of woodlands are generally on stream corridors in the Township, adjacent to tributaries of the East Branch Chester Creek, tributaries of Radley Run, and as buffers to Chester Creek. Larger forests in Westtown

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are located on public land or property that is owned and managed by HOAs.

The largest contiguous woodlands in Westtown are found at the center of the township, notably on and around the Westtown School campus.

Woodlands are also present along the Goose Creek stream system corridors and along the SEPTA rail line. Immediately to the west, Oakbourne Park contains an arboretum and woodlands, with a mature stand of trees in the northeast corner.

Interior Woodlands

Some animal and plant species require large contiguous tracts of woodlands for their habitat. When forests are fragmented into smaller isolated tracts, the distribution and composition of animal and plant species within those forests will also change. Interior woodlands are those woodlands large enough to support an edge 300 feet wide, and still have woodland to the interior of this edge, as also indicated on [the Woodlands Map](#).

Given the ecology of these areas, they are likely to support a considerable variety of native vegetation and wildlife species. Certain species of forest plants and wildlife depend specifically on the unique conditions of a healthy forest interior ecosystem. Many species of songbirds, for example, are specifically adapted to forest interior conditions and will not nest elsewhere.

Similarly, numerous species of spring ephemeral wildflowers will only bloom on the rich, moist soils of the forest interior floor. Of the approximately 956 acres of woodland in Westtown, approximately 74

acres are interior woodlands, or 7.7% of the Township's total woodland area.



Woodlands along the trail in Oakbourne Park, 2018

Riparian Buffers

As referenced above, riparian buffers are the transitional area between the flowing waters of streams and adjacent upland areas. Forested riparian buffers are particularly important for maintaining water quality health and aquatic habitat. Riparian buffers help stabilize stream banks and reduce erosion, filter pollutants and sediment flowing into the waterway, regulate water temperatures, and infiltrate stormwater.

Riparian buffers provide improved habitats for the aquatic plants and animals in the water, and enhanced water quality for those municipalities and plant and animal communities who depend on surface and groundwater downstream.

Local land use regulations can promote protection of these natural services, prohibiting development immediately adjacent to water bodies, establishing consistent buffer width within which only limited disturbance would be permitted, and

promoting retention of forested riparian buffers in their natural cover, with special attention to forested riparian buffers along the small first and second order streams at the top of the watershed.

Connected forested riparian buffers exist along stream corridors throughout Westtown Township, including along the East Branch Chester Creek and Goose Creek. These forested riparian buffers have been preserved from development due to their slopes and soils, being otherwise unsuitable for development.

Significant gaps in forested riparian buffers occur on the southerly extent of East Branch Chester Creek, along many tributaries to Radley Run, in areas adjacent to tributaries to East Branch Chester Creek, and along the north side of Westtown Lake. These gaps are areas where riparian buffers could be restored, through afforestation, reduced mowing, and limitations of future land use and activities.

Westtown Township Comprehensive Plan
Chapter Five: Natural Resources

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West Chester
Borough

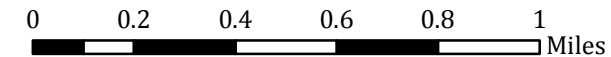
East Bradford
Township

West Goshen
Township

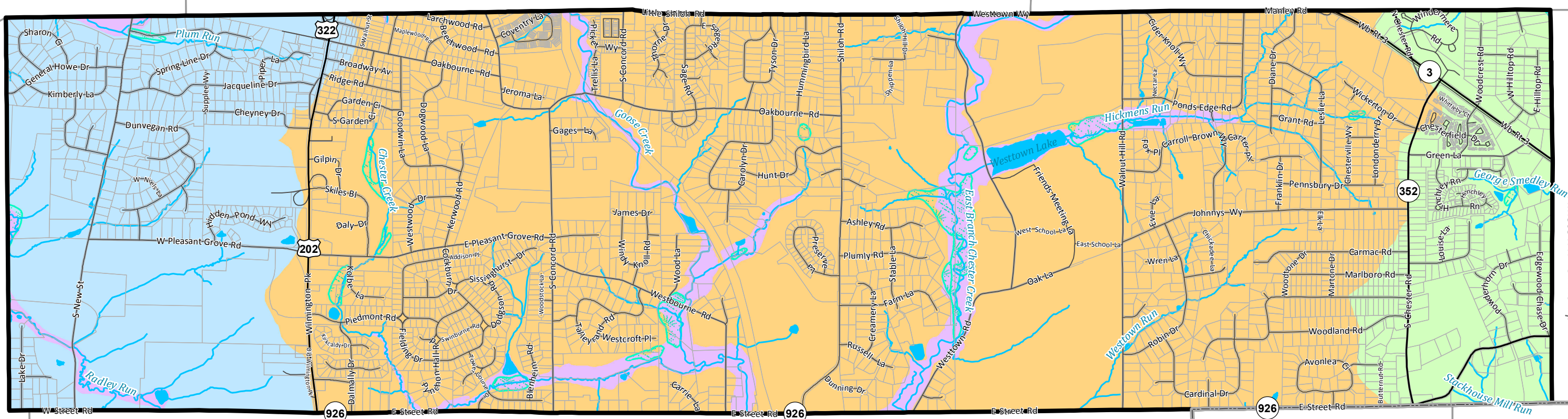
East Goshen Township

Water Features

Westtown Township
Chester County, Pennsylvania



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Map created: December 17, 2018



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Birmingham
Township

Thornbury Township
(Delaware County)

DELAWARE COUNTY
CHESTER COUNTY

Legend

	County boundary		Bodies of water
	Township boundary		Wetlands
	Adjacent municipalities		100-year floodplains
	Tax parcels		Brandywine Creek Watershed
	Major roads		Chester Creek Watershed
	Minor roads		Ridley Creek Watershed
	Streams		



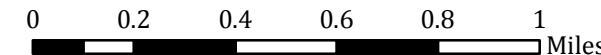
West Chester
Borough

East Bradford
Township

West Goshen
Township

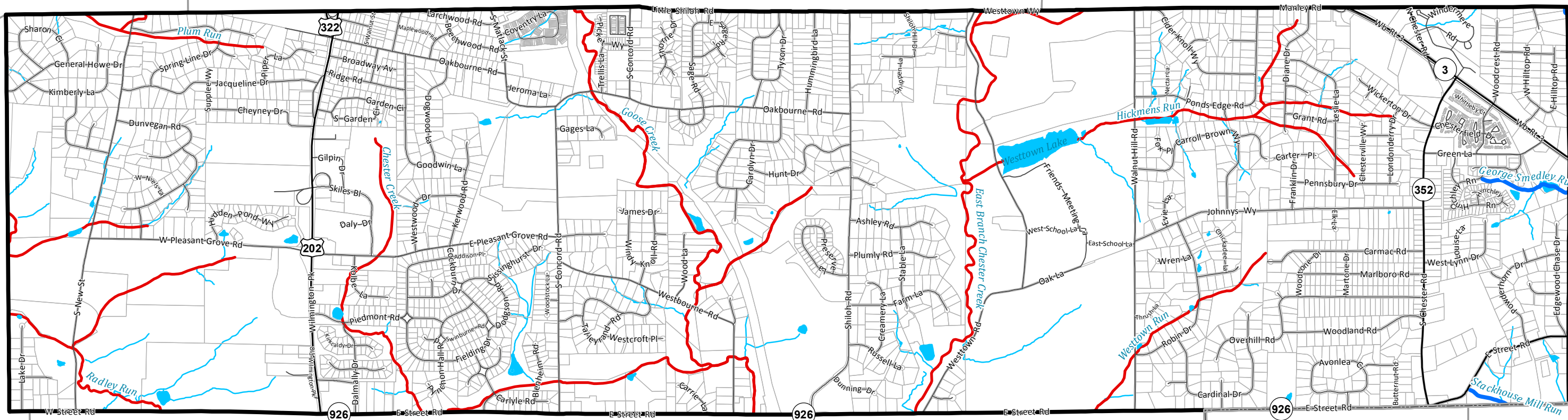
Stream Quality

Westtown Township
Chester County, Pennsylvania



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Map created: December 17, 2018

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Birmingham
Township

Thornbury Township
(Delaware County)

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- High quality streams (HQ)
- Impaired streams
- Streams
- Bodies of water



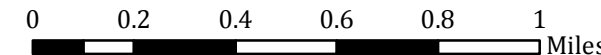
West Chester
Borough

East Bradford
Township

West Goshen
Township

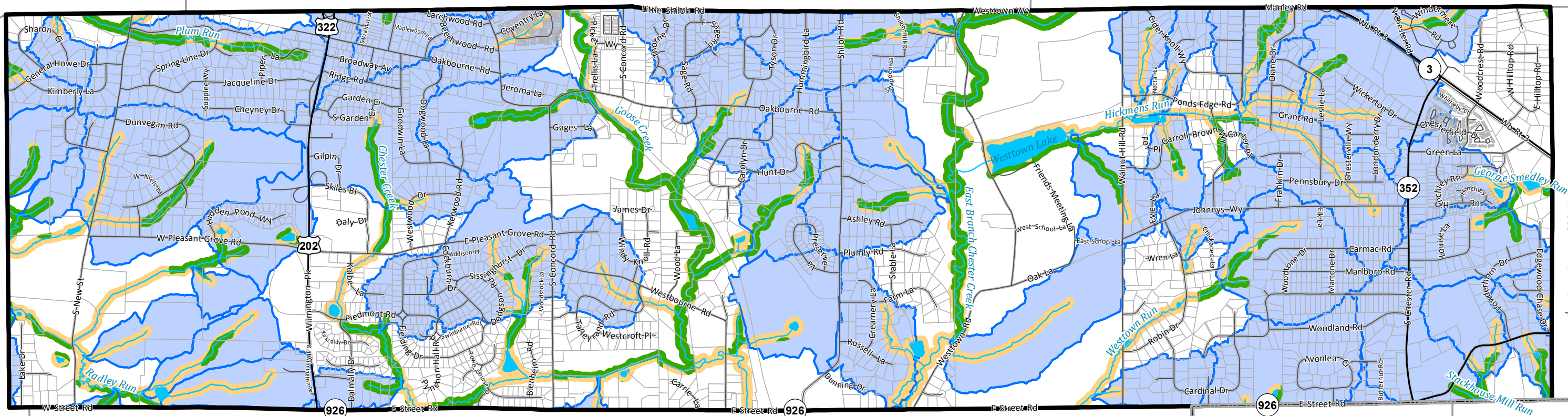
Riparian Buffers

Westtown Township
Chester County, Pennsylvania



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East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Birmingham
Township

Thornbury Township
(Delaware County)

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Tax parcels
- Major roads
- Minor roads
- Streams
- Bodies of water
- Headwaters
- Riparian forest
- Riparian forest gap



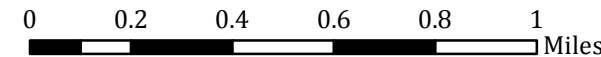
West Chester
Borough

East Bradford
Township

West Goshen
Township

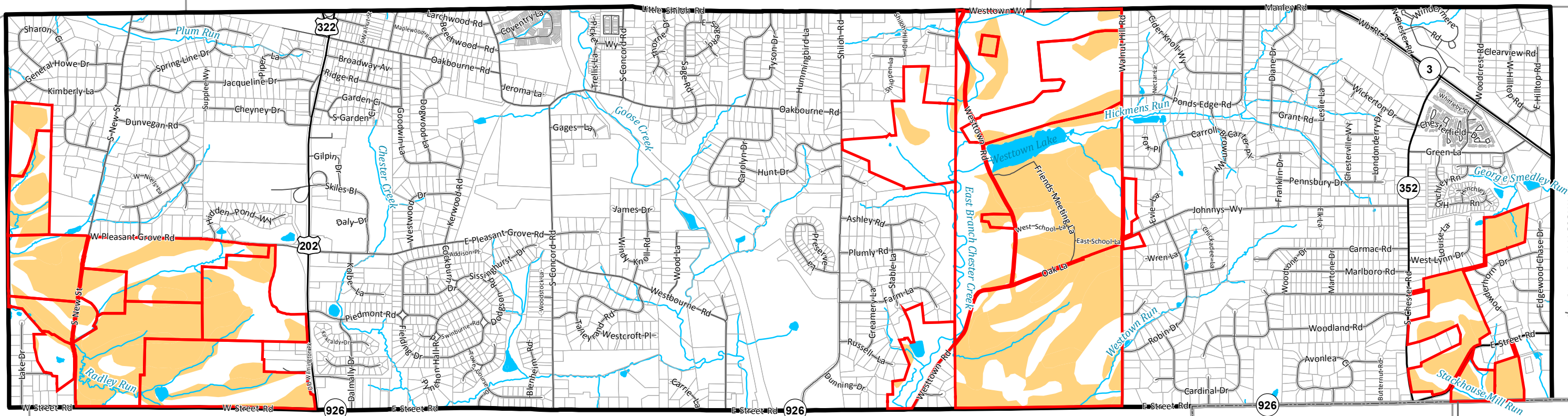
Prime Agricultural Soils

Westtown Township
Chester County, Pennsylvania



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Map created: December 17, 2018

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Birmingham
Township

Thornbury Township
(Delaware County)

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Tax parcels
- Undeveloped parcels
- Major roads
- Minor roads
- Streams
- Bodies of water
- Prime agricultural soils



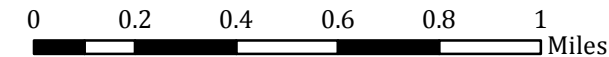
West Chester
Borough

East Bradford
Township

West Goshen
Township

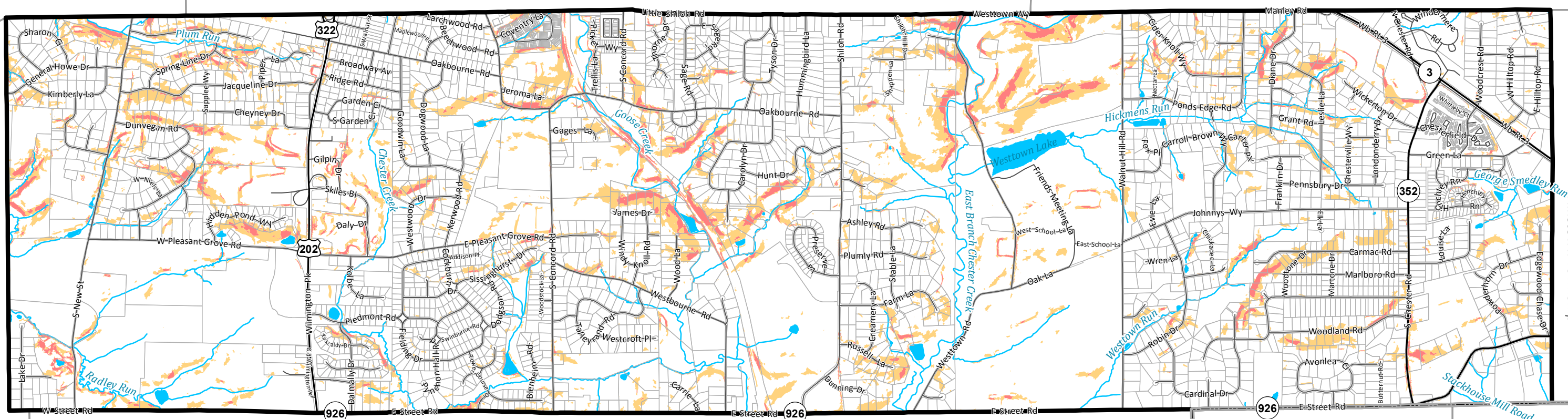
Steep and Prohibitive Slopes

Westtown Township
Chester County, Pennsylvania



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East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Birmingham
Township

Thornbury Township
(Delaware County)

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water
- Steep slopes (15-25%)
- Prohibitive slopes (greater than 25%)



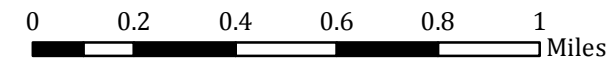
West Chester
Borough

East Bradford
Township

West Goshen
Township

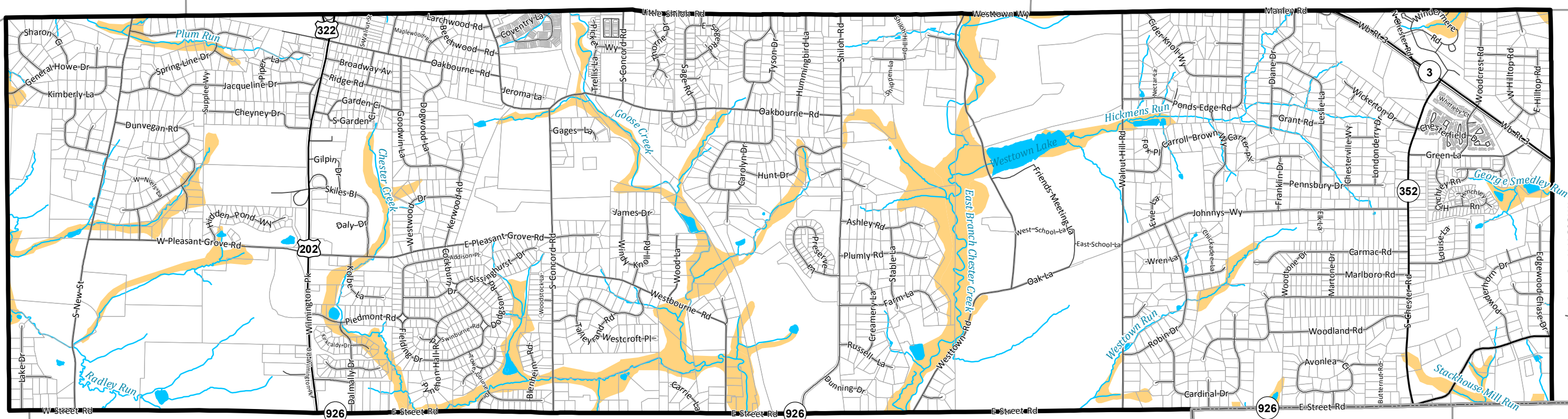
Predominantly Hydric Soils

Westtown Township
Chester County, Pennsylvania



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Map created: December 17, 2018

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water
- Predominantly hydric soils



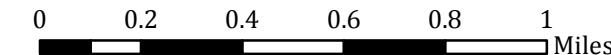
West Chester
Borough

East Bradford
Township

West Goshen
Township

Natural Heritage Areas

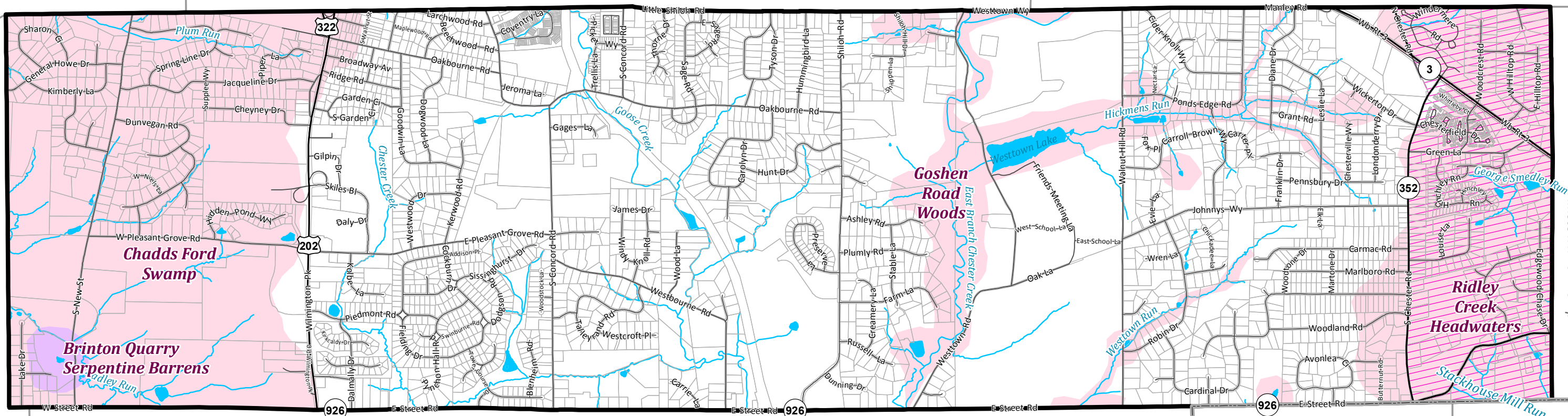
Westtown Township
Chester County, Pennsylvania



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**Robert B. Gorden
Natural Area (WCU)**

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

Legend

- County boundary
 - Township boundary
 - Adjacent municipalities
 - Tax parcels
 - Major roads
 - Minor roads
 - Streams
 - Bodies of water
-
- Conservation Planning**
 - Important Bird Area - Upper Ridley-Crum Creek IPA
 - Natural Heritage Areas: Core Habitat
 - Natural Heritage Areas: Supporting Landscapes

DELAWARE COUNTY
CHESTER COUNTY



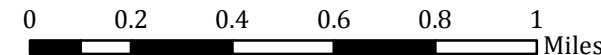
West Chester
Borough

East Bradford
Township

West Goshen
Township

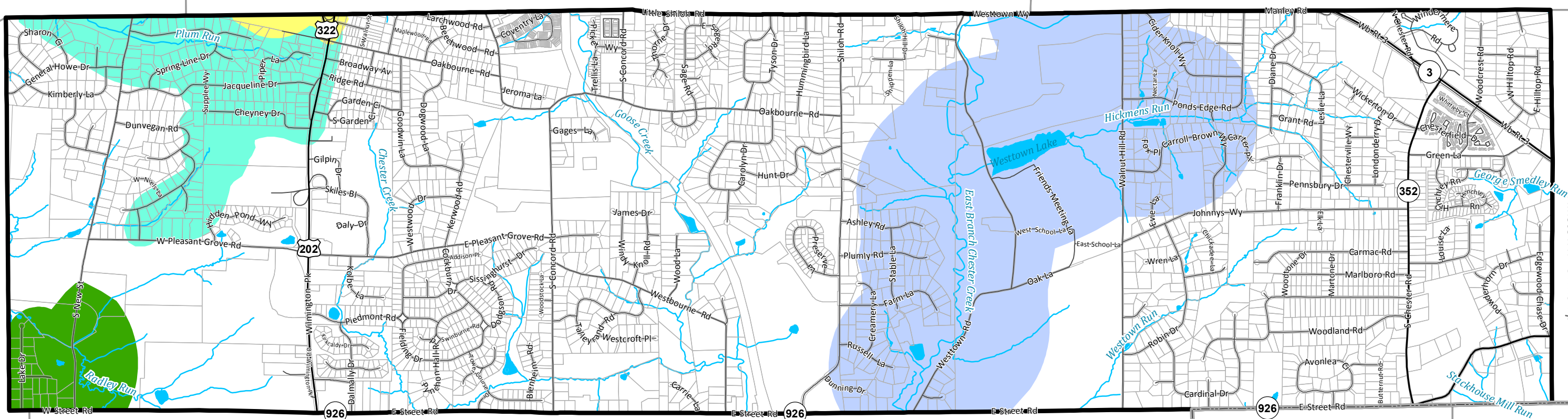
Special Environmental Concerns

Westtown Township
Chester County, Pennsylvania



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East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
 - Township boundary
 - Adjacent municipalities
 - Major roads
 - Minor roads
 - Tax parcels
 - Streams
 - Bodies of water
-
- Special Environmental Concern**
- DCNR Species of Special Concern
 - DCNR Threatened and Endangered Species
 - PFBC Species of Special Concern
 - PFBC Threatened and Endangered Species



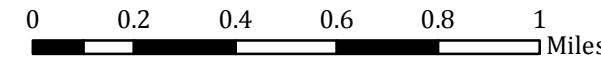
West Chester
Borough

East Bradford
Township

West Goshen
Township

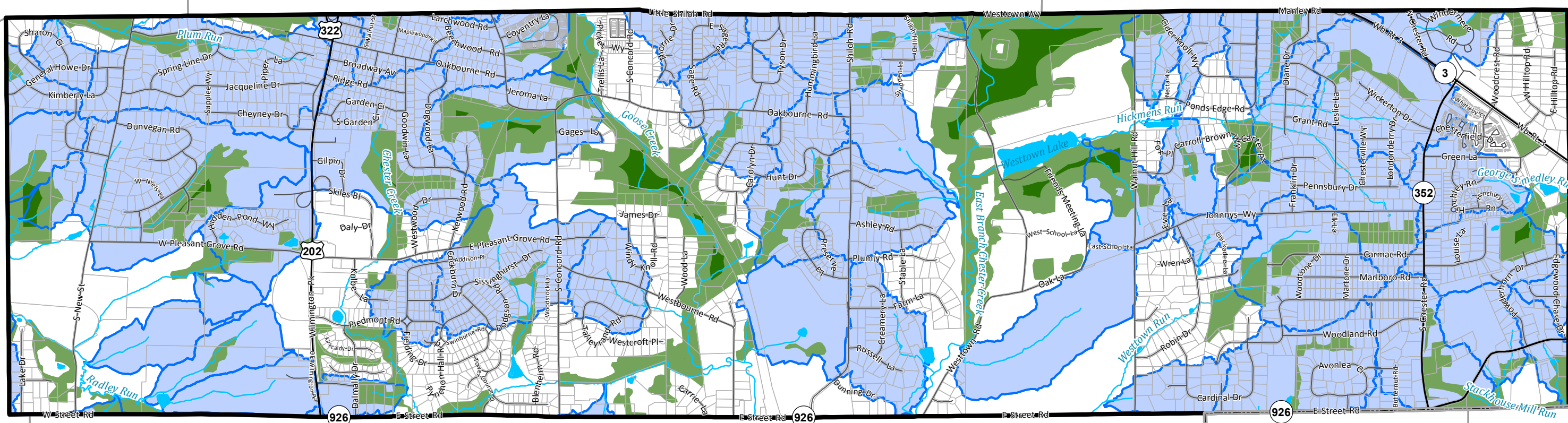
Woodlands

Westtown Township
Chester County, Pennsylvania



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Map created: December 17, 2018

East Goshen Township



Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Birmingham
Township

Thornbury Township
(Delaware County)

DELAWARE COUNTY
CHESTER COUNTY

Legend

	County boundary		Streams
	Township boundary		Bodies of water
	Adjacent municipalities		Headwaters
	Major roads		Woodlands
	Minor roads		Interior woodlands
	Tax parcels		

CHAPTER SIX: CULTURAL RESOURCES

This chapter assesses Westtown's cultural resources, including scenic landscapes and historic resources of local and national significance.

Scenic landscapes and historic resources richly endow residents with a visible sense of place, providing a tangible connection to the layers of history and change that characterize a community. They are the evidence of the human experience, representing the natural and working landscapes, events, architecture, ideas, and individuals of the past.

Criteria for designation of scenic landscapes and historic resources are discussed in the background discussion below, along with their planning and regulation.

A map of historic resources is found after page 6-10.



Unique water tower at Oakbourne Park that graces the Township's logo, 2018

Westtown Township Comprehensive Plan

Chapter Six: Cultural Resources

Key Issues

Cultural resources are an important element of the local landscape, critically helping to endow the Township with its sense of place and even quality of life. Local planning that integrates and protects cultural resources will encourage patterns of development, redevelopment, and neighborhood conservation that enhance Westtown's sense of place.

Based on the more detailed analyses and inventories presented in the background discussion below, the Township identifies the following key issues regarding cultural resources.

Promote Preservation and Continued Use of Historic Resources

Why Is This Important?

The Westtown Historical Commission's Historic Resource Inventory is a useful tool towards recognizing historic resources in Westtown Township. However, there presently exist no formal means or regulation to either require or promote their preservation and discourage unnecessary demolition.

A comprehensive and up-to-date inventory is critical

A key step toward preservation efforts is to keep the Inventory up-to-date.

A second step may be to expand the Inventory comprehensively to include definition and identification of all "principal" versus "accessory" structures on inventoried historic properties, noting the status of each

structure as "contributing" versus "non-contributing" resources, from the perspective of historical integrity.

A third step may be to expand the inventory to include additional "structures" which are not buildings yet are historically important, such as early stone walls and landscape features.



First called Belmont, then renamed Oakbourne by owners James Charles and Heloise Drexel Smith, this High Victorian/Queen Anne Revival-style mansion is the core of the township's largest park, also called Oakbourne, 2018

Incentives for preservation are needed

For the inventory to have more meaning than simply information to celebrate, the Township should consider reviewing the existing regulatory provisions to provide incentives for preservation of historic structures and their landscape settings. The Township's existing demolition delay policy is an effort to slow or halt demolitions and reduce unsympathetic alterations to Westtown's significant, yet finite, historic fabric.

A zoning ordinance also can impose regulatory provisions that protect the historic

Westtown Township Comprehensive Plan Chapter Six: Cultural Resources

resources that are recognized in a Township-wide inventory. Additional incentives may also be introduced, allowing for increased density, lower parking minimums, or other opportunities to owners of maintained historic properties. A demolition permit process that is more than a short delay could both discourage unnecessary demolition, and promote discussion of viable alternative uses.

