
Fall 2017 Planners' Forum

Thursday, October 5, 2017



www.chescoplanning.org

Landscapes3 Comprehensive Plan Update

- Presented by David Ward

Planning Chester County Video: <https://youtu.be/MocfIEOljKU>



Chester Valley Trail

- Presented by Brian Styche

Chester Valley Trail Extension Video: <https://youtu.be/WDt9pIYb4kY>

For more information about our trail planning, visit:

<http://www.chescoplanning.org/transportation/TrailPlans.cfm>



Development Trends in the Great Valley Area

- Presented by Scott Greenly, East Whiteland Township





EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

East Whiteland Township Development Trends

Chester County Planning Commission Planners' Forum

October 5th, 2017

Scott Greenly, Director of Planning



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Introduction

- ▶ Development Activity Remains High
 - ▶ Commercial Projects
 - ▶ Atwater Village
 - ▶ Liberty Mixed Use Plan
 - ▶ Uptown Worthington
 - ▶ Residential Projects
 - ▶ Shift towards townhomes and apartments from Single Family Residential
- ▶ Comprehensive Plan completed in July 2016
 - ▶ Comprehensive Zoning Code Update
 - ▶ Route 30 Corridor Study
 - ▶ PA Act 209 Study
 - ▶ Official Map Study

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SCALE IN FEET
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ARCO

- CONSTRUCTION COMPLETE
- UNDER CONSTRUCTION
- ▲ RECEIVED FINAL PLAN APPROVAL
- ★ UNDER REVIEW



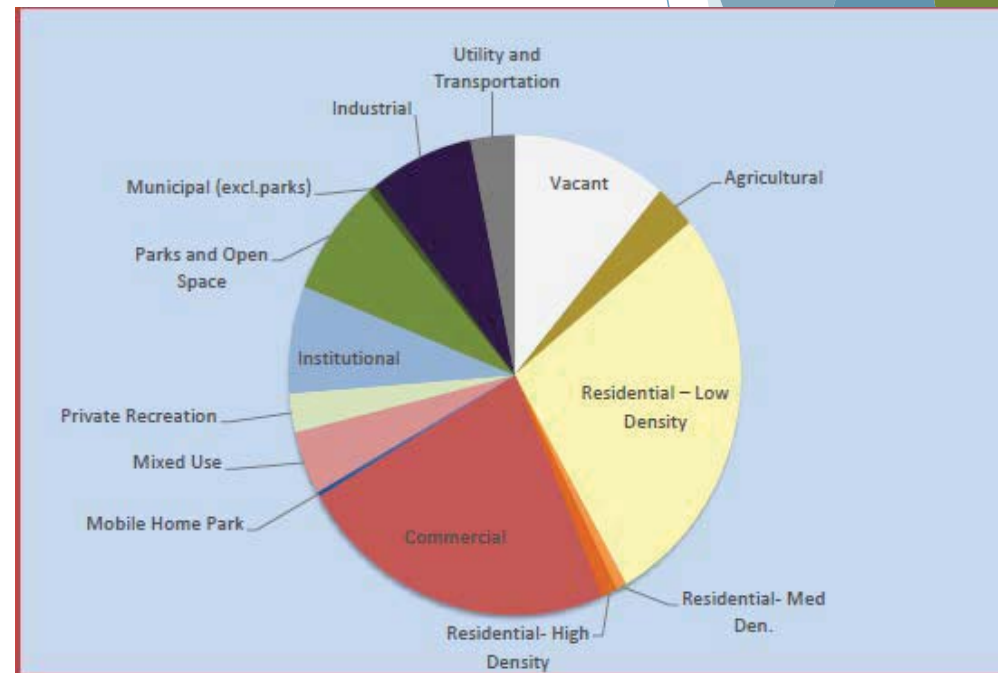
Source: ARRO Engineering



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Existing Land Use	Acres	% of Total
Vacant	707.95	11.1%
Agricultural	188.7	3.0
Residential – Low Density	1,766.37	27.7%
Residential- Medium Density	47.03	0.7%
Residential- High Density	69.82	1.1%
Mobile Home Park	20.41	0.3%
Commercial	1,460.75	22.9%
Mixed Use	271.41	4.3%
Private Recreation	166.74	2.6%
Institutional	461.5	7.2%
Parks and Open Space	496.04	7.8%
Municipal (excluding parks)	38.5	0.6%
Industrial	474.03	7.4%
Utility and Transportation	200.02	3.1%
Total	6,369.27	



Source: East Whiteland Township Land Use Assumptions Report: Prepared by McMahon Associates and Thomas Comitta Associates



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Table 4. Approved Residential Units

Project ¹	Single-family detached Dwellings	Two-family Dwellings	Single-family Attached	Apartment Units
Atwater Village	68	80	401	
99 Church Road	43			
Celia Tract			59	
Cockerham Tract			51	
Haven at Atwater				326
Linden Hall			60	
Swedesford Square				244
Uptown Worthington				753
Total Units	111	80	571	1,323
Persons/HH (typ.) ²	3.51	2.22	2.22	1.67
Projected population by unit type	389	178	1,267	2,209
Total Projected Population	4,043			

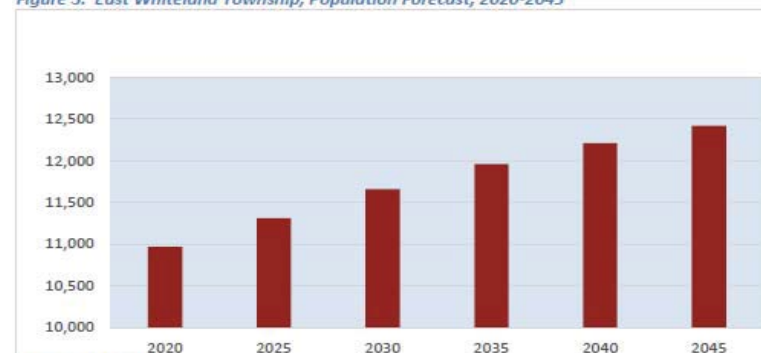
Source: 1. East Whiteland Township, 2016; 2. Montgomery County Planning Commission, Characteristics of the Population in New and Existing Housing Units, January 2012

