



Civil Engineers, Surveyors & Land Development Consultants

MEMORANDUM

Date: April 21, 2021
To: Maggie Dobbs, AICP - Director of Planning & Zoning Westtown Township
From: Joel D. Comanda P.E.
Re: Open Space Design for Sawmill Court (Inland Design Project # 11541)

The Sawmill Court project is located in the M-U Multi-Use District in Westtown Township, Chester County, PA. In accordance with Section 170-1001A.(1) of the Westtown Township Zoning Ordinance, uses by right within the M-U district include all uses permitted in the R-1, R-2, R-3 and C-1 Districts. As presented, this project is being developed in accordance with the provisions identified in the R-3 District; specifically, Section 170-801A.(3) which permits Twin Dwellings which shall meet the requirements of 170-802 E.

Section 170-802 E.(11) of the Westtown Township Zoning Ordinance, requires that 30% of the gross tract area be provided as Open Space for the development. The open space as provided for the development is 2.028 Acres which is 34.69% of the gross tract area. As such the project complies with this requirement

The Preliminary/Final plans for Sawmill Court include an Open Space Management Plan that shows the required open space area for this project as follows:

- Open Space A is a 0.396 Ac parcel located in the center of the development and is bounded by Lots 17 and 19 and Sawmill Court.
- Open Space B is a 0.239 Ac parcel located along S. Concord Road between the two roadway entrances where Sawmill Court connects to S. Concord Road.
- Open Space C is a 1.393 Ac. Parcel located along the outer boundary of the site.

The configuration of the open space has remained generally consistent since the first sketch plan for this development was presented to the Westtown Township Planning Commission. This is especially true for the perimeter walking/exercise trail that is shown on the plans.

The intent of the open space design for this project is to provide buffering between this development and the surrounding parcels and to have usable open space for the residents of this development. To that end, the open space has been configured to accommodate a perimeter walking/exercise trail (Open Space C) and a central open space area (Open Space A) that could be used by all residents for a variety of uses.

Section 170-907 A.(2) requires that, "... an area equivalent to at least 10% of the net tract acreage shall be suitable and available to serve the particular recreational needs of the residents of the development." The exercise/walking trail provided with this application is designed to meet the recreational needs of the development as it will require physical alternation to construct the trail. As has been made even more evident during the past year, there is a great demand for exercise trails in and near residential

neighborhoods. It is our opinion that this design, featuring the exercise trail and the centralized Open Space A (which exceeds 10% of the provided open space) provides the best recreational option for the residents of this neighborhood and meets the intent of the ordinance.

Section 170-907 A(7) identifies certain design criteria that "...as deemed appropriate by the Board, shall apply to areas of common open space...". In consideration of the foregoing, we respectfully request that the Board approve the Open Space as provided based on the implemented design standards as follows:

170-907 A(7)(a) – Portions of the provided open space comply with the minimum 75-foot width and ½ acre contiguous area. All open space parcels are interconnected by the proposed walking/exercise trail and the proposed sidewalks along Sawmill Court and S. Concord Road.

170-907 A(7)(b) – There are no common open space area on abutting parcels to connect to. However, all open space areas are interconnected within each other by the provided walking/exercise trail and sidewalks along Sawmill Court and S. Concord Road. To the extent that sidewalk is ever constructed on other portions of S. Concord Road, the provided open space areas will be integrated into the larger pedestrian pathway network of Westtown Township.

170-907 A(7)(c) – Parking is provided adjacent to Open Space A. From the provided parking areas, safe and convenient access from adjoining public/private road frontage that can accommodate pedestrian, bicycle and maintenance traffic to all provided open space areas.

170-907 A(7)(d) – Open space areas are configured to allow for the necessary and proper traffic circulation within the development while providing a means for pedestrian interconnection.

170-907 A(7)(e) – The open space areas are free from any structures that would interfere with the use of the open space.

170-907 A(7)(f) – The open space will be suitably landscaped and shown on the Landscaping Plan for the project.

170-907 A(7)(g) – All required deed restrictions to prohibit development of the open space will be prepared by the applicant.