In the context of development plan submissions, the submission of an Historic Resource Impact Study could be required where inventoried historic resources are located on or adjacent to a site proposed for development. Measures to mitigate identified impacts also could be required as part of development approval.

Promote Preservation of Scenic Landscapes

Why Is This Important?

While the Historical Commission recognizes and seeks to protect Westtown's properties of historical significance, properties with historical elements, archaeological sites, scenic roadways, landscapes and viewsheds of Westtown are not currently recognized in any inventories. By identifying, delineating, and protecting scenic roads and landscapes in Westtown, the Township can integrate these significant cultural resources into the local preservation planning process. Working landscapes, woodlands, waterways, and historic settlement patterns are scenic resources whose protection can be promoted through inventory and adoption of regulatory provisions and incentives.

With an official inventory in place, the Township can establish regulatory provisions

to promote development patterns consistent with scenic preservation objectives. Examples include: requirements for management of roadside vegetation along designated scenic roads, avoiding excessive vegetation removal, options and definitions for use of characteristic architectural treatment for new development within mapped scenic landscapes and, where such options are not utilized, requirements for increased setbacks from points of public view and landscape buffers to screen new development from view.



Westtown Lake House, 1953



Scenic landscape along Route 926, 2018

Future Action and Policy Considerations

Promote preservation of historic resources

- **Keep an up-to-date and comprehensive inventory** of nationally and locally significant historic resources, defining and mapping “principal” versus “accessory” structures and “contributing” versus “non-contributing” resources, and also consider expansion of the inventory to include additional “structures” which are not buildings, yet are historically important.
- **Review and revise as necessary existing regulatory provisions to provide incentives for preservation** of historic structures and their landscape settings, including additional use and adaptive re-use opportunities, density and other design and area and bulk incentives.

Promote conservation of scenic landscapes

- **Identify and map scenic roads and scenic landscapes** throughout Westtown, including working landscapes, woodlands, stream valleys, and historic settlement patterns.
- **Establish provisions** to promote development patterns consistent with scenic preservation objectives, linking existing requirements for identification of

scenic landscapes. Include related requirements for management of roadside vegetation, provision of options for use of characteristic architectural treatment for new development and, where not utilized, provision for increased setbacks and landscape buffers.

Background Discussion

Scenic Landscapes

Scenic landscapes have been mapped in many Chester County municipalities and often defined as “visually significant landscapes.” These have been consistently defined as those landscapes visible from the public right-of-way, which are characteristic of the natural heritage and historical settlement of the land. This includes remaining natural areas, but excludes modern rural, suburban, or urban development not characteristic or compatible with historical settlement patterns. Visibility, obviously, is manifestly different in the winter versus the summer, when luxuriant vegetation conceals much. Scenic or visually significant landscapes are typically mapped based on a more inclusive winter view.

Scenic landscapes in Chester County comprise a diversity of “characteristic” landscape elements, which can be described in terms of *natural* features - wooded ridges, wetland meadows, and rolling hills -- or *human influenced* features -- a hand-laid stone bridge, a tree-lined country lane, an old farmhouse, and a crossroads hamlet. Natural and human influenced elements overlap and interweave; a ready example is the historic farmstead with its adjacent rolling cropland and pasture.

A special aspect to scenic landscapes in Westtown is the interpretive value of remaining open space subject to action in the Battle of the Brandywine. The Battle occurred on September 11, 1777, was the largest single battle in the War for Independence in terms of troops employed, and was instrumental in an ultimate American victory.

From recently discovered diaries of both British and German (Hessian) troops, the western portion of Westtown was involved in the forward advance of those troops toward definitive action in Thornbury and Birmingham Townships. Crebilly Farm remains as an important interpretive landscape relative to the battle.

Scenic landscapes have not been mapped to date in Westtown Township. They are required to be mapped by applicants under the Flexible Open Space Development Option.

Historic Resources

Historic resources can be buildings, structures, objects, sites, landscapes, or archaeological artifacts that have been identified as historically significant in their community context. Historic resources also can be defined in terms of historic districts, larger areas which possess a significant concentration or continuity of historic buildings, structures, objects, or sites, even while also including sites within their bounds that may not contribute to the historical context.

In Westtown, the Historical Commission recognizes the many historic resources of local significance throughout the Township, but retains few tools to protect these resources to date.

The inventory of historic resources in this section are based on an inventory provided by the Pennsylvania Historical and Museum Commission (PHMC); [the Historic Resources Map](#); and original research by the Westtown Township Historical Commission.

Westtown Township Comprehensive Plan

Chapter Six: Cultural Resources



Huey Ruins: It is possible the residents of this 1731 structure witnessed actions of the Battle of Brandywine, 2016



Many structures in the township had various uses. This house is believed to be the site of the Maplewood School in the 19th century, 2017



Westtown Inn, undated

A critical function of local regulations to protect historic resources is to fulfill the mandate of the MPC that *"zoning ordinances shall provide for the protection of natural and historic features and resources,"* a mandate that clearly establishes historic preservation as a legitimate public purpose for local government.

Local land use planning initiatives can protect buildings from demolition, or alterations that may irrevocably change a structure's character-defining features. Local governments can identify, define and regulate historic resources through local land use planning. In Pennsylvania, a municipality can regulate historic districts through the adoption of a local historic district ordinance.

Local governments can also protect historic resources through zoning ordinances pertaining to demolition, alteration or addition to any resources included in a municipal historic resources inventory, usually included on a map adopted by the governing body as an addendum to the zoning ordinance. Municipalities may also protect historic resources through additional or alternative strategies, such as a requirement for the submission of a Historic Resource Impact Study for any subdivision or land development.

Zoning ordinances may also provide regulatory incentives to owners of historic properties that propose adaptive re-use of their properties, by permitting increased density or more than one principal use of a property. Local regulations should be tailored to suit the land use requirements, development pressures, and historical character of each individual municipality.

Planning and Regulation for Cultural Resources

While Westtown has many scenic landscapes and views, no inventory has ever been accomplished, even though there are ordinance provisions requiring applicants to map scenic landscapes.

Westtown has a Historical Commission to raise awareness of significant historical resources and advise the Board of Supervisors, the Planning Commission, and the Zoning Hearing Board on matters pertaining to the Township's historic resources. The Commission inventories the historic resources within the Township in both list and map form.

Owners of properties included in the Historic Resources Inventory are encouraged to allow the Historical Commission to photograph within a 30-day review period prior to demolition or alteration. A building permit application for demolition or exterior alteration triggers an optional 30-day review period, wherein the Commission has time to document the historic structure if permission is granted. A review period is also an opportunity for the public to pursue alternatives to demolition.

Inventory of Cultural Resources in Westtown

Inventoried historic resources include approximately 98 houses built prior to the 20th century, a Prisoners of War (POW) Camp associated with the Battle of Gettysburg, and a portion of the Brandywine Battlefield. Approximately 140 properties or individual structures are identified on [the Historic Resources Map](#), included herein. A number of properties mapped contain

multiple historic structures. These resources are divided into five discrete categories: On or Eligible for the National Register of Historic Places; Of Local Historic Value; 100 Years or Older; Potential Archaeological Site; and Properties with Historical Element(s).

Historic Resources Listed or Eligible for the National Register of Historic Places

Properties listed in the National Register of Historic Places are recognized for their age, integrity, and significance. These properties are eligible for federal preservation grants, federal investment tax credits, and other preservation incentives. For example, an income-producing property that is listed or determined to be eligible for the National Register of Historic Places (as determined by the State Historic Preservation Office) may receive tax credits for its rehabilitation.

Within the National Historic Preservation Act of 1966, Section 106 initiates a review process for impacts on historic resources either listed in, or determined to be eligible for the National Register, for any project using federal funds or otherwise requiring federal approval, permitting, or license, including approvals delegated by the federal government to the states. This includes most PennDOT projects and other projects that receive federal approval or funding, such as telecommunications facilities and wetlands permits.

One historic resource in Westtown was listed on the National Register of Historic Places in 1982, County Bridge Number 148. This single-span arched masonry bridge is significant for its high quality design and integrity. It was completed in 1911 by a team

Westtown Township Comprehensive Plan

Chapter Six: Cultural Resources



Westtown Meeting House, 2012



The stone bridge over Chester Creek on Route 926, 2016



The Church of the Loving Shepherd, with its 1792 date stone, has artfully repurposed a barn on their historic property to be a worship space, 2017

of local contractors and is located at the southern boundary of the Township, on Street Road crossing Chester Creek. The Pennsylvania State Historic Preservation Office has recognized eight additional properties in Westtown that are eligible for the National Register of Historic Places. These eight properties date from the 18th and 19th centuries.

The Westtown School, listed in PHMC records as the Westtown Boarding School, is one of the oldest eligible properties. The School contains 49 individual historic resources. Founded in 1799, Westtown School asserts to be the oldest, continuously operating coeducational boarding school in the country.

The Quarry House at Brinton's Quarry is also determined as eligible by PHMC. Brinton's Quarry was a serpentine quarry in the late 19th century, and one of the sources for the region's iconic green serpentine stone structures.

Also identified by PHMC is **Crebilly Farm**, a farm with 25 historic resources. Crebilly Farm also encompasses a portion of the Brandywine Battlefield, where the largest land battle of the American Revolution was fought on September 11, 1777.

The Westtown Inn, as it is listed in PHMC records, is also located on the Crebilly Farm property, but separately listed. It is also identified by the PHMC as eligible for the National Register. Locally, this property has been referred to as the Darlington Inn as it is located at the Darlington Crossroads at the corner of PA Route 926 and US Route 202. It is a serpentine stone building erected in 1823 to replace a log tavern, and is recognized for its architecture as an important example of Chester County

Westtown Township Comprehensive Plan Chapter Six: Cultural Resources

Colonial-era style and the regional use of serpentine stone.

Also recognized by the PHMC as eligible for the National Register are the Church of the Loving Shepherd, the William Townsend House, Twin Brook Farm, and the George Faucett House, which was recently demolished.

The eight properties determined eligible for listing on the National Register by PHMC are charted below.

In addition, the Westtown Township Historical Commission recognizes two properties as deemed eligible for the National Register, although no documentation has yet been filed with PHMC. These include the Oakbourne Mansion, gatehouse, and water tower on South Concord Road, and the historic house at 725 Westbourne Road.

Property Name	No. of Resources	Description	Year Built
Westtown Boarding School <i>Westtown Road and School Lane</i>	49	School, established ca. 1799	ca. 1794, ca. 1953
Church of the Loving Shepherd <i>1066 South New Street</i>	2	Residence and Barn, now used as a church	--
Crebilly Farm <i>201 West Street Road</i>	25	Horse Farming, agriculture	1805; additions 1823, ca. 1936, 1959, 2000
William Townsend House <i>1115 Wilmington Pike</i>	2	Georgian style stone dwelling	1800; 1820
George Faucett House <i>1010 Wilmington Pike</i>	3	Georgian style stone dwelling; recently demolished	1820
Twin Brook Farm <i>1190 Westbourne Road</i>	3	Queen Anne style, barn, hotel, dwelling	1780, 1820
Quarry House <i>1150 South New Street</i>	1	Brinton Quarry, Queen Anne dwelling	1884, ca. 1920
Westtown Inn <i>1 W Street Road</i>	2	Federal style hotel and tavern	1823

Westtown Township Comprehensive Plan

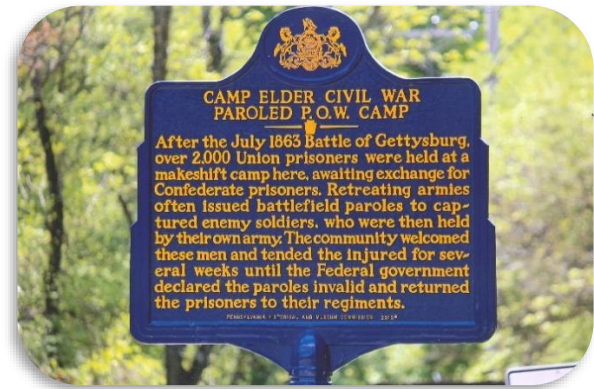
Chapter Six: Cultural Resources

Historic Resources of Local Significance

The Historical Commission's Historic Resources Inventory recognizes 52 properties of Local Historical Value. In addition, 26 properties are identified as constructed over 100 years ago. Five additional properties are identified as retaining historical elements. These locally significant historic resources are distributed throughout the Township (see Historic Resources Inventory).

Many of the properties are private residences, including multiple historic properties on South Chester Road, South Concord Road, South New Street, Oakbourne Road, East Pleasant Grove Road, Shiloh Road, East Street Road, Westbourne Road and Wilmington Pike. The oldest historic resources are houses and farms dating from the early 18th century. It is likely that more than a few locally significant historic resources would be found eligible for the National Register if the work was undertaken to submit appropriate information to the PHMC.

Sixteen potential archaeological sites are also identified in the Westtown Historic Resources Inventory. These include various ruins, including the remains of a saw and grist mill, an African Methodist Episcopal (AME) church and cemetery, and the sites of former springhouses and barns. A POW camp from the Civil War, Camp Elder, is also marked. This makeshift camp held Union prisoners from the 1863 Battle of Gettysburg.



So many Union prisoners were taken in the Battle of Gettysburg that the Confederates released Union soldiers to parole camps. Camp Elder in Westtown became one of those Union POW camps, 2018



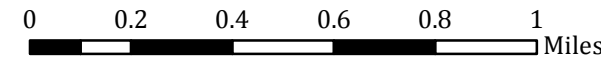
A thriving congregation attended Shiloh AME Church until it burned down in the mid-1930s, 1939



West Chester
Borough

Historic Resources

Westtown Township
Chester County, Pennsylvania



Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: December 17, 2018

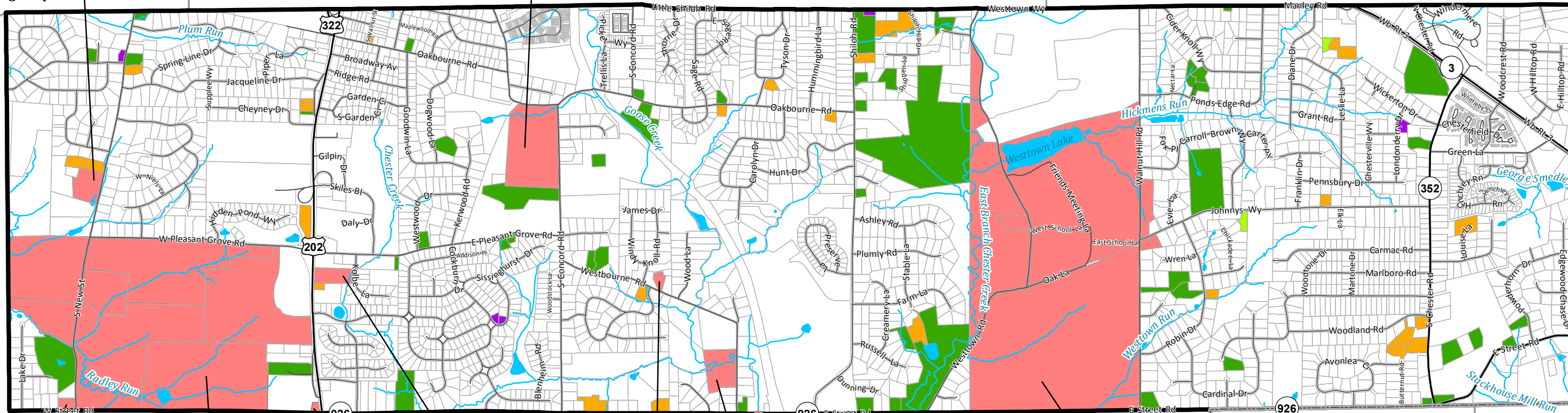
East Bradford
Township

West Goshen
Township

East Goshen Township

Church of the
Loving Shepherd

Oakbourne Mansion



Quarry House

Crebilly Farm

Westtown Inn

725 Westbourne Road

William Townsend House

County Bridge #148

Twin Brook Farm

Westtown
Boarding School

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

Legend

- County boundary
 - Township boundary
 - Adjacent municipalities
 - Tax parcels
 - Major roads
 - Minor roads
 - Streams
 - Bodies of water
-
- ### Historic Resources
- On or deemed eligible for the NRHP
 - Of local historic value
 - 100 years or older
 - Potential archeological site
 - Properties with historical element

DELAWARE COUNTY
CHESTER COUNTY

CHAPTER SEVEN: OPEN SPACE, PARKS, RECREATION AND TRAILS

Westtown Township is valued by residents and visitors for its rural features - the working farmlands, woodlands, and parkland nestled amidst the otherwise suburban landscape. However, the Township has been steadily losing these features to development.

Though the Township's previous Comprehensive Plan recommended several actions regarding land preservation, development has continued. With less than 8% of the Township land left undeveloped, the Township faces some key choices.

The Township adopted an Open Space, Recreation, and Environmental Resources (OSRER) Plan Update in May of 2014. This plan was developed with significant public feedback regarding residents' views, which clearly indicated the importance of open space conservation, enhancing the park system, and providing opportunities for trails.

This Comprehensive Plan Update incorporates the goals, objectives and strategies of that Plan, reaffirming the findings and further prioritizing the strategies.

This chapter, in addition to providing a brief overview of the OSRER Plan, looks at the following topics:

- Agricultural Lands
- Protected Natural Features
- Municipal Parks & Open Spaces
- Schools
- Homeowners Association (HOA) Open Space
- Recreation
- Trails

Maps pertaining to this chapter are found after page 7-12.



Picnic area at Oakbourne Park, 2018

Westtown Township Comprehensive Plan

Chapter Seven: Open Space, Parks, Recreation and Trails

Key Issues

Open space resources are also an important element of the local landscape, critically helping to endow the Township with its sense of place and even quality of life. Local planning that integrates and protects open space resources will encourage patterns of development, redevelopment, and neighborhood conservation that enhance Westtown's sense of place. Based on the more detailed analysis and inventories presented in the background discussion below, key issues regarding open space resources in Westtown are identified here.

Preserve Remaining Open Space

Why Is This Important?

Open spaces that define the character of the Township continue to be lost

In 1990, 45% of the Township was either agricultural or wooded (DVRPC). In 2010, that number was down to 32%, representing a loss of nearly 800 acres.

The development of agricultural and natural woodlands translates into more than additional housing units and traffic. It is an increase in stormwater runoff and loss of opportunities for trails and recreation, as well as alteration to the Township's character, beloved by many.

Throughout the development of this plan update, Westtown residents have consistently called for greater efforts toward open space preservation.

Pennsylvania Act 153 provides, via referendum, for municipalities to establish dedicated revenue for purchase of interests in open space, whether acquisition of lands in fee simple or through conservation easements:

- **Purchase – fee simple acquisition**

While this is the costliest option for the Township, it provides full control of the land and can be the best option for providing new parkland and trails for its residents.

- **Conservation Easements**

A conservation easement allows a property to remain under private ownership and control, while limiting the uses to those specified in the easement, such as agriculture or trails.

Conservation easements are commonly used to preserve farmland and enable the work to continue. Because the land remains in private ownership, the cost of purchasing the conservation easement is less than the cost of purchasing the property outright, and it spares the Township the need to manage the property.

Working farmland is particularly vulnerable

Working farms serve many purposes and provide benefits to the community at large including: locally grown food, maintenance of scenic views, preservation of historic structures, providing for groundwater recharge, and contributing to the character of the township.

Additionally, agricultural lands demand fewer services from the Township than commercial or residential development,

Westtown Township Comprehensive Plan Chapter Seven: Open Space, Parks, Recreation and Trails

helping to maintain service levels and expenditures.

The largest remaining open spaces in the Township are actively farmed and under private ownership, and in one case are part of a private boarding school. But as farmers age and new recruits are more difficult to find, the Township should endeavor to build and maintain open lines of communication with these landowners in order to increase the chances of meeting the goals of both parties.

Enhance Connectivity of Open Spaces and Access to Them

Why Is This Important?

Existing open space lacks connectivity and non-motor-vehicular access

Open spaces and natural areas more effectively serve both the human and natural worlds when connected into continuous networks called greenways. Oftentimes, these networks follow a stream corridor or ridgeline, and they allow for wildlife migration, biodiversity, and the creation of trails for transportation and recreation. In Westtown the opportunities to connect existing open spaces and create such greenways are limited and running out.

There is clear demand for safe places to walk or bicycle

The majority of Westtown streets and neighborhoods do not have sidewalks or trails, making it difficult to access the many parks, schools, and other destinations in the Township without the use of a car. Better access to recreation opportunities and/or

new parkland is particularly absent in the eastern and western most areas of the Township.

The demand for more opportunities to walk, whether for recreation and exercise, or for daily tasks, is increasing across the County and the nation. In the Township, the results of the online survey and community forums, demonstrate a strong desire by many to create such opportunities going forward.



Open space at Oakbourne Park, 2018



Sidewalk along Skiles Blvd., 2018

Westtown Township Comprehensive Plan

Chapter Seven: Open Space, Parks, Recreation and Trails

Enhance Recreational Value

Why Is This Important?

The OSRER Plan concluded that the Township's existing park system provides a solid foundation for recreation, but could better serve the community and strengthen Westtown's green image if planned and managed in a coordinated manner, with a single vision in mind.

Oakbourne Park, for example, is considered a community gem. A master plan for this specific park and for all Township parks could ensure that community needs, including trails, are planned for and met through planned capital expenditures and careful management by township staff.

While the Township is not large enough to justify a full-time Parks and Recreation Department, parks and recreation planning could be more formalized with a single point of contact who offers more consistent promotion, communication, as well as plans and executes consistent township sponsored events.

Expanded recreational programming is desirable to meet public needs

Current recreational offerings are heavily focused on youth sports, with current sports fields at capacity and demand on the rise. However, such facilities should be balanced with the recreational opportunities and demands from other segments of the current and future population, particularly older residents.



Soccer fields at Oakbourne Park, 2018



Tennis Courts at Oakbourne Park, 2018



Fire circle at Oakbourne Park, 2018

Future Action and Policy Considerations

Preserve and enhance open space and recreational resources

- **Consider initiation of a referendum** allowing Township residents to vote on whether to establish a dedicated tax for open space protection.
- **Maintain strong relationships with large landowners** including Westtown School, the Stratton family, and the Stokes family in order to actively assist in keeping those open spaces undeveloped and actively farmed.
- **Evaluate the Township zoning ordinance** for potential barriers versus incentives for viable agricultural related businesses.
- **Seek and support collaborative efforts** with other agencies, conservation organizations, and owners of valuable open spaces to achieve permanent land conservation.
- **Develop best management practices for land stewardship** of Township-owned open spaces, to improve the ecological performance of these resources and to educate and inspire private land owners
- **Complete master park plans for all Township parks**, including maintenance and management plans for all structures and facilities.
- **Evaluate opportunities to expand park, recreation and trail facilities** in the underserved areas of the Township (west of Route 202 and east of Route 352). At such point as development may occur at Crebilly Farm, ensure that the plan includes trails and unconstrained lands suitable for active recreation/play fields.
- **Evaluate ability to allocate a greater percentage of the Township budget** for parks and recreation and leverage this base amount with other funding sources (fees, grants, gifts, sponsorships, etc.).
- **Evaluate the ability of existing Township staffing and appointed Commissions and Committees** to support the goals and objectives of the OSRER Plan.

Westtown Township Comprehensive Plan

Chapter Seven: Open Space, Parks, Recreation and Trails

Background Discussion

Existing Open Space Inventory

Agricultural Lands

The largest tracts of undeveloped land in the Township are the iconic 322-acre Crebilly Farm west of Route 202 and north of Route 926, the lands north and south of the Westtown School which are owned by the School, the Stokes Farm east of Shiloh Road, and the Stratton Farm in the south-eastern corner of the Township. Most of these lands are in agricultural use, with some woodland and other natural features.



Agricultural Lands along S. Concord Rd, 2018

Protected Natural Features

These include woodlands, hillsides, and surface waters, that provide for stormwater recharge, flood control, passive recreation, and wildlife habitat. The developed nature of the Township makes these remaining resources all the more critical to preserve.

Natural area restoration is also needed to alleviate flooding, reduce erosion, and create better environments for people as

well as nature. Natural resources are mapped and discussed in more detail in the Natural Resources Section.

Municipal Parks and Open Space

Westtown Township owns and maintains its multiple parks and open spaces, containing approximately 318 acres as indicated on the [Parks and Open Spaces Map](#). The largest is the 90+ acre Oakbourne Park, which serves the entire community.

Open spaces within developments, such as the Plum Run Open Space along Spring Line Drive, provide residents with the opportunity to walk out their front doors and enjoy nature. Others, such as the Westwood Drive Open Space, are more hidden and difficult to access, making them useful only to a few residents.

Some of the parcels, such as the Cobblefield Open Space, are more utilitarian. Cobblefield holds a sewage pump station, while many others contain stormwater management facilities.



Playground at Tyson Park, 2018

Westtown Township Comprehensive Plan

Chapter Seven: Open Space, Parks, Recreation and Trails

Schools

There are five public schools and three private schools that call Westtown “home.” Each of these have their own land and recreational facilities which may be used by the public to varying degrees, but nonetheless contribute to the overall network of green spaces in Westtown Township.

Westtown School, the largest landowner in the Township, owns over 600 acres of land, containing myriad recreational fields and facilities, in addition to its working farmland.

Five additional schools, owned and operated by the West Chester Area School District, contain a total of 255 acres of land throughout the Township. There also are two parochial schools in the Township: St. Maximilian Kolbe and Saints Simon and Jude; these have limited open space and recreational facilities.

Homeowners Association (HOA) Open Space

Westtown Township has several HOAs, which collectively own approximately 70 acres of land. These HOA open spaces vary in size and are indicated on [the Parks and Open Spaces Map](#).

2014 Open Space, Recreation, and Environmental Resources Plan Update

The Township adopted an Open Space, Recreation, and Environmental Resources (OSRER) Plan Update in May of 2014. This plan was developed with significant public feedback regarding residents’ views, one of which was the clear indication of the importance of open space preservation.

The OSRER Plan set forth three goals:

1. **Make Westtown “forever green” by preserving natural, historic, and scenic places.**

Objectives for this goal focus on enhancing water quality in the Chester and Goose Creeks, preserving remaining open spaces, and managing open spaces to enhance their health and environmental benefits.

2. **Foster fitness, wellness, and play with programs and facilities for Westtown Township residents.**

Objectives here hone in on making the best use of park facilities through master planning, engaging residents in park planning in order to enhance opportunities and health, and trail planning.

3. **Allocate financial and human resources that support the implementation of the plan.**

Objectives here focus on developing partnerships, engaging residents, recruiting volunteers, and building staff.

Westtown Township Comprehensive Plan

Chapter Seven: Open Space, Parks, Recreation and Trails

Further, the plan provided the following priorities for which open space lands to protect:

“Large” Parcels

Saving the last large, remaining tracts, is a priority as they present the last opportunities to conserve these tracts from being subdivided into house lots and streets. Given the developed nature of the Township, five (5) acres constitutes a “large” parcel. The Protected & Unprotected Open Space Map indicates permanently protected lands and undeveloped lands over five acres in area. Nearby protected lands beyond the boundaries of Westtown are also indicated.

Connections

In public forums, meetings with stakeholder groups and in Open Space Task Force discussions, the importance of linking open space – both natural areas and trails, became evident. Therefore, parcels that connect to an existing open space system are of high priority for conservation.

Financial Leverage

The high cost of real estate in Westtown Township means that public funds could play a significant role in open space preservation.

Projects that involve private and non-profit partners who bring funding to the project; projects that can leverage County and State grant programs; and projects where the landowner is making a donation should be elevated to a high priority.

Green Infrastructure

“Green Infrastructure” uses natural processes to replace some, but not all, mechanical, chemical, or structural components.

For Westtown, green infrastructure could include tree planting, and restoration of degraded forests and stream banks. Such greening improves water quality, reduces stormwater runoff impacts such as flooding, and improves habitat for plants and animals. In the process, green infrastructure contributes to the quality of life for residents.

Making green infrastructure a priority could also be a design approach in new developments, such as adding rain gardens to commercial parking lots and using development open space for stormwater infiltration.



Bioswale at Tyson Park, 2015

Westtown Township Comprehensive Plan Chapter Seven: Open Space, Parks, Recreation and Trails

Township Parks, Recreation and Trails

While Township residents have access to many public, semi-public, and private park lands and recreation facilities within the region, this section examines parks and recreation within the Township.

The table below summarizes the Township's five (5) parks totaling 118 acres with their associated service areas and amenities, as recommended by the National Park and Recreation Association (NPRA).

The NPRA service area recommendation is a guideline intended to gauge the geographic area served by each type of park, as well as the adequacy of those services in relation to the size of the population. Overlaying the service areas for the individual parks highlights potential gaps in the system, and thus residents who may not have equal opportunity to recreational services in the township.

Within the OSRER Plan, each park is assessed individually and a list of recommended improvements as well as

maintenance needs is provided. Overall, the assessment observes the following:

- When analyzing park locations, it is notable that all parks are located between Route 202 and Route 352, leaving the eastern and western most areas of the township underserved.