Table 9. Population Forecast, Surrounding Municipalities, 2020-2030

	2020	2030	2020 - 2030	% Change
East Whiteland	12,002	14,309	2,307	19.2%
Charlestown	6,198	7,217	1,019	16.4%
East Goshen	18,685	19,378	693	3.7%
Tredyffrin	30,232	31,578	1,346	4.5%
West Whiteland	11,426	12,454	1,028	9.0%
Willistown	11,177	11,724	547	4.9%
Chester County	543,702	599,932	56,230	10.3%

Source: DVRPC, 2016

Figure 3. East Whiteland Township, Population Forecast, 2020-2045



Source: DVRPC, 2016

Source: East Whiteland Township Land Use Assumptions Report: Prepared by McMahon Associates and Thomas Comitta Associates

EAST WHITELAND TOWNSHIP
Chester County, Pennsylvania

CURRENT LAND DEVELOPMENT PROJECTS
OCTOBER 3, 2017

0 400 800 1600
SCALE IN FEET
1031600-501 Developments.dwg

ARRC



LEGEND

- CONSTRUCTION COMPLETE
- UNDER CONSTRUCTION
- ▲ RECEIVED FINAL PLAN APPROVAL
- ★ UNDER REVIEW





EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Atwater Village Mixed Use Development

- ▶ The Haven at Atwater Village: 327 apartment units
- ▶ Atwater Village: 549 units of Twins, Rowhomes and Single Family homes.
- ▶ Commercial Space including restaurant/retail, gas, childcare and banking uses.





EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Uptown Worthington

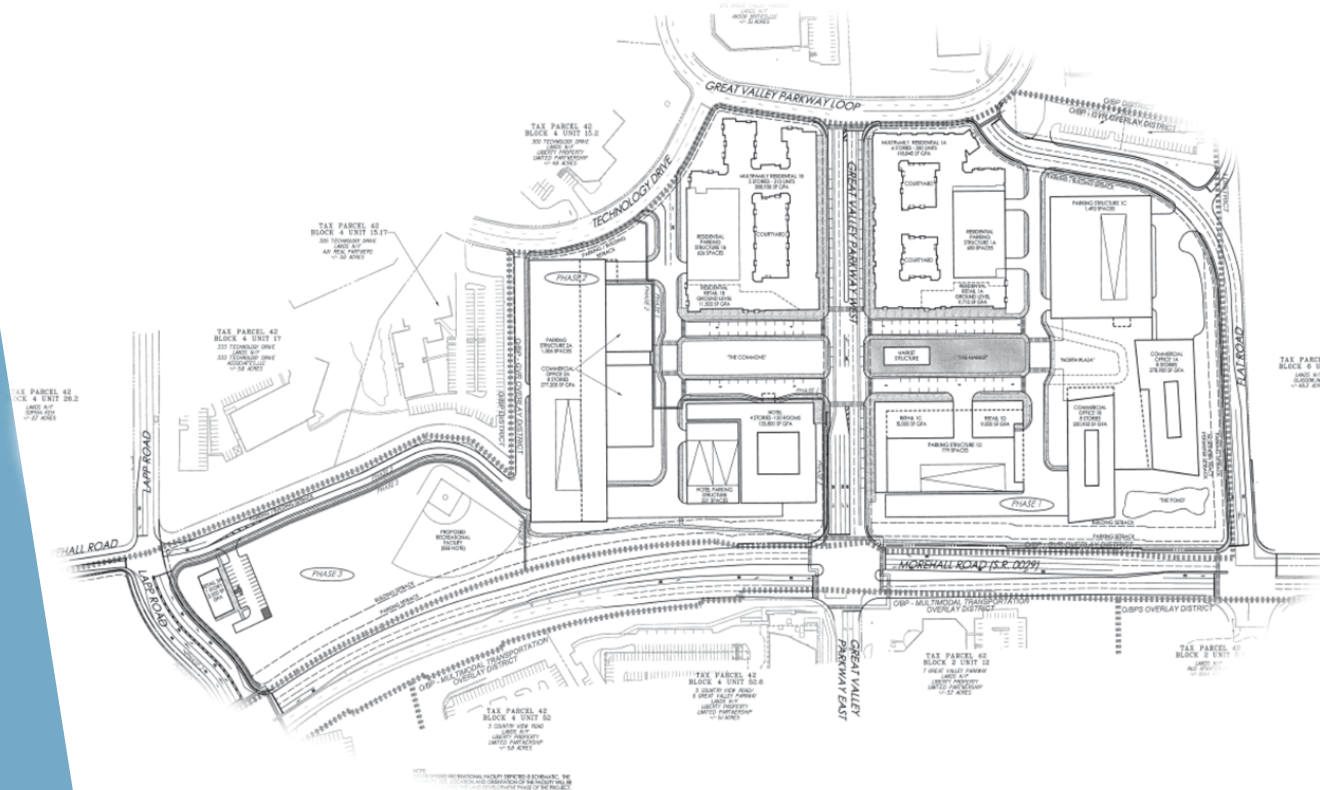
- ▶ Environmentally remediated and rezoned.
- ▶ Regionally Oriented Commercial Residential
- ▶ Mixed Use Development
- ▶ ULI Shared parking model
- ▶ 422,543 sf Retail/Restaurant Use
- ▶ 136,323 sf Office
- ▶ 122,584 sf Hotel
- ▶ 753 Residential Units



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Liberty Mixed Use Development



- ▶ 600+ Apartment Units
- ▶ 45,000+ Retail
- ▶ 500,000+ Office
- ▶ Hotel
- ▶ Common Opens Space Area
- ▶ Structured Parking
- ▶ Pedestrian Facilities



EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Active Studies and Plans



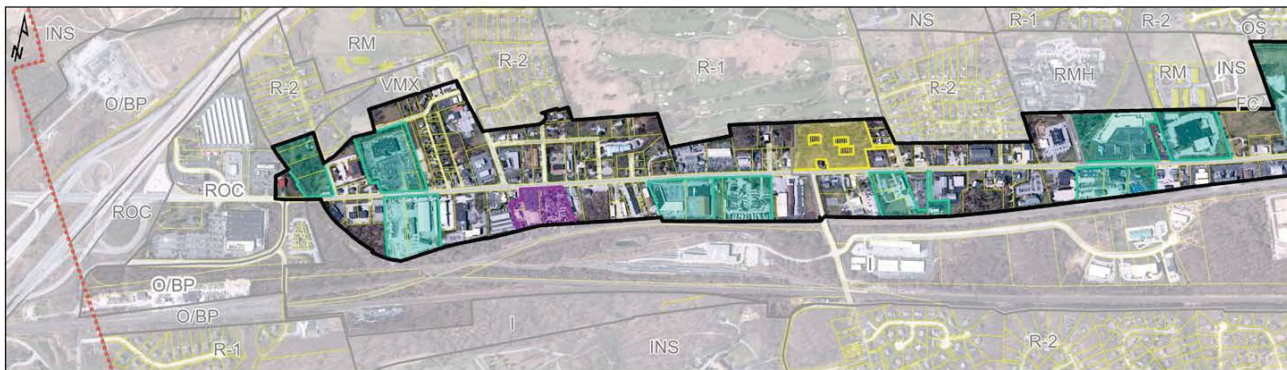
EAST WHITELAND TOWNSHIP

THE HEART OF GREAT VALLEY

Route 30 Corridor Study

Route 30 Corridor Master Plan

Map 2: Route 30 District



Maps Prepared by McMahon Associates and Thomas Comitta Associates



EAST WHITELAND TOWNSHIP

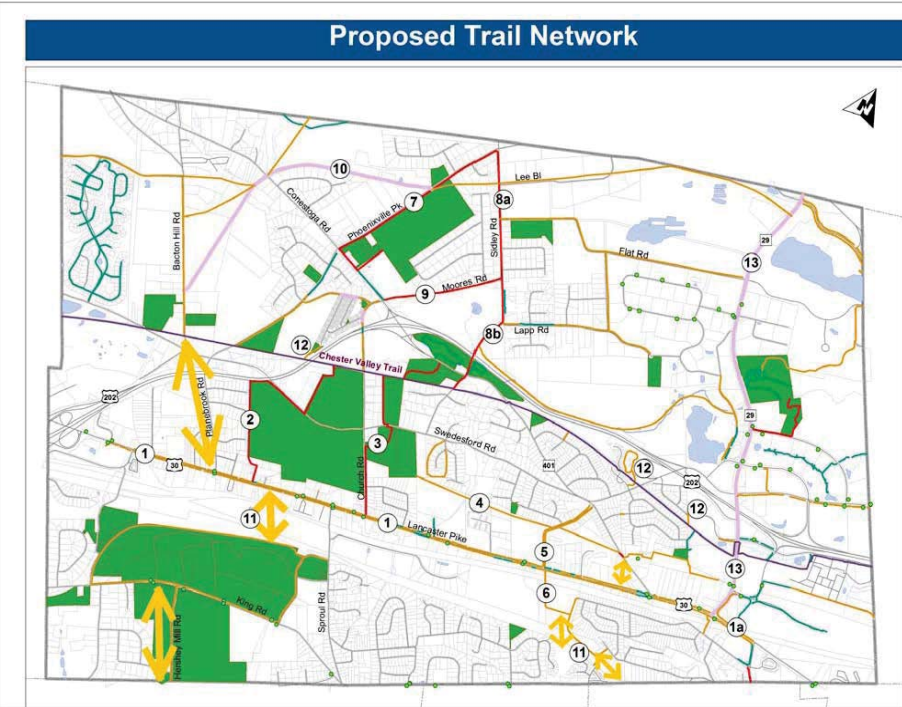
THE HEART OF GREAT VALLEY



Clockwise From top left:
Eastside Flats, Chestnut
Lofts, West End Flats, The
Pointe