The lack of facilities in these areas is exacerbated by the difficult access to existing facilities in the rest of the township. As discussed in other sections of this Plan, Route 202 is impassible unless riding in a vehicle. Crossing Route 352 on foot is less intimidating than Route 202, while the absence of sidewalks and shoulders along Route 926 make even a short distance on foot challenging.

- Existing parks lack the cohesive identity that could come from signage, branding, and complimentary equipment and amenities.

Unified planning of the parks as a system would better serve township residents, creating a sum greater than

Park Name	Acres	Park Type	Service Area	Uses
Oakbourne	90	Community Park	3 miles	Active and passive recreation
Pennwood	16.5	Neighborhood Park	½ mile	Passive recreation
Tyson	5	Mini Park	¼ mile	Active and passive recreation
Edgewood Chase	3.6	Mini Park	¼ mile	Passive recreation
Larchbourne	2	Neighborhood Park	½ mile	Active and passive recreation

Westtown Township Comprehensive Plan

Chapter Seven: Open Space, Parks, Recreation and Trails

its parts, and thus strengthening the township's "forever green" image.

- Gaudenzia House, a privately-owned facility that helps people affected by chemical dependency, mental illness and related conditions, is located in the center of Oakbourne Park. In the long run, this property should be acquired if it comes up for sale. In the near term, additional landscape buffering and possibly fencing could be used to better signal that it is a separate property.

Recreation

Active and passive recreation opportunities are important aspects of community life. As is common in Chester County, the Township's primary role in regards to recreation is to:

- **Facilitate recreation by enhancing facilities at existing parks;**
- **Support the efforts of other, third party organizations,** who coordinate scheduled programs for a wide variety of sporting activities; and
- **Promote Park and Recreation events** through the Township newsletter, website, and social media.

There are six main sports organizations that practice and play their games in Township parks, although none are organized in Westtown. When polled, all of these organizations reported increasing participation, lack of facilities, or overused fields. Additional facilities and programming are provided to specific groups through WCASD and Westtown School.

As the existing fields and facilities are currently booked, there are some options for non-league play. The multipurpose field at Oakbourne Park provides opportunities for non-league play, such as kickball, ultimate Frisbee, and flag football.

As the population ages, balancing the focus on youth sports programming with local options that better serve older residents, such as the Chester County Senior Centers, need to be considered.

When the residents of Westtown were surveyed during the OSRER Plan as well as the Comprehensive Plan, the top recreational interests cited were: walking, biking, experiencing nature, and fitness and wellness, as well as the desire for annual township sponsored events such as Westtown Day and Summer Movie Nights.



Oakbourne Park entrance sign, 2018

Westtown Township Comprehensive Plan Chapter Seven: Open Space, Parks, Recreation and Trails

Trails

Many of the Township's open spaces feature trails of varying size, both existing and proposed. These are indicated on the Trails Map following Chapter Nine.

The most diverse is at Oakbourne Park where visitors can enjoy a trail system that connects active recreation areas, the historic Oakbourne Mansion, the playground, community garden, and the earthen trails in the natural areas.

At Bayard Rustin High School and adjacent Rustin Walk development, paved paths run along Shiloh Road and access the area with an assortment of routes and loops.

At the Westtown School, a combination of paved driveways, service roads and trails connect to unpaved, mowed grass trails, which weave through much of the area.

However, accessing these existing trail systems still requires arrival by car for all but those located immediately adjacent to the sites. The vast majority of streets in the township do not have sidewalks, while some have sidewalks on one side. The major roads, including South New Street, and Routes 202, 926 and 352, do not have pedestrian amenities. Without trails or sidewalks, pedestrians use the shoulders or walk in the roads, presenting the potential for conflicts with vehicles.

According to the OSRER Plan, the township parks provide the best and earliest opportunity for additional trails, as well as the potential to connect these trails on a greater scale.

At Oakbourne Park, trails could be provided along East Pleasant Grove Road, giving pedestrians and cyclists a safer, off road option. Where trails already exist in close proximity to the roads, additional spurs could be constructed to connect to the roads, allowing people to walk from the roads to the main trails.



Trail at Oakbourne Park, 2018



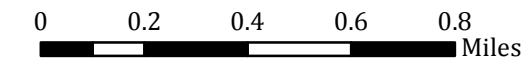
Community gathers for "Westtown Day" at Oakbourne Park, 2017



West Chester
Borough

Parks and Open Space

Westtown Township
Chester County, Pennsylvania

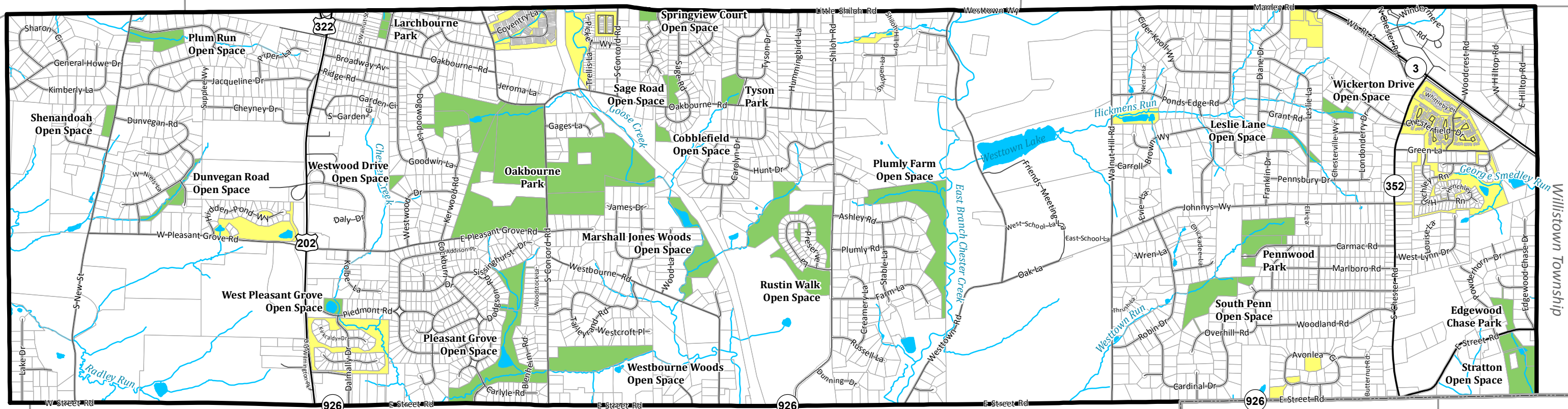


Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: December 17, 2018

East Bradford
Township

West Goshen
Township

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

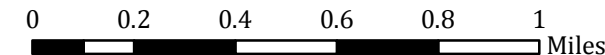
- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water
- Protected lands**
- HOA Protected Open Space
- Municipal Open Space



West Chester
Borough

Protected & Unprotected Open Space

Westtown Township
Chester County, Pennsylvania

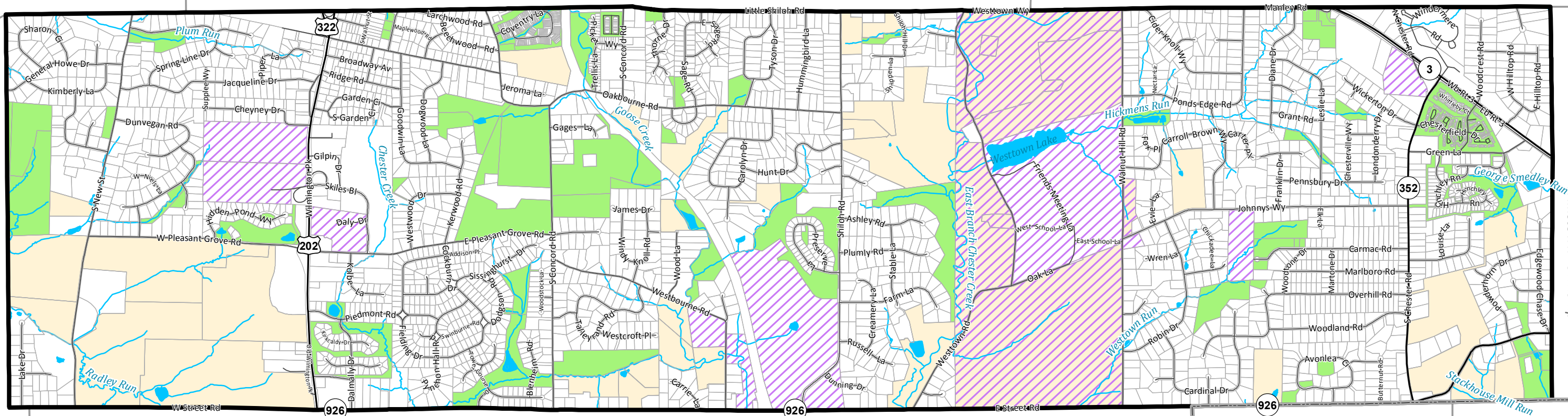


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Map revised: December 17, 2018

East Bradford
Township

West Goshen
Township

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Birmingham
Township

Thornbury Township
(Delaware County)

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water
- Protected Lands
- School Properties
- Unprotected and potentially developable parcels

DELAWARE COUNTY
CHESTER COUNTY

CHAPTER EIGHT: COMMUNITY FACILITIES

There is a wide range of facilities, institutions and services that support a high quality of life in Westtown Township. Some of these are quite visible, such as police and emergency services, schools, and township parks. Others are less obvious, such as sewer and water infrastructure. They all make up the foundation of a municipality and have a direct bearing on residents' quality of life.

Ensuring that the Township is well-positioned to maintain these services and enhance them where needed is an important part of the Comprehensive Plan.

This chapter will provide a brief description of existing community facilities in the township, key issues, and recommendations. It includes a review and analysis of:

- Police, Fire, and EMS
- Sewer and Water
- Stormwater Management
- Educational Institutions

Parks and Recreation are discussed in Chapter Seven along with other open space issues.

Mapping pertaining to this chapter is found after page 8-8.



Bayard Rustin High School, 2013



Westtown-Chester Creek Wastewater Treatment Plant, 2015

Westtown Township Comprehensive Plan

Chapter Eight: Community Facilities

Key Issues

Community facilities in Westtown Township are very diverse. Based on the more detailed analysis and inventories presented in the background discussion below, certain key issues regarding community facilities come to the fore and are identified here.

Preserve and Maintain Sewer Facilities

Why Is This Important?

Fifty-eight percent (58%) of Westtown's properties are served by public sewers while 42% are served by on-lot sewage disposal systems. Initiated in December 2013, the Township's On-Lot Sewage Management Program (SMP) has been enormously successful with routinely inspecting and maintaining the nearly 1,600 on-lot systems to ensure they function properly and to ensure longevity. Where feasible and practical, the Township will consider permitting individual properties to connect directly to a nearby public sewer system, or to construct an extension to the public sewer system.

Meet Municipal Stormwater Management Requirements

Why Is This Important?

Federal and state agencies are enforcing the Clean Water Act by imposing pollution reduction requirements at the municipal level. Westtown has adopted plans for meeting its PA DEP mandate for cleaner stormwater runoff. The plan includes several water quality improvement projects. Preparing for this and other possible

mandates and securing funding for the required improvements will be key challenges for Westtown.

Partner with Westtown School

Why Is This Important?

Westtown School owns, operates and maintains a large iconic property near the center of the Township with significant amenities and some shared community infrastructure. Open communication and community partnership can help to achieve mutually beneficial goals and address shared issues.

Westtown School draws students from across the globe and has plans to continue to do so well into the future. It also provides some community benefits to Westtown.

One of the Township's primary goals is to preserve remaining open spaces. As discussed in Chapter Seven, a very large portion of open space is owned and maintained by Westtown School. The School's master plan includes preserving this open space. The Township and School need to maintain a close relationship to ensure both parties achieve their future open space preservation and community facility objectives.

Increase Inter-Municipal Cooperation & Regionalization

Why Is This Important?

Nearly forty years ago, Westtown and East Goshen townships formed a regional police department which has been very successful with providing police protection services to both townships at reduced costs. Today, the

need for inter-municipal cooperation has become even more important to municipalities who wish to maintain a high quality of life while being fiscally prudent. With changing demographics demanding increased services at the same time as costly state and federal mandates, there is an even greater need for cost efficiency and effectiveness.

Future Action and Policy Considerations

Promote value-centered management of community facilities

- **Continue to require inspection and maintenance of all private on-lot sewage disposal systems**, as per the Township's Sewage Management Program and Act 537 Plan.
- **Encourage new developments to connect to public sewer and water lines.**
- **Consider regional partnerships for stormwater management projects** that address state and federal-mandated water quality improvement regulations.
- **Continue to explore options for cost sharing with adjoining municipalities.**
- **Continue to foster strong relationships with all public and private schools** based on open and regular communications, shared goals, and mutual respect.

Westtown Township Comprehensive Plan

Chapter Eight: Community Facilities

Background Discussion

Police

Westtown Township is served by the Westtown-East Goshen Regional Police Department (WEGO). This regional partnership has served both Westtown and East Goshen Townships since 1981. It has also served Thornbury Township, Chester County, on a contract basis since 2001.

Some thoughts expressed by the Police Department in the stakeholder interviews included:

- The need to keep new technology a priority to provide the highest quality of law enforcement;
- Increase in traffic and traffic related incidents, particularly those related to Route 202, have been the biggest change over time; and
- The Department would like to see additional municipalities join its regional force to continue to improve cost effectiveness and service efficiencies.

Fire and Emergency Medical Services (EMS)

Fire and EMS services for the eastern portion of Westtown Township are provided by Goshen Fire Company. This fire company also serves East Goshen and portions of West Goshen and Willistown Townships.

The western portion of the Township is served by the West Chester Fire Department which also covers West Chester Borough, and portions of West Goshen, East Bradford, Birmingham, and Thornbury Townships.

Emergency medical/ambulance services are provided by the Goshen Fire Company and the Good Fellowship Ambulance Company. Emergency responses are coordinated by the Chester County Communications Center.

Primary concerns for the future include:

- There is a growing demand for services, particularly with the aging population;
- Recruiting and retaining volunteer personnel is becoming more challenging, which is likely to result in the demand for more professional staff in the future.

Public Sewer and On-lot Sewage Disposal Systems

Fifty-eight percent (58%) of Westtown's properties are served by public sewers, while 42% are served by on-lot sewage disposal systems.

Westtown-Chester Creek Wastewater Treatment Plant

Westtown-Chester Creek Wastewater Treatment Plant is owned and operated by Westtown Township. It primarily serves the northeastern portion of Westtown Township, including areas east of Walnut Hill Road and north of Johnny's Way, and a portion of Westtown School. This plant has a treatment capacity of 495,000 gallons per day.

West Goshen Sewer Authority Wastewater Treatment Plant

The West Goshen Sewer Authority Wastewater Treatment Plant is located along South Concord Road at the West Goshen/Westtown border. It serves portions of Westtown's central areas primarily east of

Westtown Township Comprehensive Plan

Chapter Eight: Community Facilities

Route 202, as well as Stetson and Starkweather schools, and the Westtown Woods, and Arborview developments to the west of Route 202. Westtown Township has purchased a wastewater treatment capacity of 530,000 gallons per day at the West Goshen Sewer Authority plant.

On-Lot Sewage Disposal Systems

Businesses and homes not served by public sewer have on-lot sewage disposal systems. In the past, these systems relied on diligence of property owners to clean and maintain them to minimize the potential risk of groundwater contamination. Currently, with stricter regulations pertaining to the design, construction and maintenance of on-lot sewage disposal systems and with more creative and technologically-advanced alternatives, they offer many benefits to property owners who prefer this more affordable option to public sewer.

In the 2000's, Westtown Township undertook an evaluation to extend public sewers into unserved areas. There was a highly contentious debate primarily due to the massive per-lot cost to connect to public sewers. Ultimately, the Board of Supervisors decided to abandon this idea and pursue the preservation of on-lot systems.

Under an August 16, 2011 PA DEP Consent Order, the Township was required to prepare an update to the Official Sewage Facilities Plan (Act 537) to address all areas of the Township not served by public sewer. The Westtown Act 537 Plan, submitted to PA DEP in 2012, provided that all properties served by on-lot sewage disposal systems may continue to operate and maintain their systems, subject to an On-Lot Sewage Management Program (SMP) implemented

and administered by the Township. The West Wynn I neighborhood was one exception, where PA DEP required additional sewer planning.

In 2013, the Westtown SMP was implemented for all properties including West Wynn I. The program requires all homeowners with on-lot sewage disposal systems to have those systems inspected and pumped once every three years, along with the repair of all failed system components. Proof of completed inspections, pumping and repairs must be submitted to the Township.

The results of initial inspections for West Wynn I yielded sufficient information to satisfy PA DEP that the SMP can apply to this community as well, and in December 2017 PA DEP informed the township that the existing on-lot sewage systems in West Wynn I may continue in use as well.

Public Water

The majority of Westtown Township is connected to public water provided by Aqua Pennsylvania. Areas that do not have public water are served by private onsite wells.

They include:

- areas around Westtown-Thornbury School;
- the West Wynn development south of Manley Road;
- the Westtown Farms development in the northeast corner of the Township;
- the Westover Farms, Grandview Acres, and Avonlea developments west of Route 352.

Westtown Township Comprehensive Plan

Chapter Eight: Community Facilities

Public water service is important to provide reliable potable water supplies and water for firefighting.

Stormwater Management

Stormwater management has become an increasingly complex and expensive responsibility of governments across Pennsylvania. In decades past, most attention was focused on controlling the rate of stormwater runoff from developed lands. However, in the early 2000s, the U.S. Environmental Protection Agency (EPA) increased focus on water quality and began to require states to address pollution and the quality of stormwater runoff to better protect bodies of water.

At the local level, municipalities are required to develop specific plans that demonstrate how the municipal stormwater systems will meet defined targets for pollutants. Key to this discussion is a clear understanding of the numerous acronyms:

TMDL - Total Maximum Daily Load: the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. The purpose of a TMDL is to determine the pollutant loading capacity of a waterbody and to allocate that load among the different pollutant sources so that the appropriate control actions can be taken to achieve certain minimum water quality standards. In Pennsylvania, the PA DEP determines the TMDL for each waterbody and municipality.

MS4 - Municipal Separate Storm Sewer System: a system or systems of conveyances (including roads with drainage systems, municipal streets, catch basins,

curbs, gutters, ditches, man-made channels, or storm sewer drains) owned by a public entity and used for conveying stormwater.

BMP - Best Management Practices: methods that have been determined to be the most effective and practical means of preventing or reducing water pollution from nonpoint sources.

WLA - Waste Load Allocation: that portion of a receiving water's pollutant capacity that is allocated to a specific source of pollution (e.g., Westtown Township).

Westtown recently completed its draft required plan, "Goose Creek TMDL and Pollutant Reduction Plan for Plum Run, Radley Run, Brandywine Creek, Chester Creek, East Branch Brandywine Creek, Hunters Run, and Ridley Creek", in June 2017.

This draft Plan offers recommendations on how Westtown Township can meet its WLA requirements within the 5-year permit period. The draft Plan identifies the primary sources of water quality impairment in Westtown Township, consisting of urban stormwater runoff, storm sewers, and agricultural runoff.

The draft Plan recommends that a total of five (5) projects be completed, including stream restoration projects, two basin retrofit projects, and the implementation of Best Management Projects with a total estimated cost of \$430,000.

Managing stormwater runoff will continue to be a challenge for new development and redevelopment in Westtown and the urbanized Philadelphia region. Municipal engineers review proposed developments to ensure that they maintain downstream runoff

Westtown Township Comprehensive Plan

Chapter Eight: Community Facilities

to pre-development conditions for quantity, rate, and quality.

In addition, the Chester County Conservation District reviews development plans to make sure that erosion will be controlled to prevent sedimentation of streams, and works with farmers to find ways to reduce pollution from agricultural runoff.

Regional partners will become increasingly important as municipalities strive to meet their mandates in cost-effective ways.



Bioswale at Tyson Park, 2015

Educational Institutions

Westtown is home to many educational institutions, most notably five West Chester Area School District schools and Westtown School as described herein.

West Chester Area School District (WCASD)

Westtown is part of the WCASD which is also comprised of West Chester Borough, East Goshen Township, West Goshen Township, East Bradford Township, West Whiteland Township, and Thornbury Township, Chester County, as well as

Thornbury Township, Delaware County. School district facilities located within Westtown Township include:

- **Elementary:** Westtown-Thornbury, Penn Wood, and Sarah Starkweather
- **Middle:** G.A. Stetson
- **High:** Bayard Rustin

In a stakeholder interview with the WCASD Superintendent, Dr. Scanlon, his primary concerns for the next ten years focused on rising costs due to additional state and federal mandates placed on the district, the rising cost of special education programs, and the unlimited ability for parents to sue the district.

In relation to the Comprehensive Plan, the WCASD is facing challenges in attracting and retaining new teachers due to the relatively high cost of local housing.

In addition, the WCASD would like to see more focus on sidewalks and trails that will allow students to walk to school, thereby relieving some pressure on busing. The superintendent also believes that open communication between the WCASD and the municipalities is needed to ensure proper planning for growth and development.

Parochial Schools

In addition to the WCASD, Westtown is also home to two Roman Catholic parochial schools: Saint Maximilian Kolbe and Saints Simon & Jude. Both serve elementary and middle school-age children (1st through 8th grade) as well as pre-k.

Westtown School

This Pre-K through grade-12 Quaker boarding school has been centrally located in

Westtown Township Comprehensive Plan Chapter Eight: Community Facilities

the Township for more than 200 years. The 600-acre campus includes a 14-acre lake, numerous buildings, and an operating farm.

The school recently completed an update to its Campus Master Plan and has shared its Plan with Township Officials. The Township and school share several areas of concern including traffic safety, continued farming operations, preserving open space, and the public's use of the school's recreational facilities.



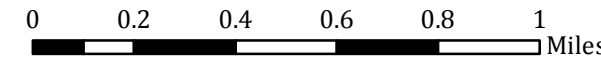
West Chester
Borough

East Bradford
Township

West Goshen
Township

Community Facilities

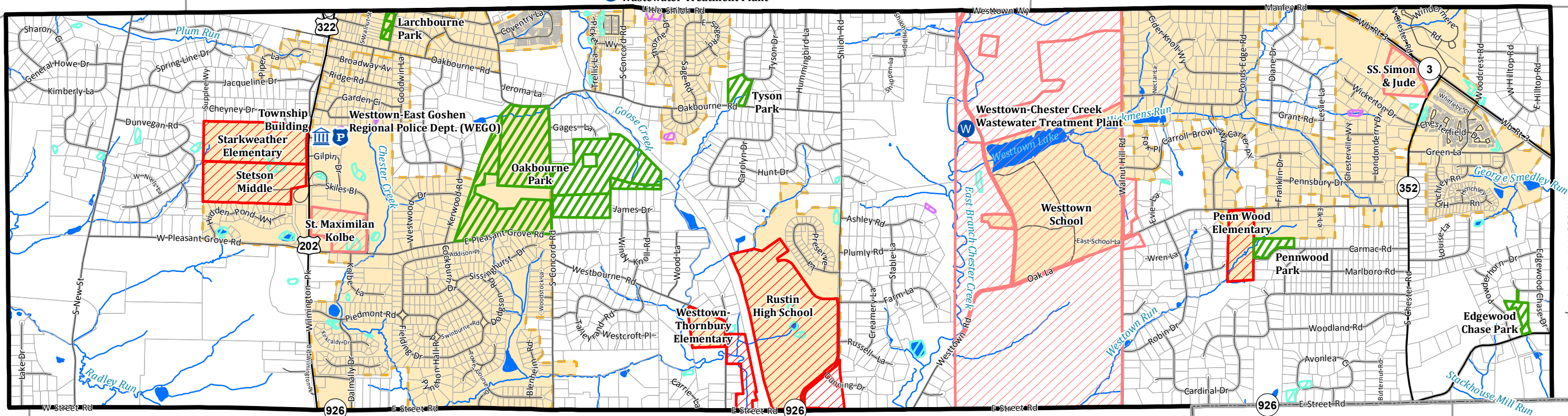
Westtown Township
Chester County, Pennsylvania



Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map revised: December 17, 2018

East Goshen Township

West Goshen Sewer Authority
Wastewater Treatment Plant



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water
- Areas with Public Sewers
- Private stormwater basin
- Township stormwater basin
- Public School Properties
- Private School Properties
- Township Parks

CHAPTER NINE: TRANSPORTATION FACILITIES

This chapter describes the existing transportation facilities within Westtown Township, evaluates how well the intermodal transportation network serves residents and visitors, and provides strategies to enhance community connectivity.

The relationship between land use and roadway functions is important to maintaining or improving patterns of traffic circulation. It is also understood that the physical transportation network influences patterns of development and redevelopment and can play a key role in how residents and visitors perceive the character of the community.

This chapter addresses transportation issues in a manner that reflects existing land uses and neighborhood character and is consistent with Chester County's *Landscapes2* Plan. It reviews the following several important transportation topics:

- Roads and their Functional Classifications
- Access Management
- Traffic Congestion & Road Improvements
- Accident History
- Public Transit
- Pending Improvements

Thus, the complete intermodal transportation system is addressed in a manner intended to sustain the quality of life for Township residents, support economic growth and

protect the environment. Key aspects of this include managing traffic access onto major roads and encouraging opportunities for non-automotive travel and enhancements to improve community connectivity.

Mapping of transportation issues is found after page 9-12.



Wilmington Pike, 1939



Milling on Little Shiloh Rd, 2014

Westtown Township Comprehensive Plan

Chapter Nine: Transportation Facilities

Key Issues

A full range of intermodal transportation issues have been reviewed relative to existing land uses and neighborhoods in Westtown, desired and potential future development, and consistency with Chester County's *Landscapes2*.

Based on the more detailed description and analysis presented in the background discussion below, certain transportation issues have been identified.

Improve Pedestrian and Bicycle Interconnections

Why Is This Important?

Westtown Township is mostly an auto-oriented community. Non-motor-vehicular options for students to travel to and from schools are limited. Opportunities for neighbors to walk or bicycle in-between adjacent communities or to parks and open spaces, or commercial and community facilities are also limited.

US Route 202 creates a barrier to east/west non-vehicular travel. Addressing this challenge will require both an emphasis on non-motor-vehicular infrastructure (sidewalks, trails, etc.) and specific attention to key crossings and connection opportunities. Existing and currently proposed trails are indicated on [the Trails Map](#).

Maintain Roads and Promote Safety

Why Is This Important?

Westtown Township and associated governmental agencies have made a substantial investment in the existing transportation infrastructure. Maintaining these facilities in a state of good repair is a significant responsibility. Completing maintenance in a cost-effective manner that minimizes public inconvenience is critical, as is using the maintenance resources to address safety and operational deficiencies.

Ongoing maintenance requires a regular assessment of transportation infrastructure, such as the Township's annual Road Maintenance Program started in 2014.

Coordination between the Township and State, County and regional agencies will aid in effectively identifying and addressing deficient transportation elements. Continued attention must also be given to residential roads impacted by excessive through traffic, notably through reasonable speed enforcement and targeted traffic calming.



Pedestrian Crossing, 2018

Promote Traffic Capacity Enhancements

Why Is This Important?

Numerous locations within Westtown Township experience significant, recurring congestion. US Route 202 and PA Route 3 have long been recognized throughout the region as congested corridors. Continued increases in traffic have placed greater burdens on other roadways, including but not limited to PA Route 926, South New Street, and PA Route 352.

There is no single action the Township can take to increase traffic capacity on existing roads. By pursuing a variety of measures that respect various constraints, including cost and environmental impacts, improvements that benefit Township residents can be advanced.

It is of critical importance to work with PennDOT and involved parties to advance improvements to US Route 202 and PA Route 926. Of equal importance is working with the adjacent municipalities to take advantage of new traffic signal technologies.

To help reduce roadway congestion, the Township should encourage developers to explore possibilities of providing collector roadways through undeveloped properties as a part of the associated site design. Collector roadways should also provide for non-vehicular infrastructure and interconnections between communities.

Supporting increased and improved public transit service can also contribute to reducing congestion and providing additional travel options for Township residents.

Seek Improvements to Regional Rail Service

Why Is This Important?

Westtown Township is not served by regional rail service and there are no train stations within a reasonable commuting distance. Local service to nearby West Chester Borough, formerly provided via the R3 Media/ West Chester line, was discontinued in 1986 beyond Elwyn.

As noted below, SEPTA is currently working to extend the Media/Elwyn Line to Wawa and has studied the feasibility of resuming service to West Chester.



Trolley service along the West Chester Pike between 63rd Street in Philadelphia and West Chester, 1948

Future Action and Policy Considerations

Improve pedestrian and bicycle interconnections

- **Consider developing measures to promote walking and biking options**, in coordination with the WCASD, including implementing a School Routes to School Plan for each school within the Township.
- **Consider promoting enhancements to controlled pedestrian crossings of Arterial Roadways** (US Route 202, PA Route 3, PA Route 352 and PA Route 926) to accommodate non-vehicular connectivity throughout the Township. Priority actions should include providing access to and the enhancement of signalized crossings of US Route 202 at PA Route 926 and Skiles Boulevard/ Stetson Middle School Drive.
- **Identify and pursue possible state and county funding options** for implementation of trail enhancements. Consideration should be given to connecting to Township open space and recreation lands.