Pedestrian Connections

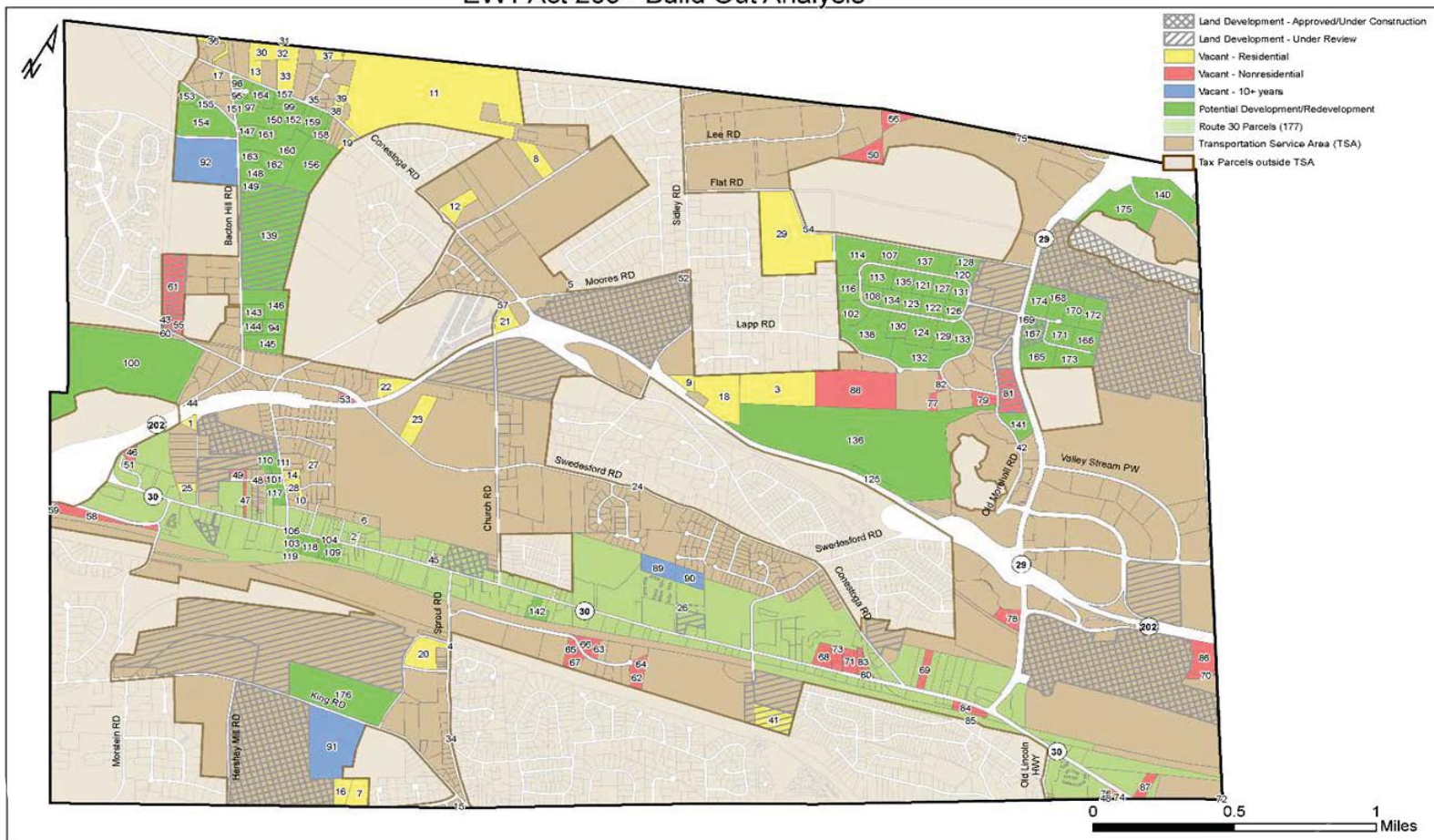
Figure 7 Trails Plan



Source: East Whiteland Township Comprehensive Plan: Prepared by McMahon Associates and Thomas Comitta Associates

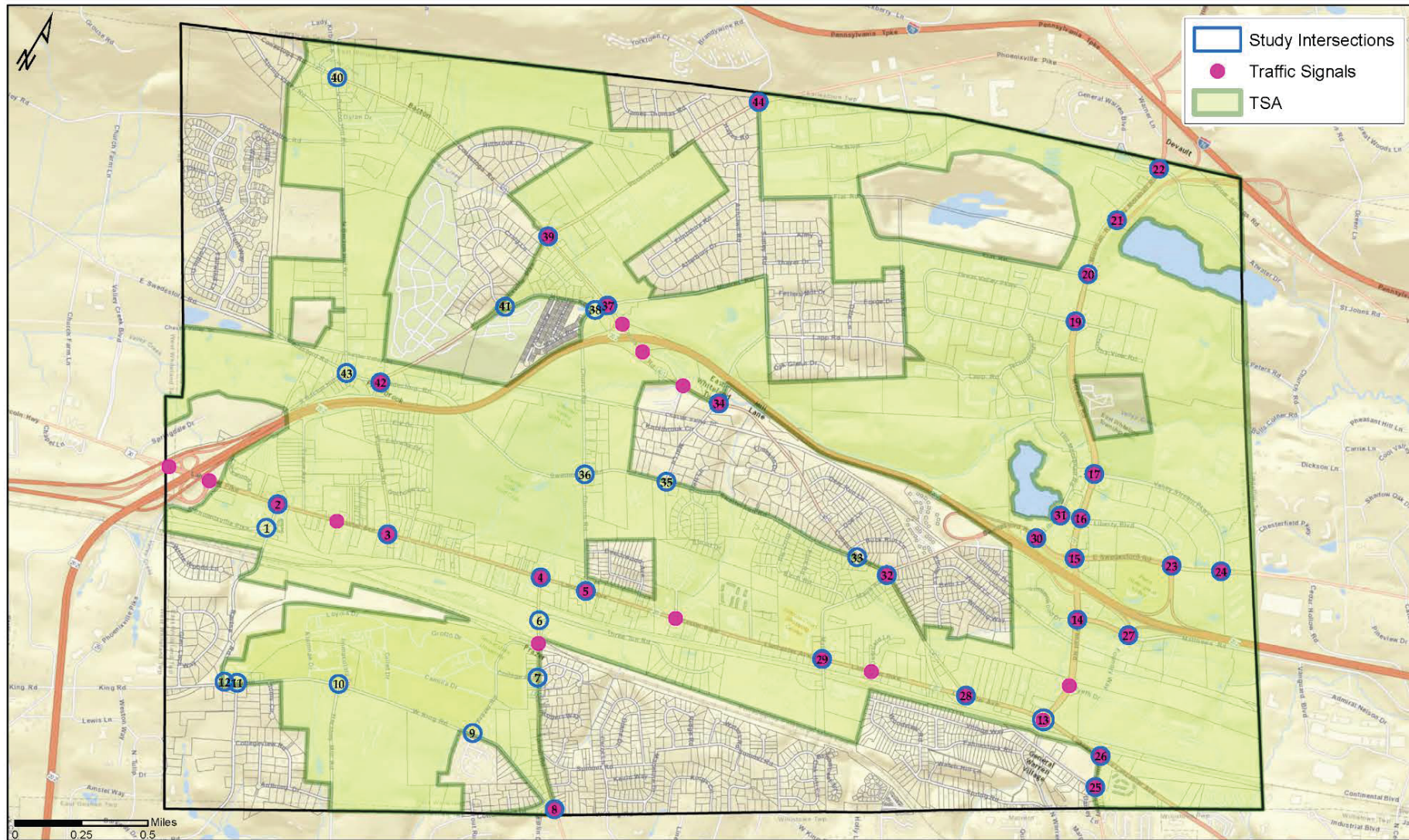
Act 209 Study

EWT Act 209 - Build Out Analysis



Source: East Whiteland Township Land Use Assumptions Report: Prepared by McMahon Associates and Thomas Comitta Associates

Transportation Service Area (TSA) and Study Intersections

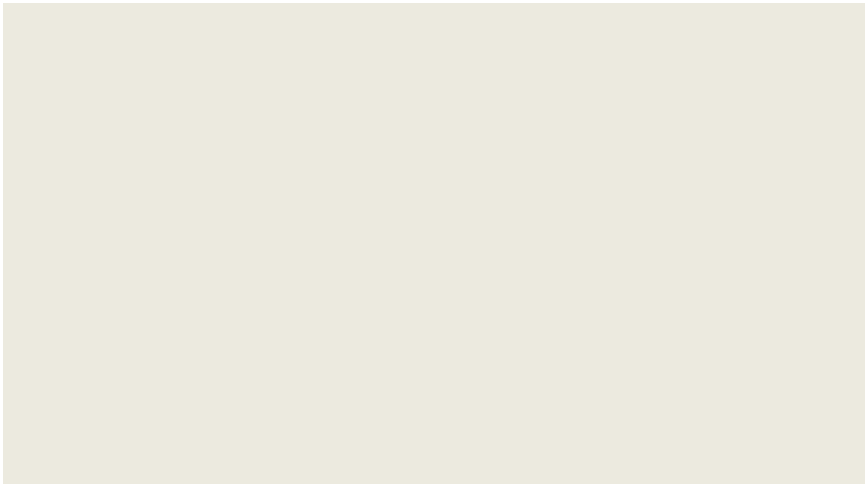


Source: East Whiteland Township Land Use Assumptions Report: Prepared by McMahon Associates and Thomas Comitta Associates

Implementing the Economic Development Plan for the Kennett Area

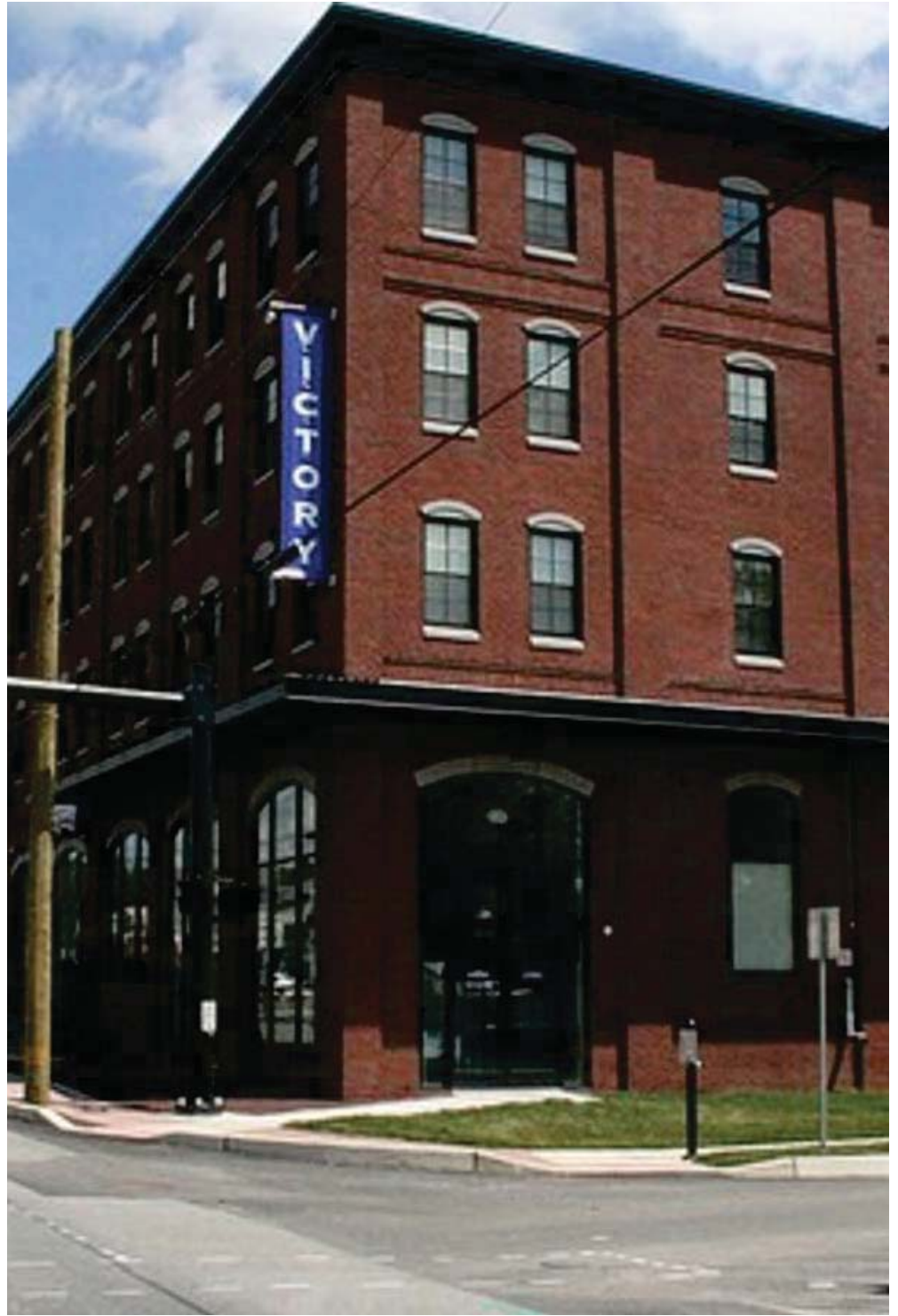
- Presented by Lisa Moore, Kennett Township











MUNCIPALITIES –

Kennett Township and Kennett Borough

- **The combined population of Kennett Township and Kennett Square Borough is about 15,300 with minorities comprising 65% of the population**
- **There are pockets of poverty but also regional affluence and spending power**
- **No university, no county seat and no public transportation**
- **A charming walkable central business district**
- **Craft beer destinations**
- **A robust annual calendar of events that are very well attended**
- **Longwood Gardens, a major tourist attraction right outside the border that is set to attract 1.5 million visitors this year. We work with Longwood to encourage a percentage of visitors to come to the downtown for shopping and dining**
- **Major businesses located in the community such as Exelon, Genesis, Chester County Health Facilities, La Comunidad Hispania, numerous mushroom facilities and the Mendenhall Inn.**
- **Loyal community that support the independently owned businesses and all the events**
- **Attractive to millennials and empty nesters**