Seek to improve public transit service

- **Consider advocating for the reestablishment of regional rail service** to West Chester, supporting regional efforts and including use of the

Cheney and Westtown Stations.

- **Support efforts to provide Enhanced Bus Service (EBS)**, notably along the PA Route 3 Corridor, coordinating with SEPTA and Chester and Delaware Counties.
- **Evaluate options for improving other transit services.** Identify specific areas of population and/or employment density suitable for Transit Use. Work with SEPTA, TMACC and DART (as appropriate) to evaluate options for providing service and to develop new transit options, including for the US Route 202 corridor.

Continue to maintain roads and promote safety

- **Assess annual Township and PennDOT road maintenance activities** to identify opportunities to modify vehicle cartways to provide enhanced shoulders and/or dedicated bicycle lanes, and to implement pedestrian crossing enhancements.
- **Coordinate with Chester County and PennDOT** as part of the subdivision and land development project development and implementation process, to ensure that to the greatest extent feasible improvements:
 - Minimize the intrusion of regional traffic into adjacent neighborhoods, and
 - Support non-vehicular and alternative travel modes.

Westtown Township Comprehensive Plan Chapter Nine: Transportation Facilities

- **Continue evaluating travel speeds for all roadways** within the Township. Work with Township staff, WEGO, PennDOT and adjacent municipalities as applicable to identify and implement appropriate design elements to achieve desirable speeds as part of maintenance and capital projects.
- **Assess traffic related collisions.** At high accident locations, identify predominant crash types and causes. Work with appropriate stakeholders (i.e. WEGO, WCASD, Chester County, PennDOT and adjacent municipalities) to develop accident prevention and pursue funding options for implementing road and intersection improvements.
- **Identify measures to minimize the use of local and neighborhood streets** by regional through traffic, including but not limited to enhancements to regional transportation facilities, implementation of appropriate traffic calming measures to local and neighborhood streets (such as raised crosswalks, speed humps, and curb bump outs) and promotion of multimodal options.
- **Support road and intersection capacity enhancements** by PennDOT along significant State Routes throughout the township, including:
 - Improvements to the intersection of US Route 202 and PA Route 926;
 - Improvements to the intersection of Pa Route 926 and PA Route 352;
 - Traffic Signal Enhancements along the US Route 202, PA Route 3 and PA Route 352 Corridors.
- **Review current access management provisions** of the Township Zoning and Subdivision and Land Development Codes regarding traffic control measures and update codes as appropriate.
- **Promote long term improvements to the US Route 202 corridor** that significantly reduce the current congested conditions, including consideration of significant capacity enhancements such as the formerly proposed grade-separated intersection at Routes 202 and 926, working with Chester County, DVRPC and PennDOT.
- **Continue efforts to provide new collector roads** as shown on the [Road Functional Classification Map](#) that provide:
 - A new route for local north-south travel between PA Route 926 and the Stetson Jug Handle and adjacent driveways for Starkweather Elementary School and Stetson Middle School as an alternative to US Route 202; and
 - A realignment of Shady Grove Way directly across from Cheyney Road at PA Route 926. Ensure that these routes provide connectivity to adjacent uses and accommodate multimodal alternatives.

Promote traffic capacity enhancements

Westtown Township Comprehensive Plan

Chapter Nine: Transportation Facilities

Background Discussion

Roads

As with many other communities in Chester County, the primary form of transportation within Westtown is the automobile. There are approximately 65 miles of public roads within the Township, of which 55 miles are Township maintained. Township versus state ownership of roads is indicated on the [Road Ownership and Accidents Map](#).

The single mode reliance on automobile transportation has resulted in increased traffic and congestion throughout Westtown and the region. Within the Township, the most pronounced increases have been along US Route 202 and PA Route 926, both of which are state routes under the jurisdiction of PennDOT. This congestion has also led to an increase in regional traffic seeking alternate routes through residential areas. While this is noticeable throughout the Township it is perhaps most significant in the western areas along Jacqueline Drive and West Pleasant Grove Road.

Roadway Functional Classifications

Functional classifications are a means of establishing a roadway hierarchy according to primary functional needs. This system focuses on two key roadway functions: access and mobility.

Access is critical for the use of individual properties; however, vehicles entering and exiting the roadway create friction and increases the potential for conflicts. Mobility oriented roadways have fewer accesses, reducing friction for travel and improving

capacity. Under this system, improving a roadway to accommodate traffic flow will limit the potential for access. While these two functions are at opposite ends of the spectrum, most roadways provide some combination of each.

Functional classifications are also used by federal, state, and local planners to establish an order of roadway importance based on the type of service the roads are intended to provide, land use patterns, and prioritization of maintenance and improvements.

Within Westtown Township, there are three roadway classifications: Arterial, Collector and Local roads. The Township has also previously identified a fourth classification, Service Alley, however no facilities have been given this designation. The table on the next page lists Township roadways classified as either Arterial or Collector; all other roads are considered Local. Functional classifications are also indicated on the [Roadway Functional Classifications Map](#).

Arterial Highways

Arterials are roadways that serve major activity centers, serve a high volume of traffic, and provide a high degree of mobility. Certain arterials may also provide direct access to adjacent land uses. In Westtown, Route 202 (Wilmington Pike), Route 3 (West Chester Pike), Route 352 (South Chester Road) and Route 926 (Street Road) are classified as arterial highways.

Collector Roads

Collectors serve an important role in the roadway network by gathering traffic from local roads and distributing them to arterials.

**Westtown Township Comprehensive Plan
Chapter Nine: Transportation Facilities**

Road	Ownership	Functional Classification ¹
U.S. Route 202 (Wilmington Pike)	State	Arterial Highway
PA Route 3 (West Chester Pike)	State	Arterial Highway
PA Route 352 (S. Chester Road)	State	Arterial Highway
PA Route 926 (Street Road)	State	Arterial Highway
Green Lane	Township	Collector Road
Manley Road	Township	Collector Road
Shiloh Road	Township	Collector Road
Oakbourne Road (both sections)	Township	Collector Road
Johnny's Way	Township	Collector Road
Ponds Edge Road	Township	Collector Road
Little Shiloh Road	Township	Collector Road
South Matlack Street	Township	Collector Road
Cockburn Drive	Township	Collector Road
Tower Course Drive	Township	Collector Road
South New Street	Township	Collector Road
Jacqueline Drive	Township	Collector Road
Walnut Hill Road/Shady Grove Way	Township	Collector Road
Westtown Road	State	Collector Road
Dalmally Drive	Township	Collector Road
Skiles Boulevard	Township	Collector Road
Westbourne Road	State	Collector Road
South Concord Road (both sections)	Township	Collector Road
West Pleasant Grove Road	Township	Collector Road
East Pleasant Grove Road (Rte. 202 to South Concord Rd)	Township	Collector Road
Fielding Drive (Tower Course to Cockburn Rd)	Township	Collector Road
Piedmont Road (Route 202 to Fielding Drive)	Township	Collector Road
General Howe Drive	Township	Collector Road

¹ No roads were designated as Service Roads (Alleys) as of September 2006. All other roads not listed here are classified as Local Roads.

Westtown Township Comprehensive Plan

Chapter Nine: Transportation Facilities

The Westtown Zoning Ordinance defines a Collector as *“a street designed and located to provide a means of access to traffic off local streets and to provide access for through traffic between residential neighborhoods and districts within the Township to major streets and/or a street used for access to non-residential properties.”*

Local Roads

The Zoning Ordinance defines Local Roads as, *“a street intended to serve and provide access to the properties abutting thereon and not connecting with other streets in such manner as to encourage through traffic.”*

Rights of Way

Right-of-way refers to land acquired or reserved for public use by transportation, utility or other public facility. For the purpose of transportation planning, right-of-way has traditionally referred to areas anticipated to be used for roadway widening; however, this space is often useful in accommodating non-vehicular travel or other infrastructure necessary to support the roadways and the communities they serve (i.e. public utilities and stormwater management facilities).

While a municipality does not always have the legal authority to require the actual dedication of additional right-of-way without cost to the Township, it can require that buildings be setback from a “future” right-of-way line to accommodate future improvements. Most developers will agree to dedicate the future right-of-way,

especially if ordinances are structured so that it does not reduce the density of a development.

Within the region, Westtown was a leader in requiring a 120-foot wide ultimate right-of-way along Route 202 to accommodate anticipated widening.

Access Management

As previously noted when discussing functional classification, the operation of certain roadways benefits from limited access points. This is also discussed in the Chester County Planning Commission’s Multi-modal Circulation Handbook.

Westtown Township already has strict regulations in place on traffic access onto US Route 202 and PA Route 3, as well as requirements to regulate new and existing accesses. Other planning studies have suggested making these regulations more explicit as they relate to PA Route 926.

The 2001 Growth Management Plan recommended use of rear and side access to developments along major roadways, and interconnections between adjacent developments to facilitate access for traffic at carefully designed locations wherever feasible. Such measures have been used successfully along portions of the east side of Route 202.

In addition to a goal of inter-connected parking lots, the 2001 Growth Management Plan proposed a parallel connector collector road system running along much of the west side

Westtown Township Comprehensive Plan Chapter Nine: Transportation Facilities

of Route 202 from the Stetson Jug Handle to Route 926, providing an alternate route that could remove some of the Route 202 southbound turning movements at the Route 926/202 intersection. The connector collector road also would provide for local connectivity if PennDOT ultimately moves forward with substantive improvements to Route 202 and/or PA 926, such as a grade separated interchange. Also discussed has been the potential to realign Shady Grove Way to the west to intersect PA Route 926 directly opposite Cheyney Road, improving connectivity by reducing the number of independent intersections from two to one, and removing some turning movement conflicts at both intersections today.

Such inter-connections should be required for new development and should include both vehicular and non-vehicular connections.

Traffic Congestion & Road Improvements

Traditional traffic congestion within Westtown Township is primarily experienced on Arterial Roadways and at key cross-roads, most notably along US Route 202 and at the intersections of US Route 202/Route 926, PA Route 3/PA Route 352, and PA Route 926/Route 352. These facilities have experienced significant amounts of through-traffic and congestion for several decades (refer to the results of the West Chester Region Long Range Transportation Study (1997)).

Over the past several decades, traffic volumes have continued to increase, and the duration of congested periods have lengthened as the traditional “rush hour” has expanded. Further, pressure has increased

on Collector and Local roads as regional and local traffic has sought alternate routes.

During this same period the pace of regional roadway improvements has slowed significantly. The previously planned improvements to the US Route 202, widening to six lanes and implementing grade-separated interchanges, or enhancements to the eastern section of PA Route 926, are not expected to proceed in any meaningful way in the near-term if ever. Current plans by PennDOT are to provide limited physical intersection widening and lane capacity at the US Route 202/PA Route 926 and to support local signal enhancements along both US Route 202 and PA Route 3.

The limited progress on the implementation of significant capacity related improvements has resulted in an increased demand on the supporting local road network to accommodate through traffic. This in turn has resulted in the Township facing significantly more requests to implement improvements to lower order roads to mitigate excessive cut-through traffic.

Accident History

A review of accident records from 2013 to 2016 for the roadways within Westtown Township reveals that a total of 348 accidents occurred, with most of the accidents on State roadways (Route 202, Route 352, Route 926, Westtown Road and Westbourne Road). Accident locations are indicated on the [Road Ownership and Accidents Map](#) and summarized by severity and road location in the tables on the next page. Where an accident occurred in an intersection, it was assigned to the road with the greater number of accidents

Westtown Township Comprehensive Plan

Chapter Nine: Transportation Facilities

Accident Severity (2013-2016)	No. of Accidents
Property Damage Only	225
Injuries	69
Fatalities	2
Unknown Severity	52
Total	348

Accident Location (2013-2016)	No. of Accidents
US Route 202	123
PA Route 926	84
PA Route 3	69
PA Route 352	40
Oakbourne Road	15
Westtown Road	9
South Concord Road	5
Westbourne Road	3
Total	348

Public Transportation

Currently, the Southeastern Pennsylvania Transportation Authority (SEPTA) provides limited transit opportunities for Westtown residents. Four SEPTA bus routes operate in or near Westtown, as indicated below and shown, along with paratransit routes on [the Local Bus Service Map](#).

SEPTA #92 operates between Exton and King of Prussia from Monday through Saturday. The nearest bus stop is on Business Route 322 near the Parkway

Shopping Center in West Goshen Township.

SEPTA #104 operates 7 days a week along PA Route 3 between West Chester University and the 69th Street Transportation Center in Upper Darby. Several bus stops are located along the segment of Route 3 that travels through the northern part of Westtown.

SEPTA #119 operates 7 days a week between Cheyney University and Chester. The nearest bus stop is at Cheyney University in Thornbury Township.

SEPTA #120 operates 7 days a week between Cheyney University and the 69th Street Transportation Center in Upper Darby. Within Westtown, #120 bus travels along PA Route 926 (Street Road) and a bus stop is located near the PA Route 352 intersection.

Of particular note are efforts currently being led by Delaware and Chester Counties to implement improvements along the PA Route 3 corridor to permit “enhanced” operations for the #104 bus. While this route provides limited services within the Township there is a reasonable level of ridership, mostly associated with the Westtown Marketplace Shopping Center.

Regional rail service to Westtown, provided by SEPTA, is inconvenient, with the closest service into Philadelphia provided by the Paoli/Thorndale Line (via Exton, Malvern or Paoli) and Media/Elwyn Line (via Media or Elwyn).

Local service was formerly provided via the R3 Media/West Chester line with nearby stops at Cheney, Westtown, West Chester University, and Downtown West Chester;

Westtown Township Comprehensive Plan Chapter Nine: Transportation Facilities

however, operations beyond Elwyn were discontinued in 1986. Service is presently in the process of being restored to Wawa, one stop beyond Elwyn, and SEPTA is actively evaluating resuming service to West Chester.

Previously West Chester was served via a single railroad track which limited the frequency of service. The ability to provide a new, second track will be a significant consideration in re-establishing service.

Paratransit services that operate in Westtown include SEPTA's Customized Community Transportation ("CCT Connect") and Chester County's ROVER Community Transportation. Reservations are required for both services.

CCT Connect service is provided for eligible residents living within $\frac{3}{4}$ mile of a fixed bus route while ROVER service is provided for eligible residents who live anywhere within Chester County. CCT Connect provides service on the same days as the fixed bus routes operate. ROVER operates on weekdays from 7:00 a.m. to 5:30 p.m. and provides specialized services for limited hours on weekends.

Pending Improvements

There are currently several significant transportation improvement projects ongoing within Westtown Township including the following:

U.S. Route 202 and PA Route 926

Improvements to this intersection are the most notable of locally proposed PennDOT Improvements. These improvements are being pursued in lieu of a more significant corridor widening project and are somewhat

limited in nature. Specifically, the project will involve adding a second eastbound left turn lane and a southbound right turn lane, as well as pedestrian and signal enhancements.

The new eastbound lane will allow for a more efficient signal timing program to be implemented, while the southbound lane will formalize the turn movement currently being made in the shoulder. While these improvements are not projected to significantly alleviate the congestion, intersection capacity and operation will be improved.

Oakbourne Road Bridge

The Township is also pursuing replacement of the Oakbourne Road Bridge and related roadway alignment improvements to eliminate the two convex mirrors that are presently needed to view approaching traffic blocked by the abutments for the overhead SEPTA bridge.

Traffic Signal Improvements

There are two active regional signal improvement projects along both the US Route 202 and PA Route 3 corridors. These projects consist of the installation of adaptive traffic signal systems for flexible signal timing programs. While these improvements will not alleviate congestion during peak periods, they have the potential to reduce the periods during which excessive delays are experienced.



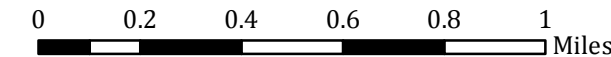
West Chester
Borough

East Bradford
Township

West Goshen
Township

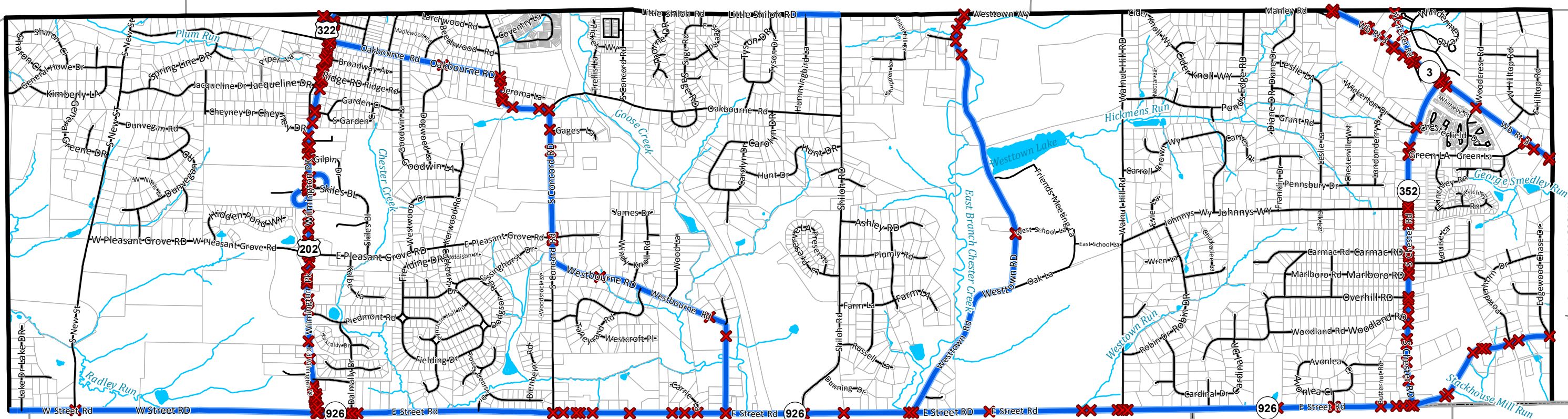
Road Ownership and Accidents

Westtown Township
Chester County, Pennsylvania



Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: December 17, 2018

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Tax parcels
- Streams
- Bodies of water
- Accidents, 2013-2016
- Road Owner**
- PennDOT
- Local/Private



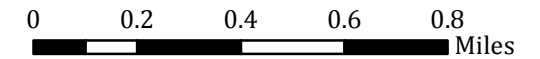
West Chester
Borough

East Bradford
Township

West Goshen
Township

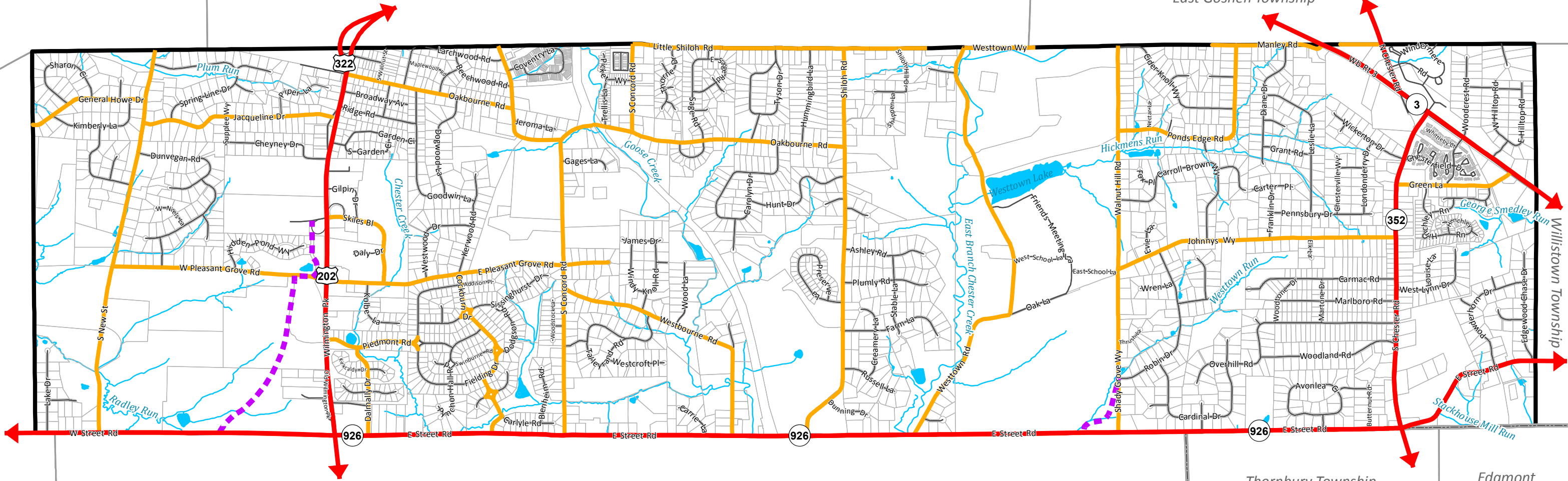
Roadway Functional Classifications

Westtown Township
Chester County, Pennsylvania



Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: December 17, 2018

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

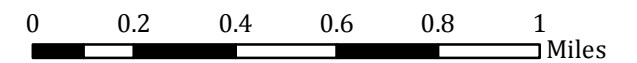
Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Tax parcels
- Streams
- Bodies of water
- Proposed collector roads
- Road Classification: Principal Arterial; Major Arterial; Expressway
- Collector Roads
- Local Roads

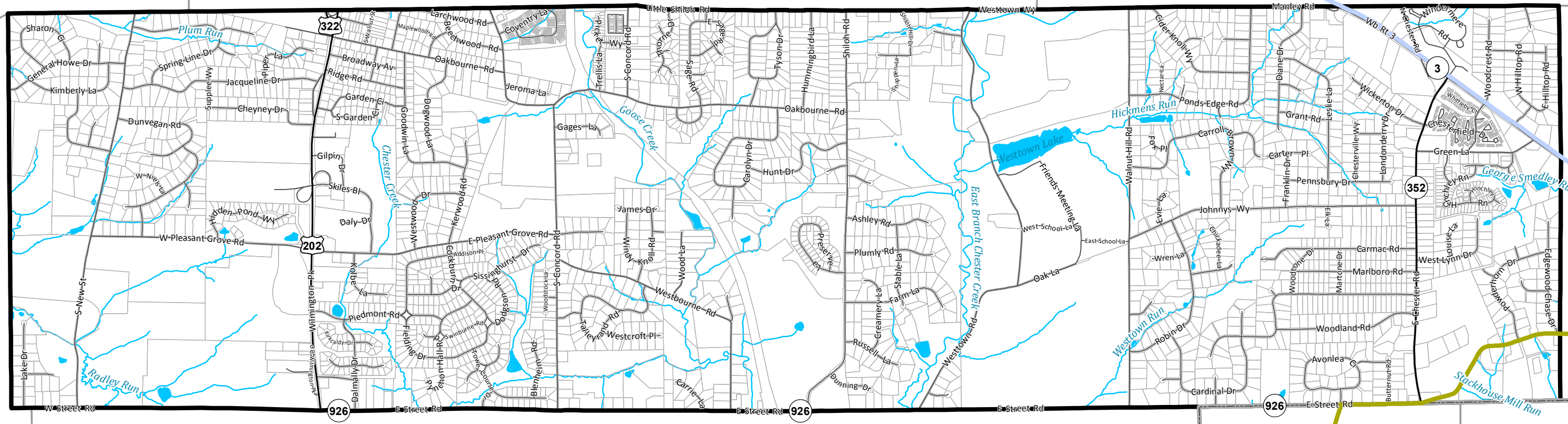


Local Bus Service

Westtown Township
Chester County, Pennsylvania



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Map created: December 17, 2018



Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water

Bus Routes

- SEPTA 92
- SEPTA 104
- SEPTA 119
- SEPTA 120
- SCCOOT (TMACC)
- Krapf A (to Exton, Downingtown, and Coatesville; off-map in West Chester)

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Thornbury Township
(Delaware County)

Edgmont
Township

End: **Cheyney**

To **Chester**

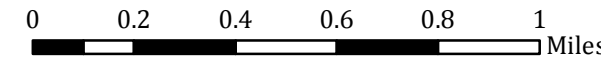
To 9th St. Transportation Center
Willistown Township



West Chester
Borough

Trails and Bikeways

Westtown Township
Chester County, Pennsylvania

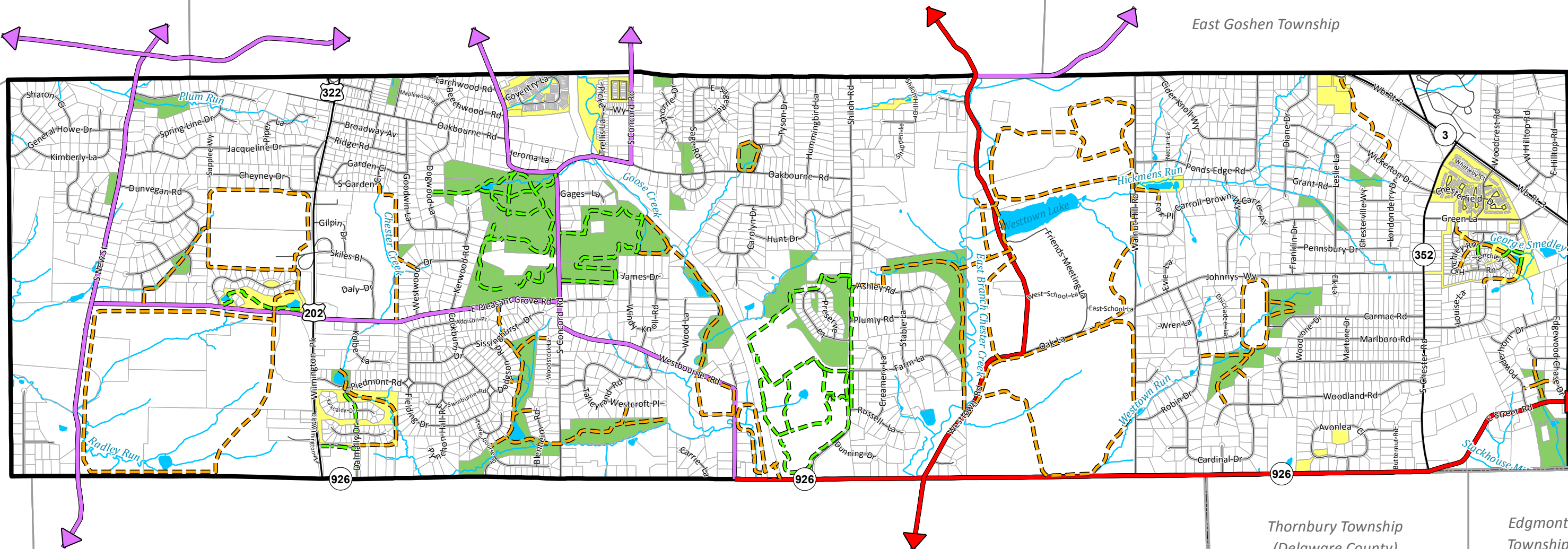


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Map created: December 17, 2018

East Bradford
Township

West Goshen
Township

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water
- HOA Protected Open Space
- Municipal Open Space
- Trails**
- Existing Trails
- Proposed Trails
- County Recommended Bicycle Routes**
- Intermediate Recreation
- Commuter/Connector

CHAPTER TEN: ENERGY CONSERVATION

The formal consideration of energy conservation as part of the Comprehensive Plan is a relatively new occurrence, yet it has been included as an optional component in the MPC for many years. Section 301.1. of the MPC specifically lists “Energy Conservation Plan Element” as something a municipality may wish to include.

To promote energy conservation and the effective utilization of renewable energy sources, the comprehensive plan may include an energy conservation plan element which systematically analyzes the impact of each component and element of the comprehensive plan on the present and future use of energy in the municipality, details specific measures contained in the other plan elements designed to reduce

energy consumption, and proposes other measures that the municipality may take to reduce energy consumption and to promote the effective utilization of renewable energy sources.

This chapter examines estimated energy usage and spending in the Township, considers key areas where energy usage can be impacted, and suggests means for the Township to play a role in reducing the community’s energy usage.

Westtown School: A Green Ribbon School

In April 2013, the U.S. Department of Education selected Westtown School as a Green Ribbon School. This distinction recognizes Westtown School’s exemplary efforts to reduce environmental impacts and utility costs. Its efforts include a 44-kW solar array atop the Athletic Center; geothermal heating and cooling in two dormitories, the science building, and five faculty homes; and solar hot water in the LEED certified science building. Through these initiatives Westtown School has reduced its carbon emissions from heating, cooling, and electricity by 60%.

Techniques used: solar PV array, geothermal heating and cooling, solar thermal hot water

Emissions reduced: 60%

Westtown Township Comprehensive Plan

Chapter Ten: Energy Conservation

Key Issues

Westtown Township is characterized by low density single-family housing. Based on further discussion of energy usage and related issues below, certain key considerations are warranted as part of this Comprehensive Plan.

Reduce Auto-Dependency

Why Is This Important?

The single largest consumer of energy in the Township is the individual automobile. Thus, anything the Township can do to encourage a greater mix of land uses and increase opportunities to walk, bike, and use transit will help to reduce reliance on the private automobile and the energy associated with it where possible.