PARTNERS

- **Borough of Kennett Square**
 - **Kennett Township**
 - **Historic Kennett Square**
 - **Longwood Gardens**
 - **Genesis HealthCare**
 - **Chester County Planning Commission**
-

INITIATIVE

- Both municipalities have been experiencing a demand for quality affordable housing and various types of businesses. In addition, new proposals have been presented with differing development types including various uses and elements.
 - Several key focus areas within the Borough and the Township remain ripe for development but each has challenges and need a distinct vision and steps for how to move forward.
 - Despite existing, appropriate zoning in place, further zoning amendments, joint zoning codes and a vision are necessary so the municipalities can be reactionary, yet more welcoming by streamlining the process and removing regulatory hindrances to permit quality, appropriate and desired development.
 - The economic development study was the first stand alone municipal economic development study in Chester County.
-

INITIAL STEPS

The Borough and Township worked together with HKS to undertake an Economic Development Study to:

- **More specifically determine the market for what is appropriate. (market driven analysis).**
 - **Identify unique issues, challenges, and opportunities.**
 - **Provide a vision for six different focus areas – State Street; Cypress Street; Millers Hill; NVF/Mill Road; Birch Street; Ways Lane.**
 - **Undertake a public process and directly involve local stakeholders, developers, major corporations, community groups, and populations.**
-

Kennett Region Economic Development Study

Kennett Square and Kennett Township, Pennsylvania

September 15, 2016



Economic Development Focus Areas

This economic development study provides recommendations for each of the seven economic development focus areas located within Kennett Square Borough and Kennett Township:

- Millers Hill
- Ways Lane
- Birch Street
- State Street
- Cypress Street
- Mill Road
- NVF site

The map presents focus area boundaries with existing land use, zoning, woodland and riparian corridors, visually significant landscapes, and Kennett Square's Historic District.



PROCESS/FUNDING

- Vision Partnership Grant from the CCPC and matching funding from Borough of Kennett Square, Kennett Township, Historic Kennett Square, and Longwood Gardens. The total cost of the study was \$60,000.
 - Scope of work specifically tailored for what was to be accomplished.
 - Developed RFP.
 - Obtained roughly 8 RFP's and developed a short list of 3 finalists.
 - Interviewed finalists in person and chose 4ward Planning and RBA Group.
 - Project duration: June 2015 – September 2016.
-

NEXT STEPS

- Hiring an Economic Development Director who will be responsible to implement parts of the plan and the priorities of both municipalities.
 - Working together, the borough and the township elected officials agreed to fund the position for three years underneath the governance of Historic Kennett Square.
 - The position was posted in the Philadelphia market
 - We received over 50 applications; 20 were reviewed; 12 were interviewed via video conference and 7 were invited for a live interview with the selection committee comprised of leaders from the community.
 - The standout candidate was Nathaniel “Nate” Echeverria and he was hired on Sept. 11, 2017 and will start on Dec. 4. He has a Masters in City Planning with an emphasis in Economic and Community Development from the University of Pennsylvania. He currently works for the San Jose Downtown Association.
-

NEXT STEPS – Cont.

- Echeverria's first few weeks will be spent meeting the stakeholders in the region and the Borough, Township and HKS officials to create a road map to implement some of the recommendations from the Kennett Regional Economic Development Study, as well as assisting in the planning and coordination of community development projects that will enhance the quality of life for all members of the Kennett community.
 - One of the key to the successes of this position will be keeping open communication with the Borough, Township and HKS to make sure we are all on the same page and rowing in the same direction.
 - This is a great example of joint municipal cooperation and what can be achieved when working together. Separate; neither the borough or the township would have been able to accomplish either the study or the hiring of an Economic Development Director. Joining forces makes it a win win for all.
-

Riparian Buffer Ordinances

- Presented by Ed Theurkauf, Theurkauf Design and Planning
and Vicki Laubach, Green Valleys Watershed Association**





Riparian Buffers

Preserving and Enhancing Your Natural Resources

Chester County Planners' Forum
October 5, 2017



History

The French Creek Watershed Association was founded in 1964 as a grassroots response to an Army Corps of Engineers proposal to dam the French Creek to supply drinking water.

In 1968 the association changed its name to Green Valleys Association of Southeastern PA - reflecting our expanded stewardship area of all the watersheds in northern Chester County.



The first major undertaking of the French Creek Watershed Association is to employ the Academy of Natural Sciences in Philadelphia to perform a survey of the water quality of French Creek. Resulting information will establish the precise condition of the Creek, against which changes may be measured, for better or for worse, and appropriate action recommended.

- Everett Rodebaugh, Founder



Ruth Patrick, Freshwater Ecology Pioneer
1907-2013

Riparian Buffers

Preserving and Enhancing Your Natural Resources



What is a Riparian Buffer?

A riparian buffer is a best management practice (BMP) that is an area of permanent vegetation along perennial or intermittent streams, rivers, lakes, ponds and reservoirs that is left undisturbed to allow for natural succession of native vegetation.

- PA DEP *Riparian Forest Buffer Guidance*

Forest buffers are the trees, shrubs and grasses planted along waterways that help protect water quality. Technically known as riparian areas, they act as filters to reduce pollutants and sediment from reaching the water.