Increase Energy Efficiency in the Built Environment

Why Is This Important?

Slightly more than half of the Township's housing units were built prior to 1970, prior to many modern-day technologies and innovations that help buildings need less energy to function and ensure that what energy is used, is used more efficiently.

The Township should encourage new construction and redevelopment to meet energy efficiency standards such as LEED-ND (Neighborhood Development), Energy Star, or Passive House.



Environmentally-friendly athletic center at Westtown School was completed in 2007.

Remove Regulatory Barriers to Renewable Energy Use

Why Is This Important?

Technology is constantly changing and ordinances are not always up to date in addressing innovations. Dated regulatory provisions can unnecessarily hinder the use of more energy efficient technologies specific to renewables.

Promote Green Infrastructure

Why Is This Important?

Open space can perform a variety of infrastructure functions naturally, notably related to water supply and storm water management, requiring little energy expenditure.

Westtown's green infrastructure can be enhanced through further protection of open space, conservation of natural areas, promotion and use of native plantings, and reduction in mowing regimes.

Future Action and Policy Considerations

Enact regulatory provisions to promote energy conservation

- **Encourage a greater mix of uses and redevelopment** (See Future Land Use discussion)
- **Consider zoning and SALDO amendments** to promote or provide:
 - A minimum percentage of solar-oriented lots or buildings in new development (solar siting),
 - That new construction has solar ready roofs,
 - Incentives, such as reduced permit fees for renewable energy systems,
 - Incentives, such as density bonus or reduced permit fees, for buildings with Energy Star, LEED, or Passive House certification,
 - That new development or redevelopment meet certain standards for energy efficiency,
 - The installation of electric vehicle charging stations.

Pursue other policy and action to promote energy conservation

- **Increase opportunities for walking and biking** in the Township. (See Community Facilities and Open Space discussion).
- **Promote energy conservation** at the individual and household level through residential education and outreach. Such education could focus on providing information on programs such as Solar City or PECO Smart House Call.
- **Be a Role Model.** The Township can plan a key role in promoting energy conservation through:
 - Demonstration projects on Township properties;
 - Conducting an audit of its own energy use in buildings, vehicles, and operations;
 - Evaluate the feasibility of requiring new Township facilities and vehicles to meet certain energy efficiency standards.

Westtown Township Comprehensive Plan

Chapter Ten: Energy Conservation

Background Discussion

Energy Use in Westtown Township

The DVRPC produced Energy and Emissions Profiles for each municipality in its 9-county region using 2010 data.

- **Total Energy Usage:** DVRPC estimates that Westtown Township consumed a total of 1,220 billion BTUs (BBTUs) of energy, at a total estimated cost of \$31,200,000. In comparison to the surrounding municipalities, this rate of use falls about mid-range (Figure 1).
- **Energy Use by Sector:** Energy use is assigned to a category of user, including residential, commercial,

industrial, transit, and vehicles (Mobile-Highway). As part of the greater Philadelphia region, it is no surprise that in Westtown, the transportation sector consumed the greatest amount of energy - 48% of the total, followed by residential uses (36%) (Figure 2).

- **Household Energy Use:** Figure 3 shows the usage per household in Westtown and the surrounding municipalities have a range of 0.032 BBTUs in West Chester Borough to 0.066 BBTUs per household in Birmingham Township.
- **Emissions:** Combustion of fuels to produce the energy consumed in Westtown Township, in combination with non-energy sources of greenhouse gases, resulted in the release of 112,000 metric tons of carbon dioxide

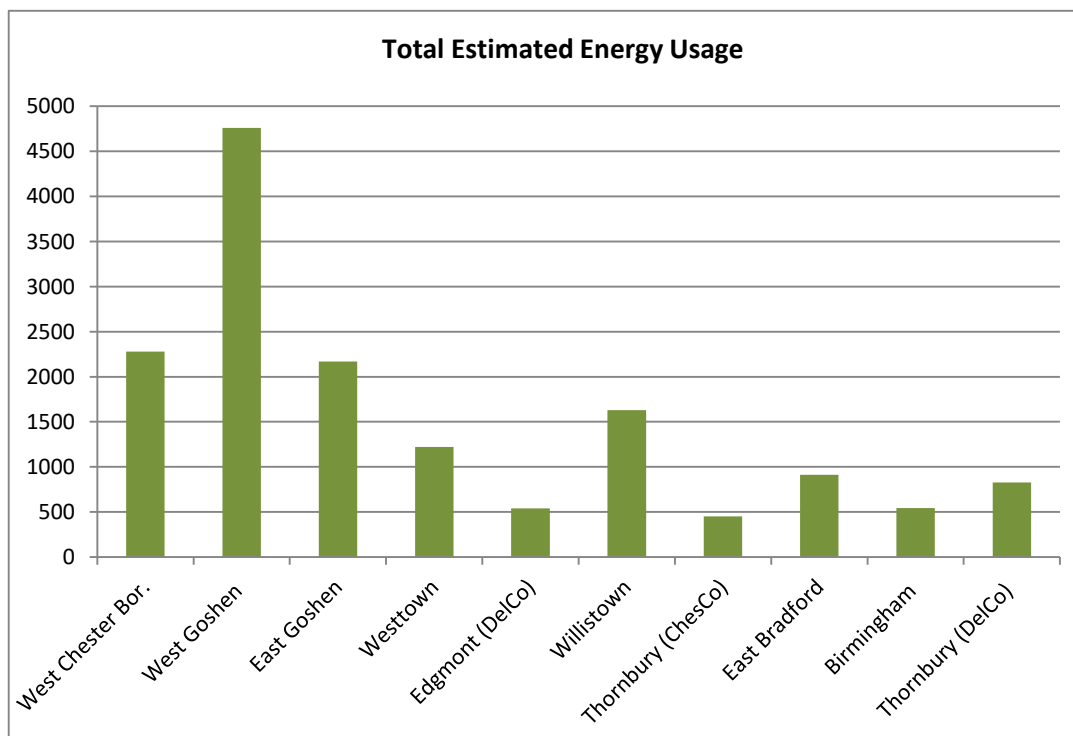


Figure 1: Total Energy Usage
(Sources: DVRPC Energy and Greenhouse Gas Emissions Profiles)

Westtown Township Comprehensive Plan Chapter Ten: Energy Conservation

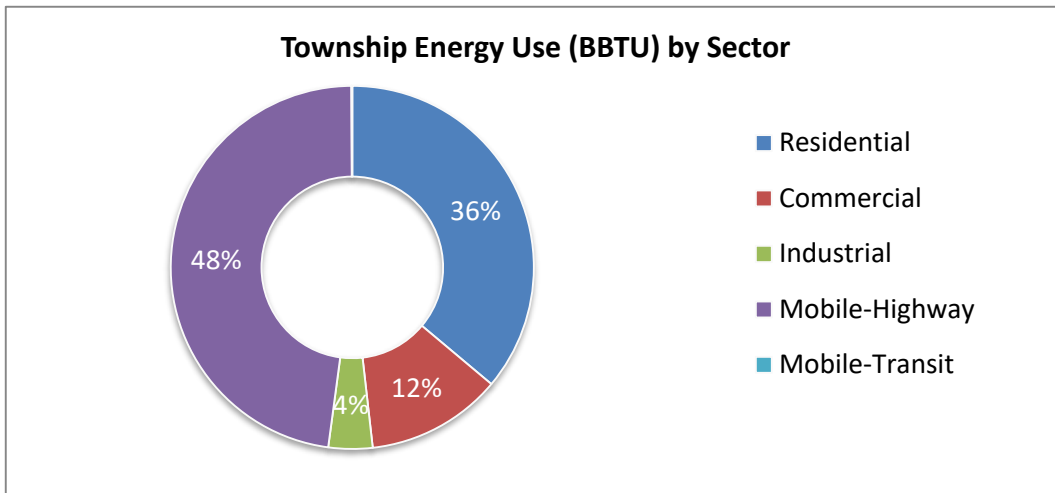


Figure 2: Westtown Energy Usage by Sector
(Sources: DVRPC Energy and Greenhouse Gas Emissions Profiles)

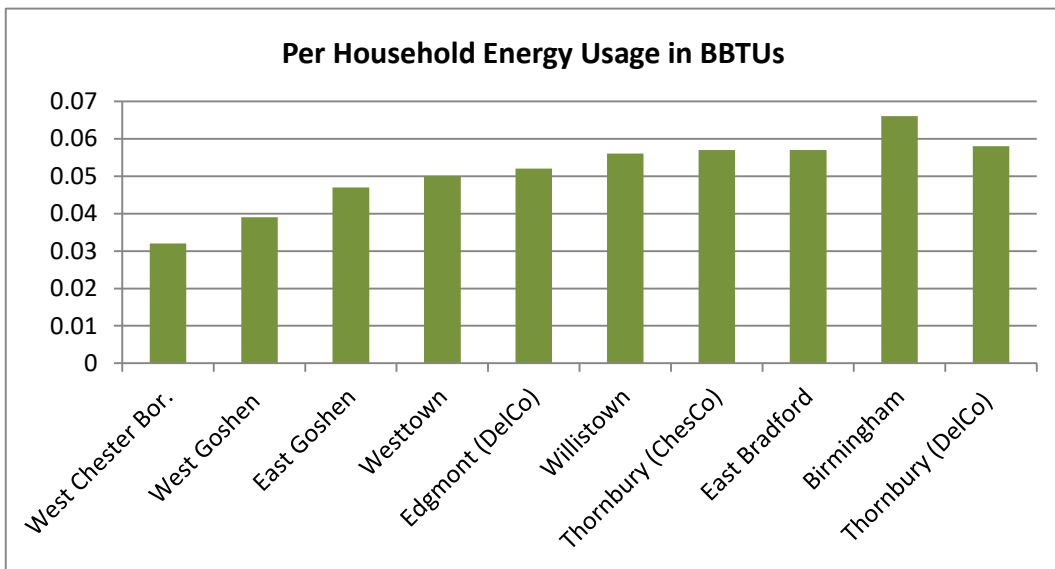


Figure 3: Household Energy Usage
(Sources: DVRPC Energy and Greenhouse Gas Emissions Profiles)

Agricultural Sources	Fugitive Emissions	Waste Management	Wastewater Management	Industrial Processes	LULUCF ¹	Total
400	593	1,647	1,053	4,019	-3,100	4,612

Figure 4: Non-Energy Greenhouse Gas Emissions in Westtown (MTCO₂e)
(Sources: DVRPC Energy and Greenhouse Gas Emissions Profiles)

¹ Land Use, Land Use Change, and Forestry

Westtown Township Comprehensive Plan

Chapter Ten: Energy Conservation

equivalent (MTCO₂e). The mobile highway sector produced the most emissions, emitting 45,400 MTCO₂e.

- **Non-energy greenhouse gas emissions:** Industrial processes account for the largest proportion of the Township's non-energy greenhouse gas (GHG) emissions, contributing 4,020 MTCO₂e (3.5%) of the municipality's total emissions (Figure 4).

On-going review of the several components of energy consumption and greenhouse gas emissions can assist the Township in promoting the following objectives:

- **Reducing energy demand and consumption.** The single largest consumer of energy in the Township is the individual automobile. Therefore, the Township should encourage a greater mix of land uses which will increase opportunities to walk, bike, and use transit;
- **Improving energy efficiency**
- **Promoting redevelopment, reuse, and recycling;**
- **Supporting alternative and**

sustainable energy;

- **Removing unintentional barriers to energy conservation.**

Existing Zoning Provisions Relevant to Energy Conservation

The Township has adopted zoning provisions to provide specific standards for several forms of renewable or alternative energy production, to specifically provide for them, to set safe standards for their operation, and to protect neighbors from undo impacts.

Regulated systems include:

- Geothermal Energy Systems
- Solar Energy Systems
- Wind Energy Systems
- Outdoor Wood-fired Boilers
- Anaerobic Digesters

Chester County's Landscapes² dedicates Chapter 14 to the topic of Energy Conservation that provides objectives, policies and recommendations for the following categories in the table below.

Landscapes ² : Energy Conservation Categories	Permitted as Accessory Use? ²	Permitted as Principal Use?
Geothermal Energy Systems (<i>Closed Loop System Only</i>)	Y- All Districts	N/A
Solar Energy Systems	Y- All Districts	CU- T or A/C District
Wind Energy Systems	Y- All Districts	CU- T or A/C District
Outdoor Wood-fired Boilers	Y-M-U, A/C and T Districts	No
Anaerobic Digesters	Y-M-U, A/C and T Districts	No

² Y=Yes; CU=Conditional Use; M-U District=Multi-Use District; A/C=Agricultural Cluster Residential District; T=Township District

CHAPTER ELEVEN: FUTURE LAND USE AND HOUSING

A key component of the Comprehensive Plan is to develop Future Land Use and Housing Plans that reflect the Township's goals and objectives, and respond to existing land use conditions as well as zoning. Because Westtown is largely developed in a residential context, and available land for both development and redevelopment is limited, these two issues have been combined into one Plan element.

One key to this Plan element is the development of a Future Land Use Plan, included and described herein. Of further importance is the provision of guidance for updating Township land development regulations, most notably in this case, the Zoning Ordinance and Zoning Districts Map. Understanding current land uses and zoning is the first step to this update.

Maps pertaining to this chapter are found after page 11-12.



Jefferson at Westtown Apartments, 2018.



Walking Trails at Oakbourne Park, 2018

Westtown Township Comprehensive Plan

Chapter Eleven: Future Land Use and Housing

Key Issues

Westtown Township is primarily a bedroom community characterized by low density and mostly single-family housing, which is largely supported, if not encouraged, by existing zoning. Based on the extensive assessment in the background discussion below, several key issues emerge for future planning.

Consider Specific Regulation of Institutional Uses

Why Is This Important?

Westtown Township has a remarkably high percentage of large institutional uses. Most of these are located in low-density residential areas and zoning districts, where they are non-conforming uses. While these uses have traditionally been good neighbors to the residential areas surrounding them, many of these institutions will continue to grow and evolve.

Current residential zoning districts may not be able to adequately address these needs. A new institutional zoning district could better accommodate the future needs of these institutions as well as afford additional protections to the surrounding areas.

Provide for Housing Diversity

Why Is This Important?

There are limited opportunities for diverse housing choices remaining in the Township, in the face of the predominance of the single family detached homes and the nearly fully developed nature of the Township. More diverse housing choices

are anticipated to be in demand over the planning period of this document, particularly in regard to accommodating growing populations both aging-in-place and millennials, as also discussed in Chapter Four.

Notably, the aging population will require new and increasing services if they are to stay in their homes and communities as long as possible. Additionally, the Township will need to ensure that necessary building renovations and retrofits, such as ADA accessible ramps are reasonably accommodated within its Ordinances without undue burden.

Promote Access to Open Spaces and Walkable Places

Why Is This Important?

The majority of Westtown streets and neighborhoods do not have sidewalks or trails, making it difficult to access anywhere in the Township without the use of a car. The demand for more opportunities to walk, whether for recreation and exercise, or for daily tasks, is increasing across the County, state, and nation.

In the Township, the results of the online survey and community forums, demonstrate a strong desire by many (but not all) to create these opportunities going forward. How the Township chooses to develop and redevelop in the near future will determine its ability to address these needs.

Access to and permanency of, nearby open spaces are key to maintaining a high quality of life in a largely suburban landscape. Proximity to open space also contributes to property values.

Provide for New Mixed-Use Development in Aging Commercial Areas

Why Is This Important?

A diverse and vibrant commercial base is important to the Township's tax base, as well as its ability to serve residents' daily needs close to home. Because Westtown's limited commercial spaces along Route 202 and Route 3 are mostly built-out, it is even more important that they be healthy and attractive.

As the shopping and business centers along these corridors age, they become candidates for redevelopment (the complete or partial demolition of existing buildings and other features, in order to construct something new and potentially different). Through zoning, redevelopment can simply repeat the designs and patterns of the past or it can represent an opportunity to more effectively use land to meet the community's goals, whether to be more energy efficient, more walkable, offer more uses, expand infrastructure, reduce nuisances, etc.

Consideration of what redevelopment in Westtown should look like as well as how to keep these centers vibrant in the future is a key land use issue.



Amish Market, 2018

Future Action and Policy Considerations

Revise local regulation to provide for the following:

- **Consider a new Institutional Zoning District(s)** to better tailor regulations to the needs of the Township’s many institutions.
- **Expand commercial/mixed use zoning along Route 202** to encompass existing residential properties where current residences are oriented towards the highway, providing for such properties to be combined and converted to commercial or mixed-uses, especially where redevelopment can be located beyond the ultimate right-of-way of Route 202 and with alternative access rather than direct access to Route 202.
- **Enable a greater mix of uses in all existing commercial and office park areas**, to provide for in-fill or redevelopment with a greater degree of mixed uses, sharing infrastructure and stormwater management needs, including the incorporation of residential uses, notably on upper floors.
- **Incorporate requirements into zoning ordinances** to encourage that new development and redevelopment create pedestrian connections (trails and/or sidewalks) to surrounding neighborhoods, and incorporate open spaces and protection of natural resources.
- **Review zoning and other ordinances** to ensure that home renovations and/or possibilities to add “elder cottages” as accessory dwellings on existing residential properties, can be reasonably accommodated to help residents age in place.
- **Consider establishment of incentive provisions** to provide for a reasonable percentage of affordable housing in appropriate locations.
- **Adjust non-residential parking standards** to reflect opportunities to reduce impervious coverage where mixed use development may have complimentary or shared parking needs.
- **Review regulatory provisions** to ensure that home renovations or retrofits intended to help residents age in place in their own homes can be reasonably accommodated.

Background Discussion

Existing Land Use & Zoning at a Glance

The Existing Land Use Map depicts the extent of various existing land uses in the Township, while the pie chart below illustrates the relative percentages of each use category (Figure 1). As shown, the Township's land use can be characterized as follows:

Housing (55%)

The 2010 Census states that 72.4% of Township homes are single family detached, with the remaining 27.6% made up of multi-family units. There are no mobile homes within the Township. The single-family units typically exist on lots between 0.10 and 1.0 acres, with a few larger single-family parcels scattered throughout the

Township.

Agriculture (14%)

Farmland under active cultivation is a key defining characteristic of the Westtown landscape. Open fields and crops are visible from many roadsides, as well as the farmsteads and agricultural related businesses that support them. This rural character is threatened as development pressure continues to increase in the region. It has the potential to permanently impact the character of Westtown and alter the quality of life for residents. The preservation of agricultural open space is a top priority of this comprehensive plan as discussed elsewhere.

Wooded (16%)

Natural resources such as woodlands and the stream corridors these woodlands are often concentrated around, make up a

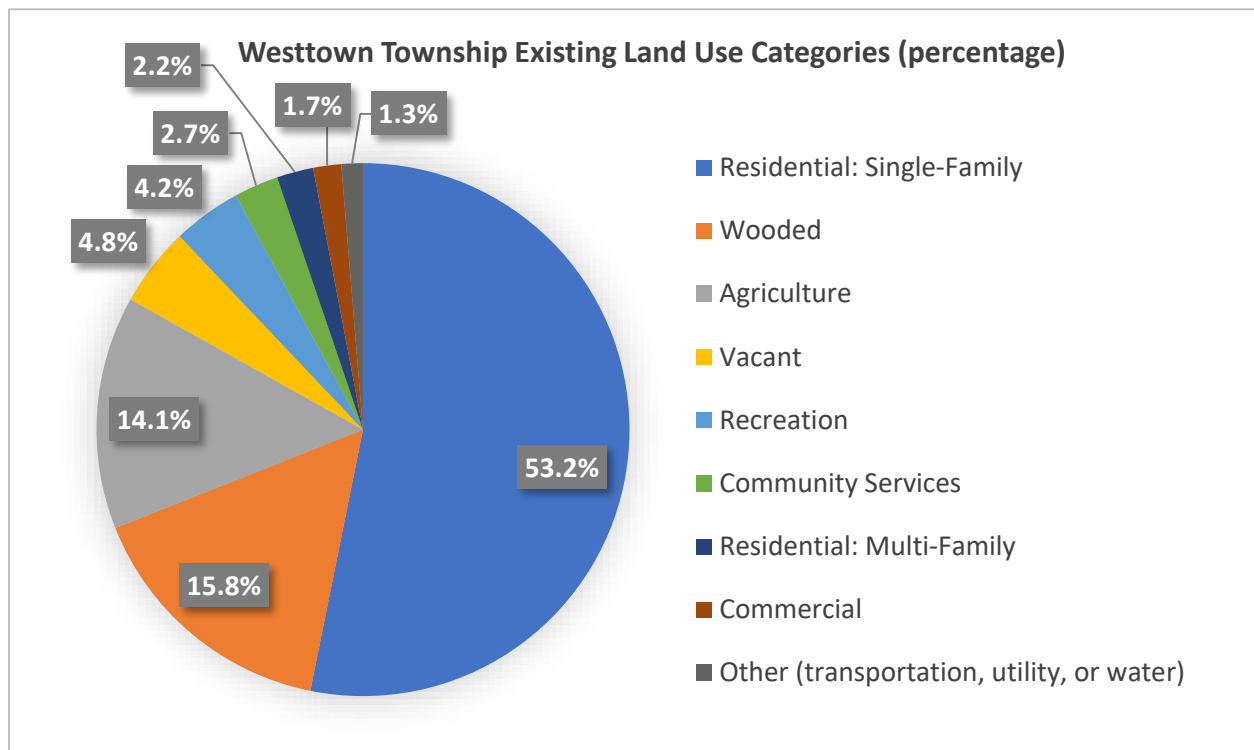


Figure 1: Percentage of existing land use categories in the Township

Westtown Township Comprehensive Plan

Chapter Eleven: Future Land Use and Housing

large, but declining percentage of the Township's land use. They are predominantly found on privately owned lands but contribute considerably to the Township's overall character as well as to the health of its air and water resources as discussed more fully in Chapter 5: "Natural Resources".

Recreation (4%)

Westtown Township owns and maintains multiple park and open space properties, containing approximately 318 acres, although not all categorized as "recreation." These include Oakbourne Park, Tyson Park, and Larchbourne Park. The Open Space, Recreation, and Environmental Resources Plan (2014) fully explored the goals and objectives for making the best use of these spaces. This Plan and its role in the Comprehensive Plan update are fully discussed under "Open Space, Parks, Recreation and Trails."

Commercial Uses (2%)

Commercial uses are concentrated along Route 3 and portions of Route 202. These include a small office park, shopping centers, and stand-alone establishments. Commercial development is important in terms of the services available to residents, but also for the tax base. Due to the relatively small amount of commercial space in Westtown, its tax base is heavily reliant on residential real estate taxes.

Community Services (Institutional) Uses (3%)

The Township has an unusually high percentage of institutional uses and community service institutions within its

boundaries. The actual acreage in institutional ownership is significantly higher than 3% of the Township's land area, but the land use categories are measured on the basis of the surface use of the land, not ownership. The largest institutional property in the Township is Westtown School, encompassing approximately 600 acres in the center of the Township. As an example of land use measurement, only the core school campus is measured as Community Services while significant acreage is counted as woodland and agriculture.

West Chester Area School District maintains another 213 acres of land that includes the high school, middle school, and three elementary schools. There are also numerous churches, parochial schools, and nonprofits groups with properties across the Township. It is clear that these institutions provide invaluable services to the Township. However, they do not add to the tax base and are often located in established residential neighborhoods with little room for growth.

Vacant land (5%)

With less than 5% of the Township land undeveloped, the Township considers itself built-out. This means that there is additional pressure on the vacant and agricultural lands to be developed.

Other lands (1%)

This includes lands categorized as "transportation," "utility," or "water" (mainly Westtown Lake and several ponds). Neither transportation nor utilities are mapped to infer their true impact. For example, all roads could arguably be mapped as "transportation," but are not.

Westtown Township Comprehensive Plan Chapter Eleven: Future Land Use and Housing

Existing Zoning

As shown on the Westtown Township Zoning Districts Map, the Township is divided into nine (9) distinct zoning districts. The pie chart below illustrates the relative percentage of land in each district (Figure 2).

Not surprisingly, the map largely reflects and maintains the predominant land use patterns discussed above, with the largest zoning district being the R-1 Rural Suburban Residential District, followed by the Agricultural/Cluster Residential, and R-2 Suburban Residential. With the exception of the R-3 Residence-Office District (3.1%) and M-U Multi-Use Districts (1.6% of Township land), all other zoning districts are single use districts meaning they only allow one type of use (commercial, residential, industrial, or office) per lot.

What is not reflected on the Zoning Districts

Map is the large amount of institutional uses in the Township. This is because these uses are permitted and regulated under other existing districts, notably existing residential zoning districts. Typically, however, they are not uses permitted-by-right in those districts but subject to special exception or conditional use approval. This is not an uncommon practice, as many churches, elementary schools, and other uses were originally intended to blend into the development patterns of a neighborhood.

However, as institutions grow to reflect changing and growing demands, it becomes increasingly important to more carefully consider their impacts on the surrounding community.

Development Potential under Existing Zoning

Assuming that existing zoning regulations remained the same, an analysis of what

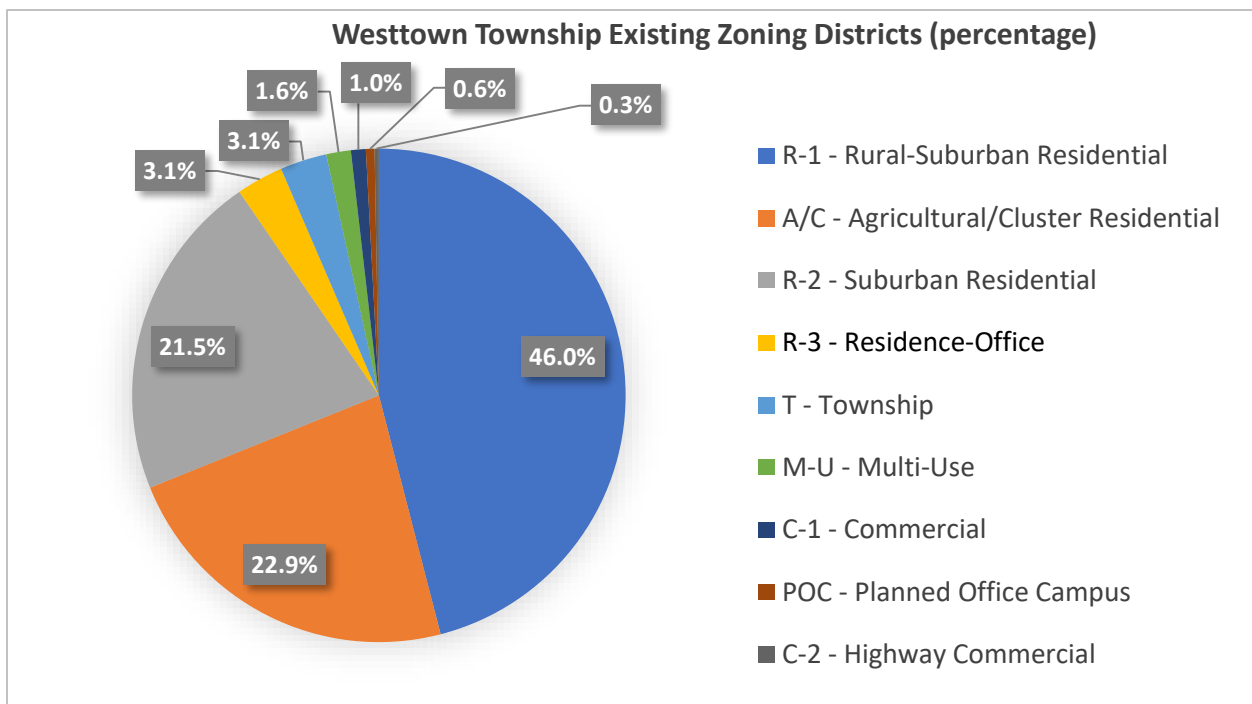


Figure 2: Percentage of Existing Zoning Districts in the Township

Westtown Township Comprehensive Plan

Chapter Eleven: Future Land Use and Housing

could feasibly be built in the Township was conducted. The results of this analysis conclude:

- There are nearly 1,200 potentially developable acres or 21% of the Township land area. This includes vacant, other undeveloped lands (including agricultural lands and Westtown School lands outside the core campus), and large residential parcels (over five acres) with one dwelling, not constrained by floodplains, wetlands, or stream buffers.
- This land is located primarily in residential zoning districts, where a variety of unit types are permitted.
- There is the potential to build approximately 1,000 housing units under current zoning, however, given the character of the Westtown School lands and large residential properties, not more than 500 units should be expected during the 10-20 year planning horizon of this Plan. Depending on the zoning options chosen, these houses could be a range of single family, two-family, townhouse or apartments.

Future Land Use Map

The Future Land Use Map groups the Township into the following general categories:

- Neighborhood Conservation;
- Mixed Use Areas;
- Open Space; and
- Greenway Corridors.

These categories reflect the intended future character of the areas as generally mapped, including existing and future development

over the 10-20 year planning horizon of this Plan. They are not specifically mapped on the basis of ownership or current zoning. Future zoning amendments will likely further clarify future development and/or redevelopment potential.

Neighborhood Conservation

The concept of Neighborhood Conservation applies to protection and enhancement of economic viability and the quality of life in established and potential future residential neighborhoods throughout the Township. It does not apply to areas mapped for Mixed Use.

As noted above, Westtown's neighborhoods are sprinkled with institutional uses which, today, are often inconsistent with residential character and even non-conforming to residential zoning, particularly in regard to area and bulk and parking requirements. They raise a number of issues in terms of preservation of neighborhood character. Yet to the extent that they qualify as "non-conforming," they are "protected" in a sense, and privy to special consideration for non-conforming uses, including expansion. A separate zoning classification would enable the Township to regulate them more appropriately. Existing institutional properties are indicated with red property boundaries on the Future Land Use Map.

A key to Neighborhood Conservation is to encourage long-term economic viability through opportunities for reinvestment, and/or enhancement of existing neighborhoods and their quality of life.

While this is dependent on many factors, mostly market related, some can be influenced by Township policy and action.

Westtown Township Comprehensive Plan Chapter Eleven: Future Land Use and Housing

Such issues, some of which are discussed further in other sections of this Plan, include but are not limited to:

- **Property maintenance standards and enforcement**

Existing regulation and enforcement policies should be reviewed periodically to ensure that inadequate property maintenance is not creating unsafe conditions or harming neighboring property values.

- **Provisions for “elder cottages” or accessory dwellings**

Potential to erect accessory dwelling forms should be considered as a means to permit “aging in place;” while accessory dwellings are permanent, “elder cottages” are often required to be removed when the intended residency ceases.

In all cases, accessory dwellings should comply with design standards to ensure neighborhood compatibility and adequate wastewater disposal; imposition of the special exception approval process is a logical means to ensure appropriate design and placement.

- **Provision for “in-fill” residential development**

Appropriate zoning and land development standards should be considered to provide for residential development that fills in vacant or underdeveloped parcels in keeping with neighborhood character. This would not include non-residential or most multi-family in-fill, or any significant density increase, where not otherwise considered appropriate.

- **Provision for pedestrian and bicycle interconnections**

Provision for non-motor-vehicle connections should be encouraged between residential neighborhoods and nearby parks, open spaces, schools and commercial/mixed use areas.

- **Open space access**

Efforts should be continued to promote the permanent protection of open space in locations both proximate and easily accessible to residential neighborhoods.

- **Historic preservation**

Preservation of historic structures and landscapes is an important part of conservation of neighborhood character, even where requiring additional use opportunities to support economic viability of historic structures.

- **Traffic-calming**

It is important to consider installation of “traffic-calming” measures in residential neighborhoods confronted by significant through traffic, which otherwise subverts efforts to promote conservation of neighborhood character; this has recently been accomplished along Jacqueline Drive, for example.

- **Sewer and water service**

Especially in areas where lots of one-acre or less predominate, existing programs to promote on-going viability of on-lot systems, as well as the potential availability of public water and public sewer service, are particularly important to long-term economic viability.

Westtown Township Comprehensive Plan

Chapter Eleven: Future Land Use and Housing

As discussed elsewhere in this Plan, public water service is generally available throughout the Township but not all homes are connected; public sewer service is not available in some areas of the Township, but is unnecessary given the success of the SMP.



Oakbourne Park, 2018

Mixed Use Areas

Mixed Use Areas have been mapped in areas that include existing hubs of commercial development along major corridors, notably Routes 3 and 202. These include shopping centers and office parks and/or under-developed commercial areas.

The key future land use issue is promotion of in-fill development and redevelopment that provides for a mix of uses and design standards that are complementary to overall community development objectives. Key issues to provide for such complementary development include:

- **Redevelopment Opportunities**

Redevelopment and in-fill development can be used to enhance a sense of place, property values and community

amenities. Redevelopment and new in-fill development also might be incentivized with higher intensity and greater mixed-use provisions, subject to meeting a variety of community objectives.

- **Mixed Uses**

The Township should carefully consider a broad range of diverse commercial, office, service, multi-family residential and even institutional uses which may be compatible, subject to appropriate design standards, and sharing infrastructure and stormwater management needs, including the incorporation of residential uses on upper floors above non-residential uses. Zoning and land development provisions which may hamper mixed use development should be amended.

- **Parking Requirements**

Parking requirements tend to disproportionately influence land use, impervious cover and stormwater requirements, forcing even compatible uses farther apart and deterring non-motor vehicular interconnection. Shared parking among compatible uses and structured parking, where development intensity makes it economically viable, should be incorporated into redevelopment opportunities.

- **Interconnections**

Establish design standards, including proximity of new structures to others and to existing developed properties, placement of parking areas and infrastructure, etc., to facilitate pedestrian and bicycle interconnections

Westtown Township Comprehensive Plan

Chapter Eleven: Future Land Use and Housing

throughout the mixed-use areas. Provide incentives and/or require connections where practicable to adjacent neighborhoods and open spaces.

Open Spaces

Open Spaces are indicated on the Future Land Use Map as a land use category. They also are studied in greater detail as a separate component of this Plan, “Open Space, Parks, Recreation and Trails,” with specific discussion of key issues and recommendations.

As a land use, the Township has included as open spaces remnant and historically significant agricultural lands, municipal parks and open spaces, homeowners’ association open spaces, and schools. While schools also include a significant building footprint, they often may be available for recreational or other community purposes. Key issues for open space as a land use include:

- **Permanency of Open Space**

The Township should regularly evaluate the conservation status of open spaces and promote the establishment of conservation easements to formalize long-term protection of open spaces. The Township should consider an open space referendum to enable specific generation of revenue earmarked toward open space conservation. The Township also should consider establishing conservation easements to guarantee permanence of Township-owned parks, trails and open spaces.

- **Economic Viability of Private Open Space**

Long-term economic viability of significant privately-owned open spaces should be promoted, especially agricultural and institutional lands, potentially including land use incentives linked to conservation requirements.

- **Sustainable Use of Open Space**

Open space designated through subdivision plans and Township-owned open spaces are vulnerable to inappropriate use or unsustainable land management practices. Management of such open spaces should be periodically reviewed and sustainable practices promoted.

- **Interconnection of Open Spaces**

Trail connections between open spaces and adjoining neighborhoods should be extended where feasible.



Trail at Bayard Rustin High School, 2018

Westtown Township Comprehensive Plan

Chapter Eleven: Future Land Use and Housing

Greenway Corridors

“Greenway” Corridors are relatively narrow linear corridors of natural resources largely following stream courses throughout the Township. As a land use category, they are not necessarily related to designated open space, but are defined by the presence of constraining natural resources such as wetlands, floodplains, riparian buffers, and adjoining steep slopes concentrated in a linear corridor. All of these resources are discussed in greater detail in the Plan component “Natural Resources.”

Greenway Corridors are largely envisioned for a conservation focus, but because of their linear nature may also be the logical setting for trail interconnections where such access may be negotiated.

A significant percentage of the lands within Greenway Corridors is privately owned. The Greenway Corridor designation does not presuppose ultimate public ownership nor undue regulation of private lands. The designation is intended to draw attention and planning focus to the value of these areas of concentrated natural resources as well as the environmental and recreational value of their linear nature.

Most of the natural resource areas that comprise Greenway Corridors are regulated to constrain or reasonably limit development potential, regardless of ownership; however, some natural resource conservation provisions are limited in their applicability today. Natural resource regulation is discussed further under “Natural Resources.”



Walk in the woods at Oakbourne Park, 2018



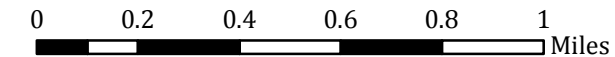
West Chester
Borough

East Bradford
Township

West Goshen
Township

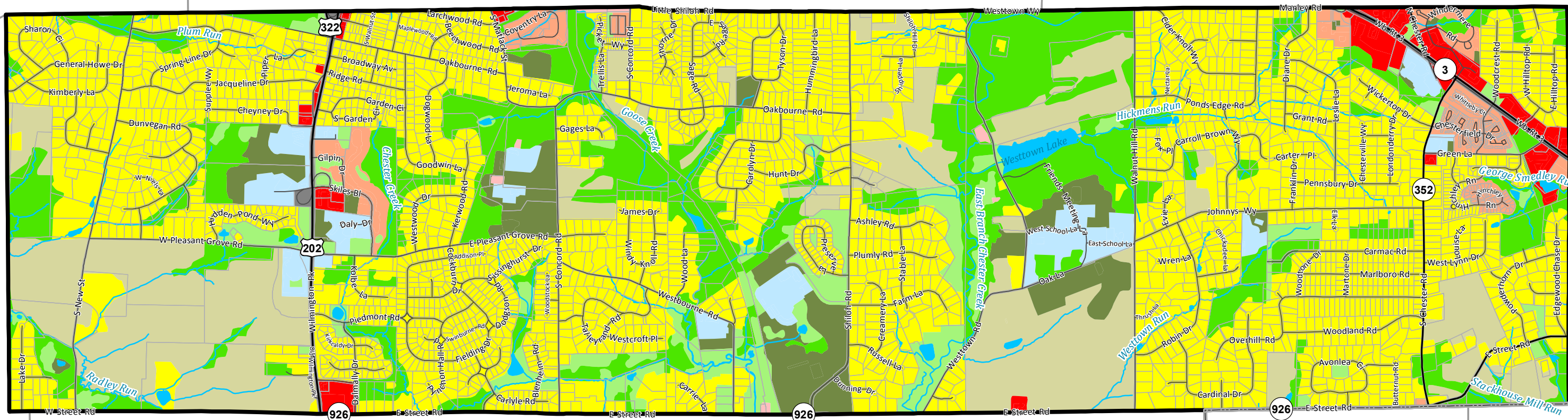
Existing Land Use

Westtown Township
Chester County, Pennsylvania



Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: December 17, 2018

East Goshen Township



Willistown Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

Land Use Type

- Agriculture
- Commercial
- Community Services
- Residential: Multi-Family
- Residential: Single-Family
- Recreation
- Transportation
- Utility
- Vacant
- Water
- Wooded

- County boundary
- Township boundary
- Adjacent municipalities
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water



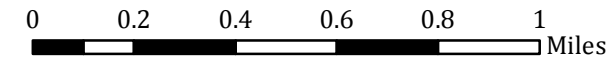
West Chester
Borough

East Bradford
Township

West Goshen
Township

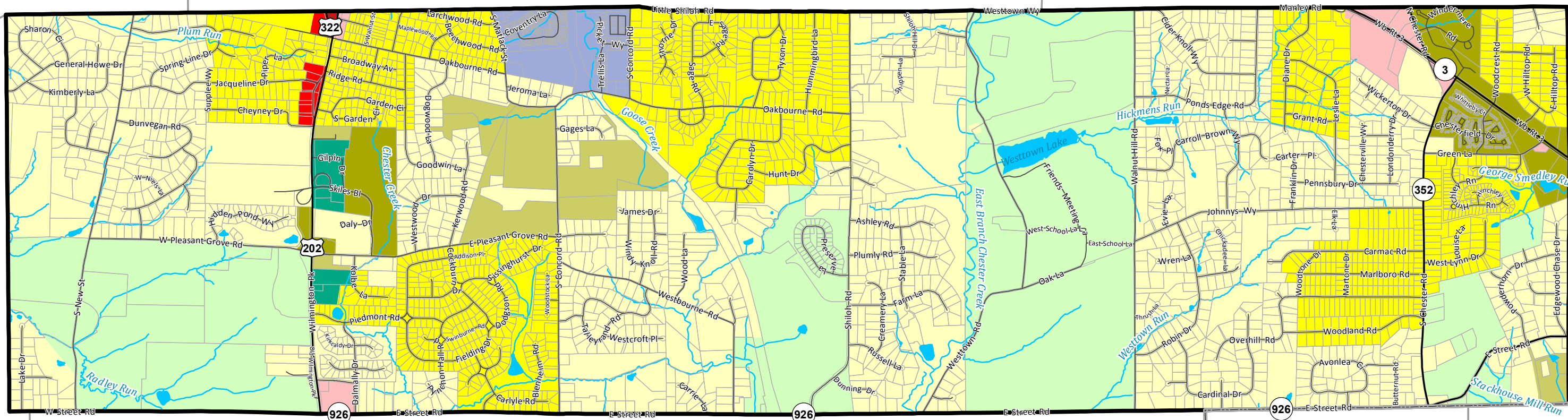
Zoning Districts

Westtown Township
Chester County, Pennsylvania



Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: December 17, 2018

East Goshen Township



Willistown Township

Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

- | | | | |
|--|-------------------------|--|--|
| | County boundary | | A/C - Agricultural/Cluster Residential |
| | Township boundary | | C-1 - Commercial |
| | Adjacent municipalities | | C-2 - Highway Commercial |
| | Tax parcels | | M-U - Multi-Use |
| | Major roads | | POC - Planned Office Campus |
| | Minor roads | | R-1 - Residential District |
| | Streams | | R-2 - Residential District |
| | Bodies of water | | R-3 - Residence-Office District |
| | | | T - Township |



West Chester
Borough

East Bradford
Township

West Goshen
Township

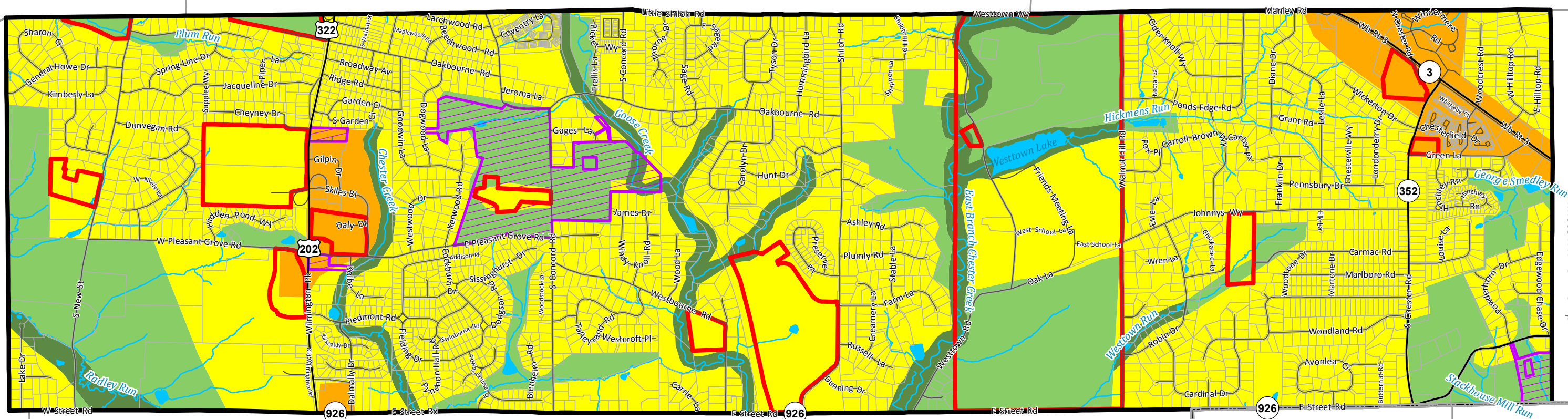
Future Land Use with Township and Institutional Properties Westtown Township Chester County, Pennsylvania

0 0.2 0.4 0.6 0.8 1 Miles



Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.
Map created: December 17, 2018

East Goshen Township



Thornbury Township
(Delaware County)

Edgmont
Township

Thornbury Township
(Chester County)

Thornbury Township
(Delaware County)

Birmingham
Township

DELAWARE COUNTY
CHESTER COUNTY

Legend

- County boundary
- Township boundary
- Adjacent municipalities
- Institutional properties
- T-District (Township Facilities)
- Foci
- Major roads
- Minor roads
- Tax parcels
- Streams
- Bodies of water
- Greenway
- Open Space
- Neighborhood Conservation
- Mixed Use

CHAPTER TWELVE: IMPLEMENTATION RECOMMENDATIONS

The Township has established the following implementation priorities. Including the highest priority action items that were listed in the Preface, the following recommended actions and policies were selected as highest priority and short to mid-term time frame.

Lower priority and longer-term recommendations remain with others in each of Chapters Four through Eleven, entitled “Future Action and Policy Considerations.” All of the future action and policy considerations are incorporated into the table of recommendations at the end of this chapter. All of them should be reviewed periodically during the life of this plan.

Priority Implementation Actions and Policies

- **Consider creation of a new Institutional Zoning District(s)** to better tailor regulations to the unique needs of the Township’s many institutions.
- **Consider development and adoption of the “Official Map” tool** with a focus on open space preservation, parkland, desired trail/sidewalk connections and other future public improvements. The Official Map is not just a map, but gives the Township certain rights as prescribed by the MPC Article IV.
- **Consider action to support funding for open space land conservation**, including initiation of a referendum to allow Township residents to decide about the establishment of a dedicated revenue source for open space preservation.
- **Amend Township ordinances to reduce potential regulatory barriers for agricultural related businesses** and provide zoning use incentives for agri-business and agri-tourism to help keep remaining farm properties viable in a suburban environment.
- **Consider expanding mixed use zoning opportunities to:**
 - Enable a greater mix of uses in all existing commercial and office park areas, to provide for diverse in-fill or redevelopment, shared infrastructure and stormwater management needs, including the incorporation of residential uses.
 - Provide incentives for existing residential properties oriented towards arterial highways to consolidate and convert to non-residential uses with alternative access rather than direct access to the arterial highway.
 - Require developers to construct connections to adjacent properties

Westtown Township Comprehensive Plan

Chapter Twelve: Implementation Recommendations

where feasible based on physical conditions.

- **Provide incentives to facilitate use of renewable energy.**
- **Consider requiring that all wetland documentation submitted to state or federal agencies be copied to the Township** within 10 days of submission.
- **Evaluate specific standards and limitations for woodland disturbance** where not governed by forestry or timber harvesting regulations.
- **For new subdivisions and land developments, consider requiring developers to submit long-term Open Space Management and Woodland Management Plans** for maintenance of riparian buffers, woodlands and headwaters areas which identify best management practices, responsible parties, and enforcement provisions.
- **Consider ordinance amendments to promote development patterns consistent with scenic preservation objectives**, linking existing requirements for identification of scenic landscapes to new definitions and mapping. Include related requirements for management of roadside vegetation, provision of options for use of characteristic architectural treatment for new development or, where not utilized, provisions for increased building setbacks and landscape buffers.
- **Consider incentives for developers**, such as increased density or reduced permit fees, for buildings with Energy Star, LEED, Passive House certification, or other energy efficiency standards.
- **Consider a requirement for any land development to create pedestrian**

connections to surrounding neighborhoods.

- **Consider amendments to Township ordinances to ensure that home renovations and possibilities for “elder cottages”** can be reasonably accommodated to help residents age in place.
- **Consider amendments to historic resources ordinances to:**
 - Provide incentives for preservation of historic structures and their landscape settings, including additional use and adaptive re-use opportunities, density and other design and area and bulk incentives.
 - Require the submission of an Historic Resource Impact Study where development includes or is adjacent to inventoried historic resource(s), including identification of means to mitigate adverse impacts.
 - Amend the demolition permit process for inventoried historic resources to discourage demolition and promote discussion of viable alternative uses.
- **Evaluate opportunities to expand park, recreation and trail opportunities** in the underserved areas of the Township (notably west of Route 202 and east of Route 352), as recommended in the 2014 OSRER Plan.
- **Continue to require inspection and maintenance of private septic systems** and assist property owners with preserving their systems.
- **Complete an assessment of Township roads**, including the means to achieve desirable travel speeds, measures to

Westtown Township Comprehensive Plan

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minimize the use of local streets by regional through traffic, traffic calming measures, and promotion of transit and non-vehicular options.

- **Continue efforts to provide a new collector road** for local and regional north-south travel between PA Route 926 and the Stetson Jug Handle as an alternative to US Route 202.
- **Require developers to evaluate and where warranted, implement traffic calming measures** to minimize adverse impacts associated with their development's vehicular traffic in residential and recreational areas.
- **Provide consistent functional roadway classifications** across all ordinances.

Funding Resources

Most of the priorities listed here can be accommodated within the normal budgetary process of Westtown Township and anticipated financial resources. Two thirds of the action items involve preparation and adoption of amendments to local land use regulatory provisions, a standard procedure.

Those efforts will require input from Township consultants, being the same consultants who are regularly engaged by the Township as regulatory issues arise. There should be no significant increase in Township costs.

If implemented, a number of priority recommendations will infer additional planning efforts and potentially larger consulting roles. These include evaluation of future expansion of parks and recreation facilities, adoption of an official map, and capital planning for Township-maintained facilities. These efforts do not infer huge costs individually and may be scheduled carefully to avoid an

unmanageable financial impact at any point in time.

At such time as the Township embarks on specific capital improvements, whether trails or other recreational facilities, road or other infrastructure improvements, as follow-up to the steps described herein, significant costs will be anticipated.

Some of those costs will logically be related to specific development activity and undertaken by developers. Where Township monies are needed, all potential grant opportunities should be explored.

One of the priority recommendations here infers little up-front cost but significant potential revenue, that being a dedicated revenue source for open space as determined via referendum. Such funds are primarily earmarked for open space acquisition by conservation easement or in fee, but a portion can also be utilized for stewardship planning and on-going management activities.

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

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Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

Table 1. Future Action and Policy Considerations

Policy or Action	Priority Level	Timing	Primary Responsibility
Consider development and adoption of the “Official Map” tool with a focus on open space preservation, parkland, desired trail/sidewalk connections and other future public improvements.	High	Short-term	Planning Commission
Seek means to address unique demographic challenges			
Provide for the growing millennial and aging populations, including attention to their housing, economic and recreational interests, implementing appropriate regulatory provisions.	High	Long-term	Township Staff
Seek to engage the millennial generation in municipal governance; consider technological options that may promote and encourage their participation.	High	Long-term	Board of Supervisors
Continue consideration of provisions that provide for affordable and diverse housing opportunities that would allow aging in place (housing that is suitable for the aging population is also often suitable for millennials).	High	Long-term	Planning Commission
Continue consideration of adopting provisions that would allow for “backyard cottage” or “granny flat” residential units in appropriate zoning districts.	High	Long-term	Planning Commission
Consider adopting zoning provisions that encourage the development of mixed-use developments and redevelopment that can provide affordable housing opportunities, as well as commercial/retail establishments and communal meeting spaces frequented by millennials.	Medium	Long-term	Planning Commission
Work to provide multi-modal connections (including walkable) between residential areas (including those in mixed-use zones) and employment, commercial and service provider centers, both within Westtown and to its surrounding communities.	Low	Long-term	Planning Commission

Westtown Township Comprehensive Plan
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Policy or Action	Priority Level	Timing	Primary Responsibility
Provide suitable recreational opportunities for the aging population, both passive and active, that promotes continued health and wellbeing.	High	Short-term	Park and Recreation Commission
Adopt zoning and SALDO ordinances to protect natural resources			
Consider amending Zoning Use provisions to provide incentives for agri-business and agri-tourism to help keep remaining farm properties viable in a suburban environment.	High	Short-term	Board of Supervisors
Consider adopting specific definitions and standards for disturbance of riparian buffers, including setbacks from streams and wetlands, disturbance limitations, and reforestation provisions.	High	Short-term	Township Staff
Consider requiring future Open Space Management Plans, Woodland Management Plans, and SALDO final plans to include long-term management plans for maintenance of riparian buffers, woodlands and headwaters areas, including designation of management practices, responsible parties, professional assistance where necessary, and enforcement provisions.	Low	Long-term	Township Staff
Consider adopting specific definition of headwaters areas and, where more extensive than riparian buffers, add provisions for disturbance limitations, and reforestation.	Low	Long-term	Township Staff
Consider amending wetland provisions, to apply where any permitted activity in Westtown Township requires the submission of a wetland delineation report, stream or wetland encroachment permit, or mitigation plan to the Pennsylvania Department of Environmental Protection and/or U.S. Army Corps of Engineers. Require that copies of all such documentation be submitted to the Township within 10 days of submission to the requiring agency.	Low	Long-term	Township Staff
Consider amending Vegetation Management provisions to establish specific standards and limitations for woodland disturbance where not governed by forestry or timber harvesting regulations.	Low	Long-term	Township Staff

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Consider amending Forestry/Timber Harvesting provisions to: <ul style="list-style-type: none"> ○ Specify submission requirement for Forest Management and Timber Harvesting Plan(s), including provisions for site restoration and/or natural regeneration ○ Consider more specific limitations to canopy tree removal and retention ○ Require compliance with Township grading, stormwater management, and erosion control standards as applicable, and any other applicable Township, county, state or federal regulations 	Low	Long-term	Township Staff
Undertake non-regulatory action and policy to support protection of natural resources			
Continue to support collaborative efforts with other agencies, conservation organizations, and owners of valuable open spaces to achieve permanent land conservation objectives, notably focusing on properties with significant natural resources.	High	Long-term	Board of Supervisors
Develop best management practices for land stewardship of Township-owned natural resources, to improve the ecological performance of these resources and to educate and inspire private land owners.	High	Long-term	Township Staff
Promote preservation of historic resources			
Keep an up-to-date and comprehensive inventory of nationally and locally significant historic resources, defining and mapping “principal” versus “accessory” structures and “contributing” versus “non-contributing” resources, and also consider expansion of the inventory to include additional “structures” which are not buildings, yet are historically important.	Low	Long-term	Historical Commission
Review and revise as necessary existing regulatory provisions to provide incentives for preservation of historic structures and their landscape settings, including additional use and adaptive re-use opportunities, density and other design and area and bulk incentives.	Low	Long-term	Historical Commission

Westtown Township Comprehensive Plan Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Promote conservation of scenic landscapes			
Identify and map scenic roads and scenic landscapes throughout Westtown, including working landscapes, woodlands, stream valleys, and historic settlement patterns.	Low	Long-term	Township Staff
Establish provisions to promote development patterns consistent with scenic preservation objectives, linking existing requirements for identification of scenic landscapes. Include related requirements for management of roadside vegetation, provision of options for use of characteristic architectural treatment for new development and, where not utilized, provision for increased setbacks and landscape buffers.	Medium	Short-term	Planning Commission
Preserve and enhance open space and recreational resources			
Consider initiation of a referendum allowing Township residents to vote on whether to establish a dedicated tax for open space protection.	High	Short-term	Board of Supervisors
Maintain strong relationship with large landowners including Westtown School, the Stratton Family, and the Stokes Family in order to actively assist in keeping those open spaces undeveloped and actively farmed.	High	Long-term	Board of Supervisors
Evaluate the Township zoning ordinance for potential barriers versus incentives for viable agricultural related businesses.	High	Short-term	Board of Supervisors
Seek and support collaborative efforts with other agencies, conservation organizations, and owners of valuable open spaces to achieve permanent land conservation.	High	Short-term	Board of Supervisors
Evaluate ability to allocate a greater percentage of the Township budget for parks and recreation and leverage this base amount with other funding sources (fees, grants, gifts, sponsorships, etc.).	High	Long-term	Board of Supervisors

Westtown Township Comprehensive Plan Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Evaluate the ability of existing Township staffing and appointed Commissions and Committees to support the goals and objectives of the OSRER Plan.	High	Long-term	Board of Supervisors
Develop best management practices for land stewardship of Township-owned open spaces, to improve the ecological performance of these resources and to educate and inspire private land owners.	High	Long-term	Township Staff
Complete master park plans for all Township parks, including maintenance and management plans for all structures and facilities.	Low	Long-term	Township Staff
Evaluate opportunities to expand park, recreation and trail facilities in the underserved areas of the Township (west of Route 202 and east of Route 352). At such point as development may occur at Crebilly Farm, ensure that the plan includes trails and unconstrained lands suitable for active recreation/play fields.	Low	Long-term	Park and Recreation Commission
Promote value-centered management of community facilities			
Continue to foster a strong relationship with all public and private schools based on open and regular communications, shared goals, and mutual respect.	High	Long-term	Board of Supervisors
Continue to require inspection and maintenance of all private on-lot sewage disposal systems, as per the Township's Sewage Management Program and Act 537 Plan.	High	Long-term	Township Staff
Encourage developers to connect to public sewer and water lines.	High	Long-term	Township Staff
Consider regional partnerships for stormwater management projects that address state and federal-mandated pollution reduction requirements.	Low	Long-term	Board of Supervisors
Continue to explore options for cost sharing with adjoining municipalities.	Low	Long-term	Township Staff

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Improve pedestrian and bicycle interconnections			
Consider developing measures to promote walking and biking options, in coordination with the WCASD, including implementing a School Routes to School Plan for each school within the Township.	Low	Long-term	Township Staff
Identify and pursue possible state and county funding options for implementation of trail enhancements. Consideration should be given to connecting to Township open space and recreation lands.	Low	Long-term	Township Staff
Consider promoting enhancements to controlled pedestrian crossings of Arterial Roadways (US Route 202, PA Route 3, PA Route 352 and PA Route 926) to accommodate non-vehicular connectivity throughout the Township. Priority actions should include providing access to and the enhancement of signalized crossings of US Route 202 at PA Route 926 and Skiles Boulevard/ Stetson Middle School Drive.	Low	Long-term	Township Staff
Seek to improve public transit service			
Consider advocating for the reestablishment of regional rail service to West Chester, supporting regional efforts and including use of the Cheney and Westtown Stations.	Low	Long-term	Board of Supervisors
Evaluate options for improving other transit services. Identify specific areas of population and/or employment density suitable for Transit Use. Work with SEPTA, TMACC and DART (as appropriate) to evaluate options for providing service and to develop new transit options, including for the US Route 202 corridor.	Low	Long-term	Board of Supervisors