-PA DCNR *Riparian Forest Buffers*



Riparian Buffers

Preserving and Enhancing Your Natural Resources



How Riparian Buffers help safeguard your community's health and well being:

- Water Quality Protection (pollutant and sediment removal)
- Flood Protection
- Erosion Stabilization
- Ground Water Recharge
- Food, Shelter and Travel Corridors for Wildlife
- Water Temperature Moderation



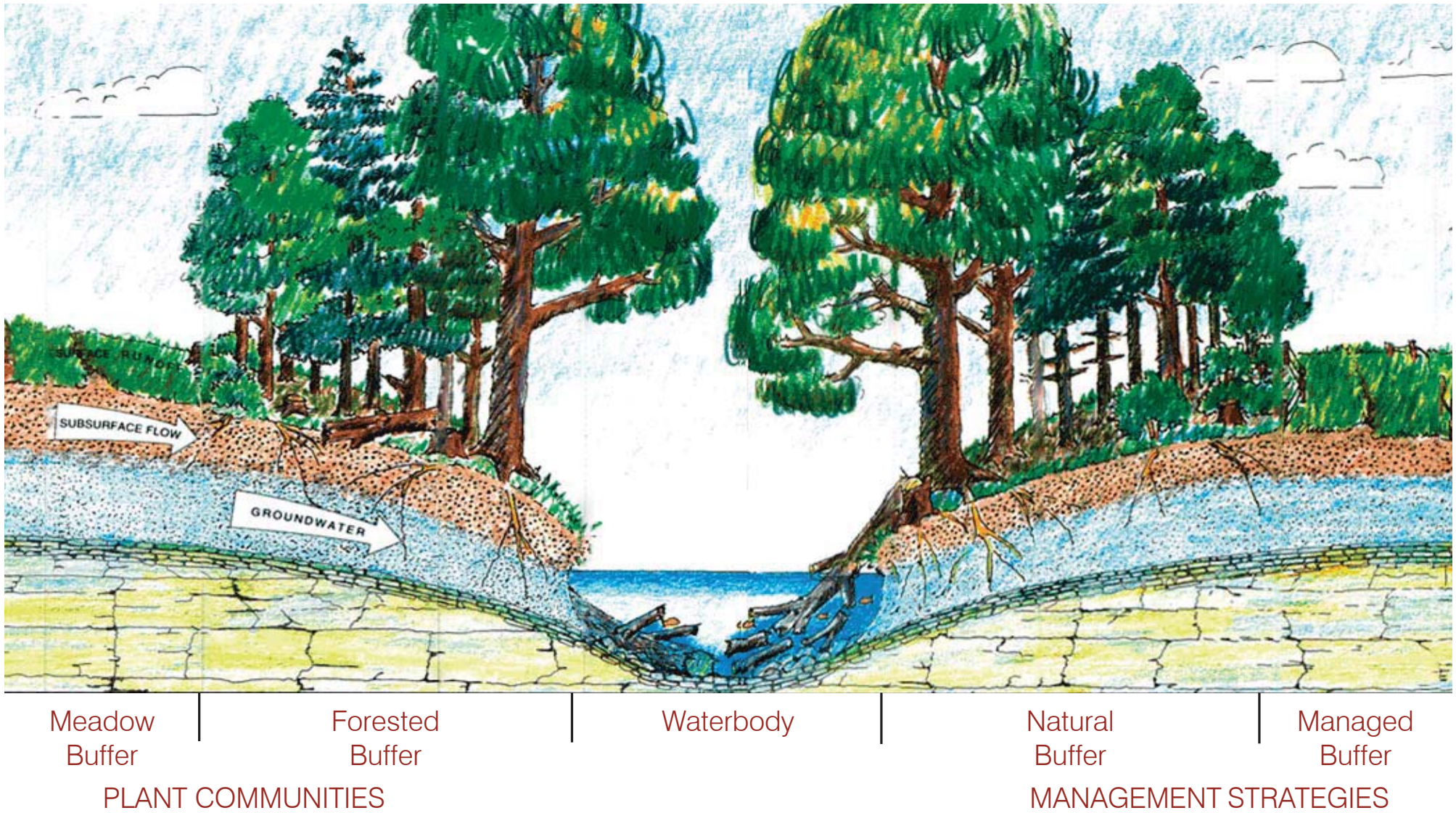
Riparian Buffers

Preserving and Enhancing Your Natural Resources



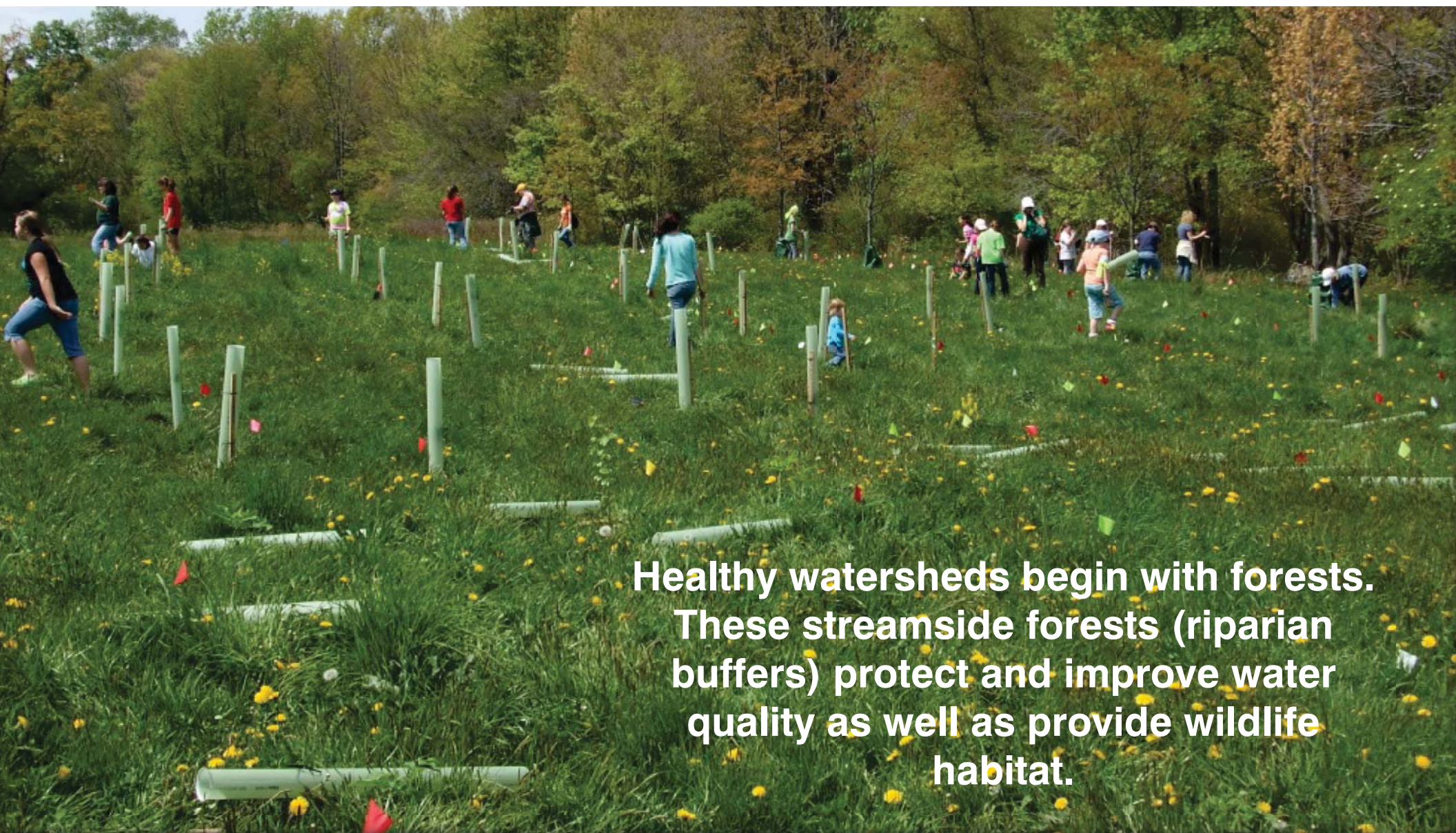
GREEN VALLEYS
WATERSHED
ASSOCIATION





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**Healthy watersheds begin with forests.
These streamside forests (riparian
buffers) protect and improve water
quality as well as provide wildlife
habitat.**