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Support efforts to provide Enhanced Bus Service (EBS), notably along the PA Route 3 Corridor, coordinating with SEPTA and Chester and Delaware Counties.	Low	Long-term	Board of Supervisors
Continue to maintain roads and promote safety			
<p>Coordinate with Chester County and PennDOT as part of the subdivision and land development project development and implementation process, to ensure that to the greatest extent feasible improvements:</p> <ul style="list-style-type: none"> ○ Minimize the intrusion of regional traffic into adjacent neighborhoods, and ○ Support non-vehicular and alternative travel modes. 	High	Long-term	Township Staff
Assess traffic related collisions. At high accident locations, identify predominant crash types and causes. Work with appropriate stakeholders (i.e. WEGO, WCASD, Chester County, PennDOT and adjacent municipalities) to develop accident prevention and pursue funding options for implementing road and intersection improvements.	High	Long-term	Township Staff
Identify measures to minimize the use of local and neighborhood streets by regional through traffic, including but not limited to enhancements to regional transportation facilities, implementation of appropriate traffic calming measures to local and neighborhood streets (such as raised crosswalks, speed humps, and curb bump outs) and promotion of multimodal options.	High	Short-term	Township Engineer
Continue evaluating travel speeds for all roadways within the Township. Work with Township staff, WEGO, PennDOT and adjacent municipalities as applicable to identify and implement appropriate design elements to achieve desirable speeds as part of maintenance and capital projects.	Low	Long-term	Township Staff
Assess annual Township and PennDOT road maintenance activities to identify opportunities to modify vehicle cartways to provide enhanced shoulders and/or dedicated bicycle lanes, and to implement pedestrian crossing enhancements.	Low	Long-term	Township Engineer

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Promote traffic capacity enhancements			
<p>Continue efforts to provide new collector roads as shown on the Road Functional Classification Map that provide:</p> <ul style="list-style-type: none"> ○ A new route for local north-south travel between PA Route 926 and the Stetson Jug Handle and adjacent driveways for Starkweather Elementary School and Stetson Middle School as an alternative to US Route 202; and ○ A realignment of Shady Grove Way directly across from Cheyney Road at PA Route 926. Ensure that these routes provide connectivity to adjacent uses and accommodate multimodal alternatives. 	High	Short-term	Board of Supervisors
<p>Promote long term improvements to the US Route 202 corridor that significantly reduce the current congested conditions, including consideration of significant capacity enhancements such as the formerly proposed grade-separated intersection at Routes 202 and 926, working with Chester County, DVRPC and PennDOT</p>	High	Short-term	Board of Supervisors
<p>Support road and intersection capacity enhancements by PennDOT along significant State Routes throughout the township, including:</p> <ul style="list-style-type: none"> ○ Improvements to the intersection of US Route 202 and PA Route 926; ○ Improvements to the intersection of Pa Route 926 and PA Route 352; ○ Traffic Signal Enhancements along the US Route 202, PA Route 3 and PA Route 352 Corridors. 	High	Long-term	Township Staff
<p>Review current access management provisions of the Township Zoning and Subdivision and Land Development Codes regarding traffic control measures and update codes as appropriate.</p>	Low	Long-term	Planning Commission

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Enact regulatory provisions to promote energy conservation			
Encourage a greater mix of uses and redevelopment (See Future Land Use discussion).	High	Short-term	Planning Commission
Consider zoning and SALDO amendments to promote or provide: <ul style="list-style-type: none"> ○ A minimum percentage of solar-oriented lots or buildings in new development (solar siting), ○ That new construction has solar ready roofs, ○ Incentives, such as reduced permit fees for renewable energy systems, ○ Incentives, such as density bonus or reduced permit fees, for buildings with Energy Star, LEED, or Passive House certification, ○ That new development or redevelopment meet certain standards for energy efficiency, ○ The installation of electric vehicle charging stations. 	Low	Long-term	Township Staff
Pursue other policy and action to promote energy conservation			
Increase opportunities for walking and biking in the Township (See Community Facilities and Open Space discussion).	Low	Long-term	Board of Supervisors
Be a Role Model. The Township can plan a key role in promoting energy conservation through: <ul style="list-style-type: none"> ○ Demonstration projects on Township properties; ○ Conducting an audit of its own energy use in buildings, vehicles and operations; ○ Evaluate the feasibility of requiring new Township facilities and vehicles to meet certain energy efficiency standards. 	Low	Long-term	Board of Supervisors

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

Policy or Action	Priority Level	Timing	Primary Responsibility
Promote energy conservation at the individual and household level through residential education and outreach. Such education could focus on providing information on programs such as Solar City or PECO Smart House Call.	Low	Long-term	Board of Supervisors
Revise local regulation to provide for the following:			
Consider a new Institutional Zoning District(s) to better tailor regulations to the needs of the Township's many institutions.	High	Short-term	Board of Supervisors
Expand commercial/mixed use zoning along Route 202 to encompass existing residential properties where current residences are oriented towards the highway, providing for such properties to be combined and converted to commercial or mixed-uses, especially where redevelopment can be located beyond the ultimate right-of-way of Route 202 and with alternative access rather than direct access to Route 202.	High	Short-term	Board of Supervisors
Enable a greater mix of uses in all existing commercial and office park areas, to provide for in-fill or redevelopment with a greater degree of mixed uses, sharing infrastructure and stormwater management needs, including the incorporation of residential uses, notably on upper floors.	High	Short-term	Board of Supervisors
Incorporate requirements into zoning ordinances to encourage that new development and redevelopment create pedestrian connections (trails and/or sidewalks) to surrounding neighborhoods, and incorporate open spaces and protection of natural resources.	High	Long-term	Planning Commission
Review zoning and other ordinances to ensure that home renovations and/or possibilities to add "elder cottages" as accessory dwellings on existing residential properties, can be reasonably accommodated to help residents age in place.	High	Short-term	Planning Commission

Westtown Township Comprehensive Plan
Chapter Twelve: Implementation Recommendations

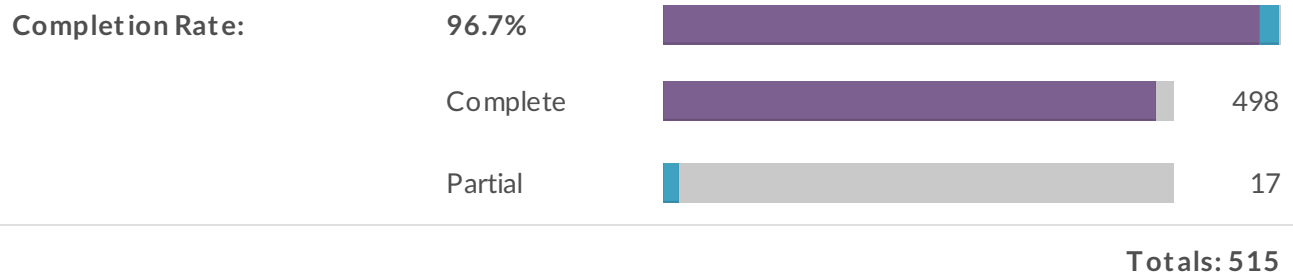
Policy or Action	Priority Level	Timing	Primary Responsibility
Adjust non-residential parking standards to reflect opportunities to reduce impervious coverage where mixed use development may have complimentary or shared parking needs.	High	Short-term	Planning Commission
Review regulatory provisions to ensure that home renovations or retrofits intended to help residents age in place in their own homes can be reasonably accommodated.	High	Short-term	Township Staff
Consider establishment of incentive provisions to provide for a reasonable percentage of affordable housing in appropriate locations.	Low	Long-term	Board of Supervisors

APPENDIX A

Community Values Survey Results

Report for Westtown Township Community Survey

Response Counts



1. Please indicate the level of your agreement by marking the appropriate box.

	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Oppose	Responses
Protect historic buildings, structures and landscapes and promote their preservation.	324 63.3%	125 24.4%	35 6.8%	19 3.7%	9 1.8%	512
Count						
Row %						

	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Oppose	Responses
Advocate for improvements to relieve traffic congestion at the Route 202/926 intersection. Count Row %	344 67.1%	109 21.2%	31 6.0%	20 3.9%	9 1.8%	513
Promote economic development and expansion of the Township tax base. Count Row %	110 21.5%	173 33.9%	98 19.2%	80 15.7%	50 9.8%	511
Create pedestrian- and bicycle-friendly connections from neighborhoods to parks, trails, schools, shopping and services. Count Row %	208 40.5%	134 26.1%	75 14.6%	66 12.9%	30 5.8%	513
Accommodate increased need for aging in place and multi-generational housing. Count Row %	118 23.0%	137 26.8%	126 24.6%	89 17.4%	42 8.2%	512

	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Oppose	Responses
<p>Improve the overall safety of the many cut-through streets in the Township.</p> <p>Count Row %</p>	195 38.1%	150 29.3%	108 21.1%	46 9.0%	13 2.5%	512
<p>Preserve remaining open space by supporting agricultural use and by promoting conservation efforts.</p> <p>Count Row %</p>	368 71.9%	94 18.4%	30 5.9%	11 2.1%	9 1.8%	512
<p>Ensure that new development complements existing neighborhood character.</p> <p>Count Row %</p>	336 65.6%	106 20.7%	41 8.0%	20 3.9%	9 1.8%	512
<p>Protect streams and adjacent streamside forest ("riparian") buffer areas.</p> <p>Count Row %</p>	357 69.7%	97 18.9%	35 6.8%	10 2.0%	13 2.5%	512

	Strongly Agree	Somewhat Agree	No Opinion	Somewhat Disagree	Strongly Oppose	Responses
Complete a master plan for all Township parks, recreational facilities and programs. Count Row %	229 44.8%	178 34.8%	66 12.9%	17 3.3%	21 4.1%	511
Totals Total Responses						513

2. How satisfied are you with the following aspects of Westtown Township?

	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Very Dissatisfied	Responses
Police Services Count Row %	275 53.6%	182 35.5%	38 7.4%	16 3.1%	2 0.4%	513
Fire and Ambulance Services Count Row %	235 45.8%	171 33.3%	95 18.5%	8 1.6%	4 0.8%	513
Township Recreational Programming Count Row %	70 13.6%	200 39.0%	186 36.3%	44 8.6%	13 2.5%	513

	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Very Dissatisfied	Responses
Township Code Enforcement Count Row %	65 12.7%	146 28.5%	219 42.8%	62 12.1%	20 3.9%	512
Township Administrative Services Count Row %	99 19.3%	210 41.0%	153 29.9%	29 5.7%	21 4.1%	512
Township Communications with residents and businesses Count Row %	161 31.4%	226 44.1%	61 11.9%	42 8.2%	22 4.3%	512
Road Conditions/Repairs Count Row %	61 11.9%	229 44.6%	47 9.2%	137 26.7%	39 7.6%	513
Township responsiveness to requests, concerns and questions Count Row %	64 12.5%	181 35.3%	176 34.3%	55 10.7%	37 7.2%	513
Snow Removal Count Row %	176 34.5%	256 50.2%	34 6.7%	36 7.1%	8 1.6%	510
Township Parks Count Row %	123 24.1%	242 47.4%	97 19.0%	43 8.4%	6 1.2%	511
Value of Township Services for Taxes Count Row %	81 15.8%	227 44.2%	105 20.5%	72 14.0%	28 5.5%	513

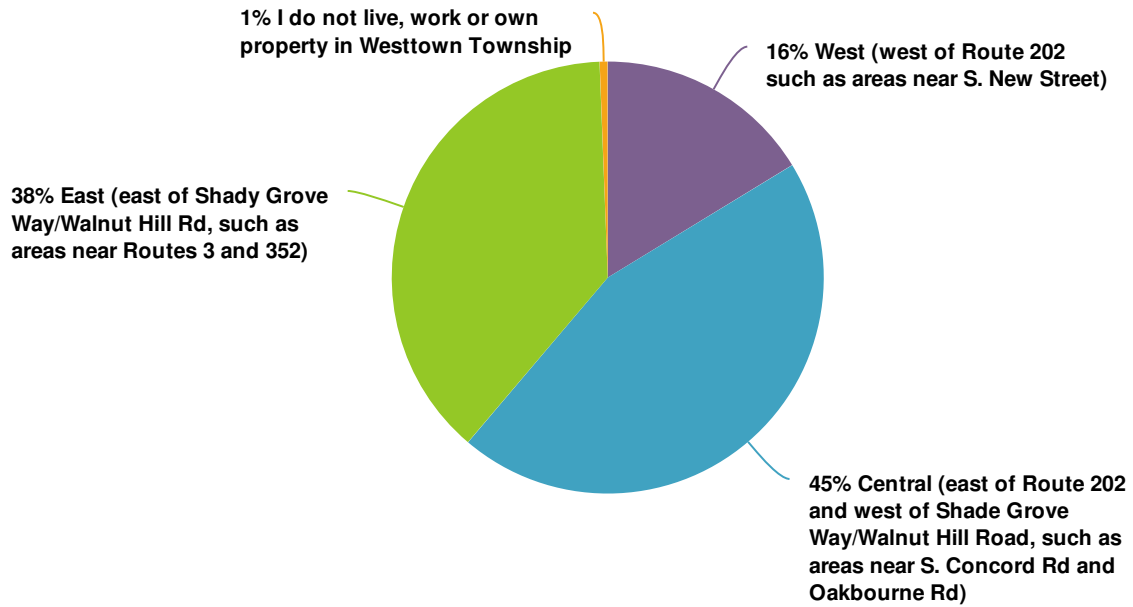
	Very Satisfied	Satisfied	No Opinion	Dissatisfied	Very Dissatisfied	Responses
General Appearance of the Township Count Row %	127 24.8%	308 60.2%	40 7.8%	31 6.1%	6 1.2%	512
Overall Quality of Life Count Row %	175 34.2%	281 54.9%	30 5.9%	20 3.9%	6 1.2%	512
Totals Total Responses						513

3. In which areas would you support increased fees or taxes if needed to fund improvements that meet Township goals:

(see next page for results)

	Fully Supported	Somewhat Supported	No Opinion	Do not Support	Strongly Oppose	Responses
Recreational programs Count Row %	49 9.6%	146 28.5%	117 22.8%	129 25.1%	72 14.0%	513
Sewer and water improvements Count Row %	114 22.3%	170 33.2%	78 15.2%	98 19.1%	52 10.2%	512
Open space preservation Count Row %	267 52.0%	118 23.0%	43 8.4%	51 9.9%	34 6.6%	513
Road improvements Count Row %	195 38.1%	206 40.2%	48 9.4%	36 7.0%	27 5.3%	512
Trails and pathways Count Row %	157 30.6%	150 29.2%	80 15.6%	81 15.8%	45 8.8%	513
Park facility improvements Count Row %	103 20.1%	191 37.3%	98 19.1%	79 15.4%	41 8.0%	512
Totals Total Responses						513

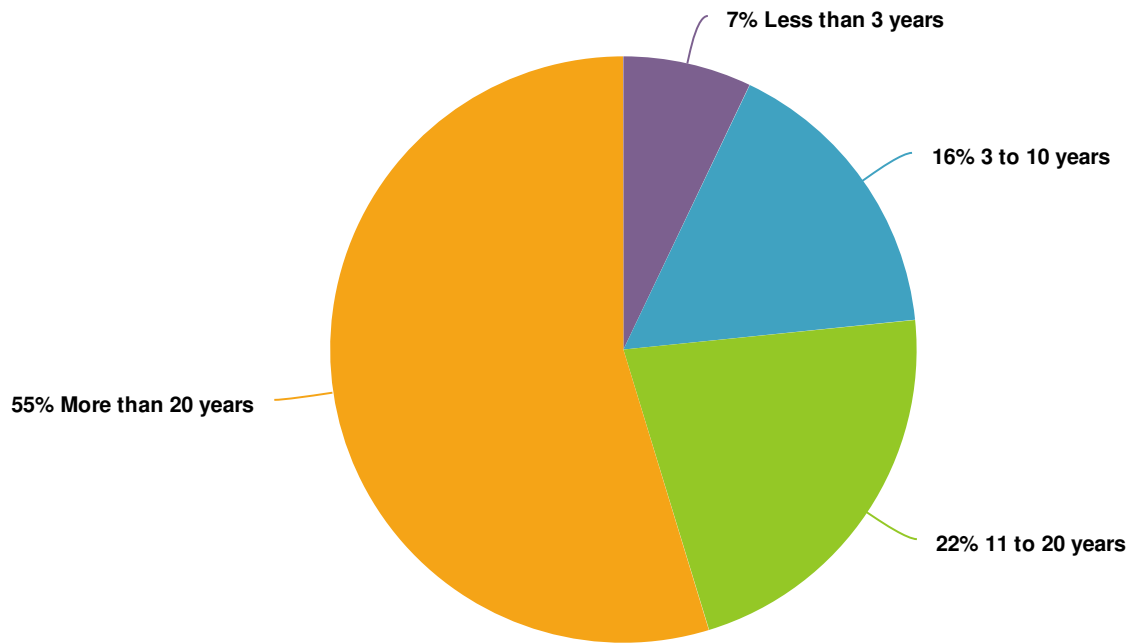
4. In what part of Westtown Township do you live, work or own property?



Value	Percent	Responses
West (west of Route 202 such as areas near S. New Street)	16.3%	83
Central (east of Route 202 and west of Shade Grove Way/Walnut Hill Road, such as areas near S. Concord Rd and Oakbourne Rd)	44.9%	229
East (east of Shady Grove Way/Walnut Hill Rd, such as areas near Routes 3 and 352)	38.2%	195
I do not live, work or own property in Westtown Township	0.6%	3

Totals: 510

5. How long have you lived in Westtown Township?



Value	Percent	Responses
Less than 3 years	7.1%	36
3 to 10 years	16.3%	83
11 to 20 years	21.9%	111
More than 20 years	54.7%	278

Totals: 508

6. Do you have any further comments that you want the Township to consider?



Word cloud created on the basis of the most common words included in comments.

APPENDIX B

Stakeholder Interviews

We would like to thank the following contributors who dedicated their time and professional expertise to be a part of the Comprehensive Plan Update 2019.

Westtown Township Board of Supervisors

Carol R. De Wolf, Chair
Scott E. Yaw, Esq., Vice Chair
Michael T. Di Domenico, Police Commissioner

Stakeholder Interviewees

Amy Taylor Brooks, Westtown School Board of Trustees
Brenda M. Bernot, Chief of Westtown-East Goshen Regional Police Department
Brian N. O’Leary, AICP, Chester County Executive Director
Carol Aichele, WCU Center for Community Solutions External Outreach Coordinator
Casey LaLonde, West Goshen Township Manager
Daniel Truitt, (Former) Pennsylvania House of Representatives
Dr. Christopher M. Fiorentino, West Chester University President
Dr. James Scanlon, WCASD Superintendent
Edward McFalls, Westminster Presbyterian
Francis Haney, PennDOT District 6-0
Fred Snow, Brandolini Companies President
Gary W. Smith, Chester County Economic Development Council
George Schaab, Westtown School Facilities Manager
Gerry Dinunzio, Goshen Fire Company
Jay Farrow, Assistant Head of Westtown School
Joe Stratton, Township resident, Owner of Wynnorr Farm
John Baird, (former) Head of Westtown School
John A. Jaros, Riley, Riper, Hollin & Colagreco Attorney
Karen Marshall, Chester County Heritage Preservation Coordinator
Kevin McDonald, West Chester Area Sports Association (WCASA) President
Kurt Wolter, Westtown Village Shopping Center
Marshall Jones, III
Megan Bruns, Township resident, Garnett Valley School District Teacher
Michael Moffa, Wastewater Superintendent
Michelle H. Kichline, Chair, Chester County Board of Commissioners
Pete Flynn, Owner and Operator of Pete’s Produce
Rev. Michael Gerlach, Saints Simon & Jude Pastor
Rick Smith, East Goshen Township Manager

Scott Neumann, PECO External Affairs Manager
Susan Argentieri, WCU Outreach Coordinator

Additional Contributors

Thomas F. Haws (former supervisor)
Walter Pavelchek, Township resident
Martha O'Malley, Township resident
Eva Foster, Township resident
Jason Lang, East Goshen Parks & Recreation
John Spangler, East Bradford Trails Committee

Below summary was sent to the interviewees with a note of appreciation.

Appendix B

Westtown Township Comprehensive Plan Initiative

A Summary Of Key-Thematic “Take-Aways” From External “Stakeholders” Interviews

Introduction

As the Westtown Township Comprehensive Plan initiative enters its final phase, on behalf of the 12 member residents’ Task Force (whose members are listed below), we want to extend our profound gratitude to you for your participation as an external stakeholder interviewee.

As promised, we are forwarding the key consistent thematic “take-aways” from the more than twenty wide-ranging interviews the Task Force took into consideration as part of its months -long review and deliberations over a complex assortment of issues, concerns, & challenges impacting many facets of life for those living and working today and/or wish or decide to do so in the future in this municipality. All of which will culminate in the recommendations to be submitted by the Comprehensive Plan Task Force for review by the Township’s Planning Commission and ultimately for approval by the Board of Supervisors.

This process has taken longer than usual, in part due to the fact that whilst officially labeled “an update”, in many respects it has been much more...as the last (“most recent”) Comprehensive Plan undertaken by this Township was seventeen years ago. Needless to say, so much has changed in so many ways since then.

In addition, as this process took place, during which the Task Force reviewed thousands of pages of documents and heard from experts on a number of present and future issues, we would be remiss not to include another challenging anomaly the members were confronted with; an ongoing event that was being played out almost daily in the media and in untold number of private and public conversations in every corner of the Township: the ongoing Crebilly Toll hearings...first with the Township’s Planning Commission...followed by the Board of Supervisors.

Which was mentioned, it should be noted too, during the interviews by every one of the external stakeholders, who represented a diversity of perspectives and backgrounds: ranging from lawyers and developers and shopping center ownership to the heads of the West Chester Area School District and then interim (now) WCU President; from Pete’s Farm ownership to a panel representing Westtown School; from Chester County politicians and County and municipal authority NGOS’ leadership to millennial aged private residents; from PENNDOT Management to neighboring Township Managers, to the WEGO Police Chief, etc.

**Westtown Township
Comprehensive Plan
March 15, 2018
Stakeholder Interview Themes**

ABOUT THE PLAN:

- A “strategic plan” of any ilk undertaken seventeen years after the previous one should assume that “the world has quite dramatically changed...technologically, demographically, socially, socio-economically, educationally, ‘expectationally’, governmentally, etc. Thus relegating the previous plan to historical-only relevance for the most part.”
- Too often too many plans—even those that are well researched and written and proffering interesting recommendations—“end up as book holders on a shelf”. The ultimate success of a plan is in its implementability, and the commitment, foresight, and the will of the final decision-makers to demonstrate leadership by making the necessary investments to bring the recommendations to life.
- Effective implementation or execution depends on developing a consensus among the relevant constituencies impacting and impacted by the plan in question. And a plan that is ultimately highlighted by no more than a small number (4-5) of prioritized agreed up on recommendations.
- Any enterprise that stands still will--and does-- fall behind.

KEY ISSUES:

1. Meeting the needs of changing demographics (both millennials and the aging population) will be a challenge in terms of mobility, evolving demands on the concept of the single family home, services, all of which will factor into how attractive the township is to future residents.

2. There is a need for the Township to proactively engage with its partners in the region, including adjoining municipalities, the County, NGOs, and State agencies, as well as its residents in order to:

- communicate its vision (once defined) and advocate for priority projects;
- participate in planning on a regional level; and
- educate residents about myriad challenges and issues faced.

3. Technology is impacting the way we live and do business in unpredictable ways and at a much faster pace than ever before. It is a double-edged sword in that it requires constant adaptation and updating (knowledge and investment) to stay abreast of the latest innovations, but also offers opportunity for more effective and efficient services, and can make the Township more attractive to future residents/businesses.

4. Attaining/maintaining the tax base is an important concern for all municipalities. Consideration should be given to offsetting increasing costs by attracting more commercial/mixed use along commercial corridors; upgrading existing neighborhoods to retain attractiveness; and balancing residential growth with open space preservation.

5. The Township and region should continue to invest in upgrading infrastructure systems based on new, more efficient technologies and coordinate growth with existing and planned capacities.

6. Traffic congestion and open space preservation are two of the most critical issues impacting the Township and County as a whole, threatening both the quality of life of existing residents and the attractiveness of the region to new residents and businesses in the future.

7. Traffic congestion is a severe and shared concern that will require a concerted effort by many parties to address. That said, the Township needs to identify its own vision and priorities in its Comprehensive Plan in order to advocate for them at the County and State levels moving forward.

8. Westtown should strive to preserve remaining open space and agricultural parcels as these are a strength of the Township and region as a whole. Preservation can be achieved in many ways, but requires partnerships and a multi-faceted approach that ranges from education (the value of local food, historic value), a variety of partnerships, and a vision.

9. Affordable housing is another critical issue that, if not addressed, will negatively impact the region in the future due to its lack of ability to draw young families/new residents.

- teachers, volunteer fire fighters, police already coming from outside the area;
- Chester County may be looking at a labor shortage in the coming years, this will exacerbate it;

- very few municipalities are addressing this head on;
- many millennials will want/need affordable housing choices

10. Multi-modal options (including pedestrian, bicycle, and public transit) are viewed as important and necessary improvements to:

- enhance quality of life for residents;
- decrease reliance on the private automobile;
- provide recreational opportunities;
- enhance attractiveness to future businesses and residents;
- and help serve the needs of an aging population.

Key connections are to commercial centers and school/recreational facilities.

Again, thank you for taking the time to participate in this initiative as an external stakeholder interviewee. Your input has been invaluable in making the new comprehensive plan, the best plan it can be.

If you have any questions about the Comprehensive Plan Initiative, please feel free to contact one of the following members of the Comprehensive Plan Initiative Task Force for further information:

Richard Pomerantz – Co-Chair
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William Ethridge, Planning Director
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COMPREHENSIVE PLAN TASK FORCE MEMBERS:

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 John Theilacker

Gary Bevilacqua
 John Embick
 Jim Kane
 Meredith Mayer - Consultant
 Thomas Sennett
 Edward Yost
 Jennifer Leister Reitz – Consultant

APPENDIX C

Demographic Tables

Table 1. Historic Population Trends, Westtown Township, 1930-2014

Year	Population	Numeric Change	% Change per Decade
1930	785	NA	NA
1940	912	127	16.2
1950	994	82	9.0
1960	1,947	953	95.9
1970	5,069	3,122	160.3
1980	6,774	1,705	33.6
1990	9,937	3,163	46.7
2000	10,352	415	4.2
2010	10,827	475	4.6
2014	10,874	47	0.4

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates
U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Table 2. Population Projections, Westtown Township, 2015-2045

Year	Population	Numeric Change	% Change
2015	10,913	NA	NA
2020	11,426	513	4.7
2025	11,936	510	4.5
2030	12,454	518	4.3
2035	12,902	448	3.6
2040	13,271	369	2.9
2045	13,583	312	2.4

Source: DVRPC, 2016

Table 3. Population Change, Westtown Township and Surrounding Municipalities, 2000-2010

Municipality	2000 Population	2010 Population	Numeric Change	% Change
<i>Westtown Township</i>	10,352	10,827	475	4.6
Thornbury Township	2,678	3,017	339	12.7
Birmingham Township	4,221	4,208	-13	-0.3
East Bradford Township	9,405	9,942	537	5.7
West Goshen Township	20,495	21,866	1,371	6.7
East Goshen Township	16,824	18,026	1,202	7.1
Willistown Township	10,011	10,497	486	4.9
Thornbury Township (DC)	7,093	8,028	935	13.2
Edgmont Township (DC)	3,918	3,987	69	1.8
Chester County	433,501	498,886	65,385	15.1

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Table 4. Population Density, Westtown Township and Surrounding Municipalities , 2000-2010

Municipality	Density (persons/sq mile)		Area of Municipality (sq miles)
	2000	2010	
<i>Westtown Township</i>	1,176.4	1,230.3	8.80
Thornbury Township	686.7	773.6	3.90
Birmingham Township	659.5	657.5	6.40
East Bradford Township	627.0	662.8	15.00
West Goshen Township	1,722.3	1,837.5	11.90
East Goshen Township	1,665.7	1,784.8	10.10
Willistown Township	550.1	576.8	18.20
Thornbury Township (DC)	771.0	872.6	9.20
Edgmont Township (DC)	403.9	411.0	9.70
Chester County	573.4	659.9	755.97

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary Tape File 1

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Table 5. Median Age, Westtown Township and Surrounding Municipalities, 2000 to 2010

Municipality	Median Age		Percent Change
	2000	2010	
<i>Westtown Township</i>	38.7	40.5	4.7
Thornbury Township	36.8	41.6	13.0
Birmingham Township	41.1	44.8	9.0
East Bradford Township	36.9	40.2	8.9
West Goshen Township	36.6	38.7	5.7
East Goshen Township	41.5	47.3	14.0
Willistown Township	42.8	48.2	12.6
Thornbury Township (DC)	26.9	30.1	11.9
Edgmont Township (DC)	44.1	50.6	14.7
Chester County	36.9	39.3	6.5

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A.

Table 6a. Population by Age and Sex, Westtown Township, 2000-2014

Age	Westtown								Age	2014	
	2000				2010					Male	Female
	Male	Female	Male	Female	Male	Female	Male	Female			
Under 5	323	-6.4	296	5.6	290	-5.5	296	5.3	Under 5	-4.8	5.9
5 to 9	409	-8.1	362	6.9	347	-6.6	378	6.8	5 to 9	-6.1	7.4
10 to 14	447	-8.8	444	8.4	359	-6.9	375	6.7	10 to 14	-5.4	6.6
15 to 19	333	-6.6	364	6.9	512	-9.8	467	8.4	15 to 19	-6	6.3
20 to 24	240	-4.7	195	3.7	281	-5.4	296	5.3	20 to 24	-8.3	5.4
25 to 29	246	-4.9	266	5.0	300	-5.7	294	5.3	25 to 29	-5.4	5.3
30 to 34	314	-6.2	323	6.1	296	-5.6	274	4.9	30 to 34	-3.8	6.8
35 to 39	394	-7.8	446	8.4	280	-5.3	303	5.4	35 to 39	-7.2	5
40 to 44	468	-9.2	537	10.2	370	-7.1	378	6.8	40 to 44	-7.1	7.2
45 to 49	485	-9.6	516	9.8	417	-8.0	467	8.4	45 to 49	-8.2	7.5
50 to 54	416	-8.2	467	8.8	417	-8.0	497	8.9	50 to 54	-9.6	8.3
55 to 59	320	-6.3	332	6.3	392	-7.5	437	7.8	55 to 59	-6.6	6.7
60 to 64	204	-4.0	183	3.5	341	-6.5	356	6.4	60 to 64	-8.9	6.6
65 to 69	181	-3.6	178	3.4	233	-4.4	260	4.7	65 to 69	-4.7	6
70 to 74	123	-2.4	162	3.1	149	-2.8	144	2.6	70 to 74	-3.9	2.6
75 to 79	98	-1.9	113	2.1	113	-2.2	127	2.3	75 to 79	-1.4	2
80 to 84	46	-0.9	51	1.0	91	-1.7	125	2.2	80 to 84	-1.8	2.8
85+	24	-0.5	46	0.9	52	-1.0	113	2.0	85+	-0.9	1.5
Total	5071		5281		5240		5587				
<i>Millennials</i>		-29.8		27.8		-27.7		25.6	<i>Millennials</i>	-23.5	23.8
<i>65+</i>		-9.3		10.4		-12.2		13.8	<i>65+</i>	-12.7	14.9

Source: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

Source: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A

Source: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 6b. Population by Age and Sex, Chester County, 2000-2014

Chester County								
Age	2000		2010				2014	
	Male	Female	Male	Female			Male	Female
Under 5	-7.1	6.5	-6.5	6	Under 5	-6.2	5.7	
5 to 9	-7.9	7.1	-7.2	6.8	5 to 9	-7	6.5	
10 to 14	-8	7.3	-7.5	6.9	10 to 14	-7.3	6.8	
15 to 19	-7	6.6	-7.7	6.9	15 to 19	-7.6	7	
20 to 24	-5.5	5.3	-6.2	6	20 to 24	-6.2	5.9	
25 to 29	-5.7	5.4	-5.7	5.3	25 to 29	-5.8	5.4	
30 to 34	-7.1	7.1	-5.5	5.4	30 to 34	-5.7	5.5	
35 to 39	-8.7	8.7	-6.4	6.4	35 to 39	-5.9	5.8	
40 to 44	-9.1	8.9	-7.4	7.5	40 to 44	-7.2	7.2	
45 to 49	-8	8	-8.3	8.3	45 to 49	-7.8	7.9	
50 to 54	-6.9	6.8	-8.1	8	50 to 54	-8.1	8.1	
55 to 59	-5.02	5.2	-6.8	6.8	55 to 59	-7.1	7.3	
60 to 64	-3.8	3.7	-5.5	5.6	60 to 64	-5.9	5.8	
65 to 69	-3.1	3.4	-3.9	4.1	65 to 69	-4.2	4.5	
70 to 74	-2.8	3.3	-2.7	3	70 to 74	-3.1	3.3	
75 to 79	-2.2	2.8	-2	2.5	75 to 79	-2.2	2.4	
80 to 84	-1.3	1.9	-1.5	2.2	80 to 84	-1.5	2.2	
85 to 89	-0.5	1.2	-0.9	1.6	85+	-1.3	2.7	
90+	-0.2	0.7	-0.4	0.9				
Millennials	-30	27.5	-27.1	25.1	Millennials	-25.3	23.8	
65+	-10.1	13.3	-11.4	14.3	65+	-12.3	15.1	

Source: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A

Source: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1A

Source: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 7. Persons Per Household (Occupied Dwelling Unit), Westtown Township, 2000 to 2010

Municipality	2000	2010
Westtown Township	2.78	2.75
Chester County	2.65	2.65

Sources: U.S. Census Bureau, 2000 Census

Sources: U.S. Census Bureau, 2010 Census; Table DP-1

Table 8. Educational Characteristics, Westtown Township and Surrounding Municipalities, 2014

Municipality	% High School Graduate or Higher	% Bachelors Degree or Higher
<i>Westtown Township</i>	98.4	60.2
Thornbury Township	98.2	66.3
Birmingham Township	97.9	74.2
East Bradford Township	97.7	68.0
West Goshen Township	95.1	55.5
East Goshen Township	96.7	57.3
Willistown Township	96.5	62.4
Thornbury Township (DC)	97.1	61.9
Edgmont Township (DC)	98.4	61.5
Chester County	92.8	48.8

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Table 9. Recent Student Enrollment, West Chester Area School District

School Year	Total Students	% Asian	% Black	% Hispanic	% White
1998-99	11,638	3	9.3	3.3	84.4
2003-04	11,646	4.6	7.4	3.4	84.6
2008-09	11,684	6	6.8	4.5	82.6
2013-14	11,660	7.1	6.1	6.2	80

Source: West Chester Area School District

Table 10. Income and Unemployment Characteristics, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	Median Family Income (\$)			% of Families Below the Poverty Level*		Unemployment Rate**	
	2000	2014	% Change	1999	2014	2000	2014
Westtown Township	96,318	135,462	40.6	2.1	1.7	1.1	5.4
Thornbury Township	112,291	136,833	21.9	0.0	1.9	2.8	2.3
Birmingham Township	132,620	176,469	33.1	0.4	0.7	0.0	2.1
East Bradford Township	109,459	143,906	31.5	0.9	1.9	4.7	4.3
West Goshen Township	84,574	109,433	29.4	1.5	4.0	1.3	4.6
East Goshen Township	86,720	110,342	27.2	2.4	1.6	2.3	3.7
Willistown Township	93,057	122,793	32.0	1.7	0.4	2.4	2.5
Thornbury Township (DC)	91,179	148,975	63.4	0.9	1.7	3.6	3.2
Edgmont Township (DC)	105,311	144,891	37.6	0.5	1.2	0.9	2.5
Chester County	76,916	106,222	38.1	3.1	4.3	2.5	4.4

Not inflation adjusted

*Federal poverty guidelines are based on minimum nutrition requirements for families, adjusted annually using the Consumer Price Index. In 2014, the poverty threshold for a three person family was \$19,790. In 1999, the poverty threshold for a three person family was \$13,880.

**Unemployment rate calculated by dividing the total labor force by unemployed persons. Excludes people 16 years and older "not in labor force" (students, housewives, institutionalized, retirees, off-season seasonal workers, and unpaid family labor)

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 11. Median Household Income, Westtown Township and Surrounding Municipalities

Municipality	Median Household Income (\$)		
	2000	2014	% Change
Westtown Township	85,049	117,661	38.3
Thornbury Township	84,225	118,819	41.1
Birmingham Township	130,396	167,146	28.2
East Bradford Township	100,732	116,983	16.1
West Goshen Township	71,055	91,688	29.0
East Goshen Township	64,777	75,053	15.9
Willistown Township	77,555	101,627	31.0
Thornbury Township (DC)	82,441	134,148	62.7
Edgmont Township (DC)	88,303	109,688	24.2
Chester County	65,295	86,093	31.9

Not inflation adjusted

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 12a. Employment by Industry, Westtown Township

Industry	2000		2014	
	Numeric	Percent	Numeric	Percent
Agriculture, Forestry, Fishing, Hunting, Mining	6	0.1	41	0.7
Construction	210	3.8	310	5.5
Manufacturing	764	13.9	613	10.8
Wholesale Trade	236	4.3	196	3.5
Retail Trade	688	12.5	508	9.0
Transportation and Warehousing, and Utilities	207	3.8	140	2.5
Information	180	3.3	204	3.6
Finance, Insurance, Real Estate	589	10.7	684	12.1
Professional, Scientific, and Management	876	15.9	682	12.1
Educational, health and social services	1255	22.8	1542	27.3
Arts, Entertainment, Recreation, Accommodation and Food Services	229	4.2	430	7.6
Other Services (except Public Administration)	148	2.7	152	2.7
Public Administration	105	1.9	152	2.7
Total Workers (employed persons 16 and older)	5,493		5,654	

Source: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

Source: U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 12b. Employment by Industry, Surrounding Municipalities and Chester County

	Surrounding **		Chester County	
	2000	2014	2000	2014
Industry	Percent	Percent	Percent	Percent
Agriculture, Forestry, Fishing, Hunting, Mining	0.5	0.6	2.0	2.7
Construction	5.5	5.9	5.6	5.3
Manufacturing	12.4	14.9	14.8	12.1
Wholesale Trade	3.9	3.6	4	3
Retail Trade	10.7	15.0	11.2	10.6
Transportation and Warehousing, and Utilities	3.6	4.3	4.1	3.5
Information	3.4	3.4	3.0	2.3
Finance, Insurance, Real Estate	11.2	14.6	10.0	10.0
Professional, Scientific, and Management	14.9	20.1	13.8	14.2
Educational, health and social services	22.6	33.8	19.8	22.9
Arts, Entertainment, Recreation, Accomodation and Food Services	4.9	9.0	5.4	6.8
Other Services (except Public Administration)	3.7	5.9	4.1	4.3
Public Administration	2.7	2.8	2.3	2.3
Total Workers (employed persons 16 and older)	36,750	30,678	221,255	258,128

**Surrounding Municipalities includes Thornbury, Birmingham, E. Bradford, W. Goshen, E. Goshen, Willistown, Thornbury (DC), Edgmont (DC)

Table 13. Means of Transportation to Work, Westtown Township and Surrounding Municipalities

Type of Transportation	Westtown Township				Surrounding *		Chester County	
	2000		2014		2000	2014	2000	2014
	#	%	#	%	%	%	%	%
Car, Truck, or Van								
Alone	4,454	81.6	4,313	78.6	83.9	83.5	80.7	80.2
Carpool	420	7.7	447	8.1	6.1	4.7	8.6	6.6
Public Transportation	136	2.5	181	3.3	2.6	2.9	2.6	2.8
Walking	129	2.4	137	2.5	1.5	2.0	2.5	3.2
Other Means	16	0.3	56	1	0.6	0.9	0.6	1
Worked at Home	300	5.5	352	6.4	5.4	6.0	4.9	6.3

*Surrounding Municipalities includes Thornbury, Birmingham, E. Bradford, W. Goshen, E. Goshen, Willistown, Thornbury (DC), Edgmont (DC)

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 14. Workplace Location, Westtown Township and Surrounding Municipalities, 2000 to 2014

Place of Work	Westtown Township				Surrounding *		Chester County	
	2000		2014		2000	2014	2000	2014
	#	%	#	%	%	%	%	%
Inside Co. of Residence	2,821	51.7	2,951	53.8	58.5	59.1	63.1	63.5
Outside Co. of Residence**	2,067	37.9	2,068	37.7	33.9	32.8	28.5	27.7
Outside Pennsylvania	567	10.4	466	8.5	7.7	8.1	8.3	8.8

*Surrounding Municipalities includes Thornbury, Birmingham, E. Bradford, W. Goshen, E. Goshen, Willistown, Thornbury (DC), Edgmont (DC)

**Outside County of residence but in State of residence

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 15. Travel Time to Work, Westtown Township and Chester County, 2000 to 2014

Travel Time	Westtown Township				Chester County			
	2000		2014		2000		2014	
	#	%	#	%	#	%	#	%
< 10 minutes	442	8.6	241	4.7	25,488	12.3	29,677	12.5
10 to 14 minutes	764	14.8	975	19.0	27,947	13.5	30,626	12.9
15 to 19 minutes	590	11.4	493	9.6	27,738	13.4	31,813	13.4
20 to 24 minutes	564	10.9	611	11.9	28,889	13.9	31,813	13.4
25 to 29 minutes	421	8.2	385	7.5	13,286	6.4	15,194	6.4
30 to 34 minutes	790	15.3	786	15.3	26,825	12.9	31,101	13.1
35 to 44 minutes	500	9.7	503	9.8	17,495	8.4	19,943	8.4
45 to 59 minutes	544	10.6	483	9.4	21,253	10.2	24,453	10.3
60 minutes+	540	10.5	652	12.7	18,526	8.9	22,792	9.6
Mean Travel Time	29.4	0.6	30.4		27.5		27.5	

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 16. Housing Unit Characteristics, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	Total Housing Units		% Owner Occupied		% Renter Occupied		% Vacant*	
	2000	2014	2000	2014	2000	2014	2000	2014
Westtown Township	3,795	4,165	82.6	79.1	17.4	20.9	2.4	4.3
Thornbury Township	1,095	1,145	69.8	78.4	30.2	21.6	6.6	3.0
Birmingham Township	1,413	1,460	96.8	97.2	3.2	2.8	1.6	1.8
East Bradford Township	3,150	3,518	91.4	86.6	8.6	13.4	2.3	2.8
West Goshen Township	8,313	8,471	74.3	71.0	25.7	29.0	3.5	3.1
East Goshen Township	7,496	8,377	73.6	72.2	26.4	27.8	4.4	2.8
Willistown Township	3,932	4,471	89.1	87.7	10.9	12.3	3.2	5.4
Thornbury Township (DC)	1,387	2,295	92.9	92.3	7.1	7.7	1.9	1.6
Edgmont Township (DC)	1,515	1,782	77.6	77.7	22.4	22.3	4.5	5.1
Chester County	163,773	192,462	73.5	76.2	22.9	23.8	3.6	5.0

*Vacancy rate Defined as percentage of housing units not occupied

Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1.

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 17. Change in Housing Units, Westtown Township and Chester County, 1990 to 2010

Municipality	Total Housing Units			% Change	% Change
	1990	2000	2010	90-10	00-10
Westtown Township	3,279	3,795	4,003	22.1	5.5
Chester County	139,597	163,773	192,462	37.9	17.5

Sources: U.S. Census Bureau; 2010 Census of Population and Housing; Summary File 1.

Sources: U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 1A.

Sources: Growth Management Plan: Westtown Township, 2001

Table 18. Housing Stock Diversity, Westtown Township, Surrounding Municipalities, and Chester County, 2014

Municipality	SF, Detached		SF, Attached		Multi-Family		Mobile Home		Total
	#	%	#	%	#	%	#	%	#
Westtown Township	2,956	71.0	527	12.7	682	16.4	0	0.0	4,165
Thornbury Township	627	54.8	255	22.3	263	23.0	0	0.0	1,145
Birmingham Township	1,169	80.1	291	19.9	0	0.0	0	0.0	1,460
East Bradford Township	2,379	67.6	812	23.1	327	9.3	0	0.0	3,518
West Goshen Township	5,611	66.2	851	10.0	1,995	23.6	14	0.2	8,471
East Goshen Township	3,530	42.1	2,316	27.6	2,531	30.2	0	0.0	8,377
Willistown Township	3,062	68.5	1,095	24.5	314	7.0	0	0.0	4,471
Thornbury Township (DC)	1,845	80.4	428	18.6	22	1.0	0	0.0	2,295
Edgmont Township (DC)*	1,213	68.1	204	11.4	365	20.5	0	0.0	1,782
Chester County**	119,565	61.6	34,319	17.7	34,900	18.0	5,311	2.7	194,095

* Total includes 12 Boat, RV, van, etc. which are not present in any other municipality listed in the table.

** Total includes 38 Boat, RV, van, etc. which are not present in any other municipality listed in the table, except Edgmont (DC)

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Table 19. Age of Housing Stock, Westtown Township and Surrounding Municipalities, 2014

Municipality	2010 or later		2000 to 2010		1990 to 1999		1980 to 1989		1970 to 1979		1960 to 1969		1950 to 1959	
	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total	#	% of Total
Westtown Township	43	1.0	287	6.9	660	15.8	1,008	24.2	792	19.0	689	16.5	442	10.6
Thornbury Township	5	0.4	271	23.7	406	35.5	143	12.5	114	10.0	16	1.4	130	11.4
Birmingham Township	0	0.0	40	2.7	582	39.9	367	25.1	228	15.6	71	4.9	33	2.3
East Bradford Township	0	0.0	296	8.4	1,038	29.5	1,123	31.9	385	10.9	188	5.3	176	5.0
West Goshen Township	155	1.8	589	7.0	1,278	15.1	1,323	15.6	1,524	18.0	1,537	18.1	1,247	14.7
East Goshen Township	39	0.5	941	11.2	1,167	13.9	2,603	31.1	1,975	23.6	881	10.5	568	6.8
Willistown Township	13	0.3	441	9.9	505	11.3	891	19.9	410	9.2	609	13.6	963	21.5
Thornbury Township (DC)	15	0.7	718	31.3	498	21.7	183	8.0	166	7.2	233	10.2	209	9.1
Edgmont Township (DC)*	18	1.0	202	11.3	472	26.5	650	36.5	72	4.0	71	4.0	167	9.4
Chester County	1952	1.0	30,464	15.7	30,012	15.5	31,828	16.4	27,063	13.9	19,586	10.1	18,055	9.3

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Table 19 continued.

Municipality	1940 to 1949		1939 or earlier		Total
	#	% of Total	#	% of Total	Units
Westtown Township	74	1.8	170	4.1	4,165
Thornbury Township	11	1.0	49	4.3	1,145
Birmingham Township	26	1.8	113	7.7	1,460
East Bradford Township	54	1.5	258	7.3	3,518
West Goshen Township	270	3.2	548	6.5	8,471
East Goshen Township	89	1.1	114	1.4	8,377
Willistown Township	153	3.4	486	10.9	4,471
Thornbury Township (DC)	31	1.4	242	10.5	2,295
Edgmont Township (DC)*	24	1.3	106	5.9	1,782
Chester County	6,519	3.4	28,616	14.7	194,095

Table 20. Median Value of Owner Occupied Housing, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	2000	2014	% Change
Westtown Township	223,000	389,800	74.8
Thornbury Township	322,500	445,600	38.2
Birmingham Township	335,900	555,300	65.3
East Bradford Township	253,700	435,000	71.5
West Goshen Township	191,700	364,500	90.1
East Goshen Township	241,600	378,600	56.7
Willistown Township	211,800	381,900	80.3
Thornbury Township (DC)	176,100	449,200	155.1
Edgmont Township (DC)	317,000	492,100	55.2
Chester County	182,500	323,600	77.3

*"Value" is defined as each respondent's estimate of how much their home would sell for. "Specified" owner occupied housing excludes housing on lots greater than 10 acres or that include business uses.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 21. Median Gross Rent, Westtown Township and Surrounding Municipalities, 2000 to 2014

Municipality	2000	2014	% Change
Westtown Township	1,195	1,720	43.9
Thornbury Township	1,165	1,556	33.6
Birmingham Township	1,152	887	-23.0
East Bradford Township	763	1,711	124.2
West Goshen Township	801	1,289	60.9
East Goshen Township	846	1,352	59.8
Willistown Township	1,152	1,796	55.9
Thornbury Township (DC)	791	2,000	152.8
Edgmont Township (DC)	2,001	2,000	0.0
Chester County	754	1,192	58.1

*Gross rent equals contract rent plus estimated utility costs

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 22. Homeowner Housing Affordability, Westtown Township and Surrounding Municipalities, 2014*

Municipality	Monthly Owner Costs as a Percentage of Household Income				Median Monthly Cost as	Base
	Less than 25%	25% to 29%	30% to 34%	35% or More	a % of Household Income	
Westtown Township	63	11	6	20	21	2,346
Thornbury Township	57	14	10	19	23	644
Birmingham Township	68	15	7	10	20	908
East Bradford Township	59	13	10	18	22	2,136
West Goshen Township	57	10	9	24	23	4,318
East Goshen Township	55	13	8	24	24	3,802
Willistown Township	56	10	8	26	23	2,513
Thornbury Township (DC)	63	5	7	25	22	1,541
Edgmtont Township (DC)	61	11	6	22	20	839
Chester County	55	12	9	24	23	101,317

*Excludes households "not computed". Housing units with a mortgage.

Base = Owner-occupied units with a mortgage

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 23. Rental Housing Affordability, Westtown Township and Surrounding Municipalities, 2014*

Municipality	Gross Rent as a Percentage of Household Income				Median Gross Rent as	Base
	Less than 25%	25% to 29%	30% to 34%	35% or More	a % of Household Income	
Westtown Township	38.6	8.9	6.6	45.9	31.9	778
Thornbury Township	64.4	14.4	3.2	18.0	18.2	227
Birmingham Township	22.5	57.5	0.0	20.0	27.4	40
East Bradford Township	18.7	2.4	8.3	70.6	45.8	445
West Goshen Township	47.2	12.8	5.3	34.7	26.1	2,284
East Goshen Township	38.9	11.7	4.9	44.4	29.7	2,200
Willistown Township	47.3	4.4	12.4	36.0	28.2	436
Thornbury Township (DC)	57.7	0.0	0.0	42.3	19.0	78
Edgmtont Township (DC)	37.1	5.5	5.2	52.2	36.8	343
Chester County	40.1	11.6	7.7	40.6	29.3	42,983

*Excludes households "not computed".

Base = Occupied units paying rent

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 24. Homeowner Housing Affordability, Westtown Township and Surrounding Municipalities, 2000*

Municipality	Monthly Owner Costs as a Percentage of Household Income					Median Monthly Cost as a % of Household Income
	Less than 25%	25% to 29%	30% to 34%	35% or More	Not Computed	
<i>Westtown Township</i>	71.0	8.2	6.7	12.7	1.4	24
Thornbury Township	64.9	11.7	4.0	18.5	0.9	32
Birmingham Township	64.5	11.0	8.4	14.5	2.2	21
East Bradford Township	70.1	8.8	5.5	15.1	0.5	22
West Goshen Township	68.9	8.8	7.9	14.2	0.2	26
East Goshen Township	70.0	8.9	4.6	15.7	0.8	31
Willistown Township	64.2	8.8	7.5	19.3	0.2	25
Thornbury Township (DC)	66.9	6.4	5.5	19.8	1.5	25
Edgmtown Township (DC)	64.9	11.1	7.2	16.2	0.6	29
Chester County	66.6	10.5	6.8	15.5	0.5	28

*Excludes households "not computed". Housing units with a mortgage.

Base = Owner-occupied units with a mortgage

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

Table 25. Rental Housing Affordability, Westtown Township and Surrounding Municipalities, 2000*

Municipality	Gross Rent as a Percentage of Household Income					Median Gross Rent as a % of Household Income
	Less than 25%	25% to 29%	30% to 34%	35% or More	Not Computed	
<i>Westtown Township</i>	56.4	12.6	3.7	17.4	9.9	16.9
Thornbury Township	52.1	16.9	6.3	24.6	0.0	16.6
Birmingham Township	42.9	0.0	0.0	57.1	0.0	10.6
East Bradford Township	56.3	10.2	0.0	15.7	17.8	9.1
West Goshen Township	54.2	12.0	9.2	22.0	2.7	13.5
East Goshen Township	49.5	12.5	5.6	28.7	3.7	15.7
Willistown Township	40.8	6.1	2.8	23.5	26.8	17.8
Thornbury Township (DC)	44.8	0.0	0.0	25.3	29.9	11.5
Edgmtown Township (DC)	19.6	2.9	5.1	69.9	2.5	27.2
Chester County	51.0	9.9	6.7	26.3	6.1	13.9

*Excludes households "not computed".

Base = Occupied units paying rent

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

Table 26. Owner Overpayment, Westtown Township and Surrounding Municipalities, 2014

Municipality	% Overpaying for Housing			% of Households in Low and Lowest Income Brackets
	Total	Low Income	Lowest Income	
Westtown Township	26.4	100	100	3.1
Thornbury Township	29.3	100	100	1.2
Birmingham Township	16.9	79	100	3.9
East Bradford Township	29.5	100	100	5.0
West Goshen Township	32.4	100	100	8.5
East Goshen Township	31.6	80	100	12.3
Willistown Township	34.2	100	100	7.3
Thornbury Township (DC)	32.4	100	100	6.8
Edgmont Township (DC)	28.4	100	N/A	7.5
Chester County	32.6	92.0	100.0	7.2

*Excludes households "not computed" and uses Specified Owner Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Overpayment defined as paying greater than 30% of income on housing

***Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table 27. Renter Overpayment, Westtown Township and Surrounding Municipalities, 2014

Municipality	Renter Occupied Households*			Households Paying 30% or More on Housing			% Overpaying for Housing		
	Total	Low Income*	Lowest Income*	Total	Low Income	Lowest Income	Total	Low Income	Lowest Income
Westtown Township	832	158	84	423	158	84	50.8	100.0	100.0
Thornbury Township	240	33	28	57	33	28	23.8	100.0	100.0
Birmingham Township	40	0	0	8	0	0	20.0	N/A	N/A
East Bradford Township	458	216	65	371	216	65	81.0	100.0	100.0
West Goshen Township	2,380	674	463	994	667	463	41.8	99.0	100.0
East Goshen Township	2,267	737	355	1,125	737	355	49.6	100.0	100.0
Willistown Township	519	102	60	234	102	60	45.1	100.0	100.0
Thornbury Township (DC)	173	14	0	33	NC	0	19.1	N/A	N/A
Edgmont Township (DC)	377	66	29	206	66	29	54.6	100.0	100.0
Chester County	45,797	14,561	6,849	18,574	12,198	6,125	40.6	83.8	89.4

*Excludes households "not computed" and uses Specified Renter Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

NC - Not Computed

U.S. Census Bureau; 2010-2014 American Community Survey 5-Year Estimates

Table B-28. Owner Overpayment, Westtown Township and Surrounding Municipalities, 2000

Municipality	% Overpaying for Housing			% of Households in Low and Lowest Income Brackets
	Total	Low Income	Lowest Income	
Westtown Township	19.4	71	91	11
Thornbury Township	22.5	79	90	12
Birmingham Township	22.9	100	N/A	5
East Bradford Township	20.6	76	75	11
West Goshen Township	22.1	61	77	11
East Goshen Township	20.3	59	85	14
Willistown Township	26.8	63	90	19
Thornbury Township (DC)	25.3	67	90	16
Edgmont Township (DC)	23.4	67	100	7
Chester County	22.3	61	78	16

*Excludes households "not computed" and uses Specified Owner Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Overpayment defined as paying greater than 30% of income on housing

***Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

Table 29. Renter Overpayment, Westtown Township and Surrounding Municipalities, 2000

Municipality	Renter Occupied Households*			Households Paying 30% or More on Housing			% Overpaying for Housing		
	Total	Low Income*	Lowest Income*	Total	Low Income	Lowest Income	Total	Low Income	Lowest Income
Westtown Township	563	65	23	132	56	23	23.4	86.2	100.0
Thornbury Township	301	46	30	93	38	22	30.9	82.6	73.3
Birmingham Township	28	16	8	16	16	8	57.1	100.0	100.0
East Bradford Township	194	78	37	37	37	37	19.1	47.4	100.0
West Goshen Township	1,835	681	221	587	538	221	32.0	79.0	100.0
East Goshen Township	1,792	728	251	639	585	242	35.7	80.4	96.4
Willistown Township	287	82	35	103	71	29	35.9	86.6	82.9
Thornbury Township (DC)	61	31	9	22	22	9	36.1	71.0	100.0
Edgmont Township (DC)	269	95	43	207	95	43	77.0	100.0	100.0
Chester County	36,226	16,373	8,248	12,039	10,484	6,318	33.2	64.0	76.6

*Excludes households "not computed" and uses Specified Renter Occupied Households as the base (housing on lots less than 10 that do not include business uses).

**Overpayment defined as paying greater than 30% of income on housing

***Low income households earn less than \$35,000 per year. Lowest income households earn less than \$20,000 per year.

U.S. Census Bureau; 2000 Census of Population and Housing; Summary File 3A