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SPECIAL PROTECTION WATERSHEDS

High Quality Waters

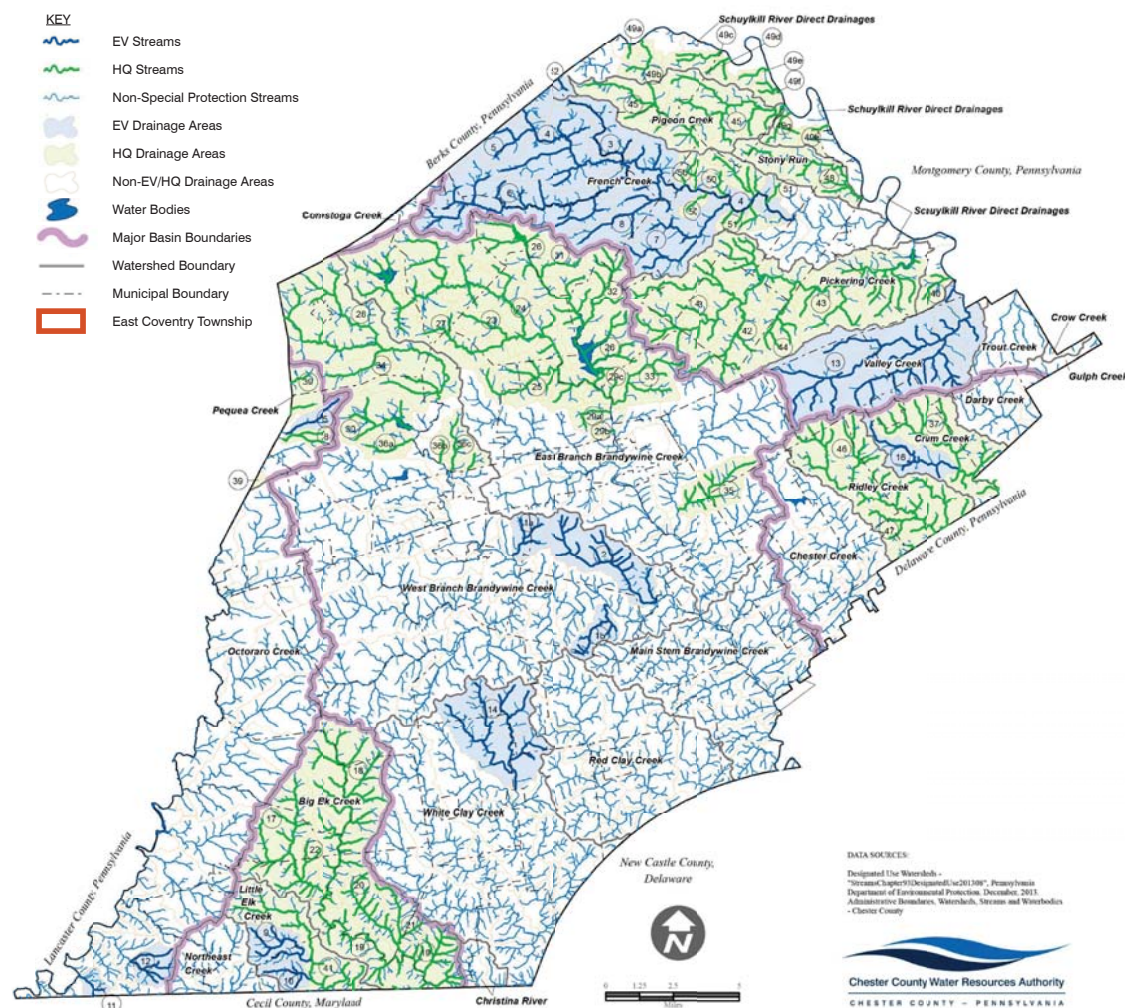
Surface waters having quality which exceeds levels necessary to support propagation of fish, shellfish, and wildlife and recreation in and on the water by satisfying Water Quality Standards of the PA Code § 93.4b(a).

- Satisfies benchmarks of Chemistry and Biology and supports a high quality aquatic community.

Exceptional Value Waters

Surface waters of high quality which satisfy water quality standards of the PA Code § 93.4b(b). Beyond meeting High Quality Benchmarks, Exceptional Value Water:

- Is a surface water of exceptional recreational significance;
- Is of exceptional ecological significance; or
- Is located within a protected zone e.g. State Park.



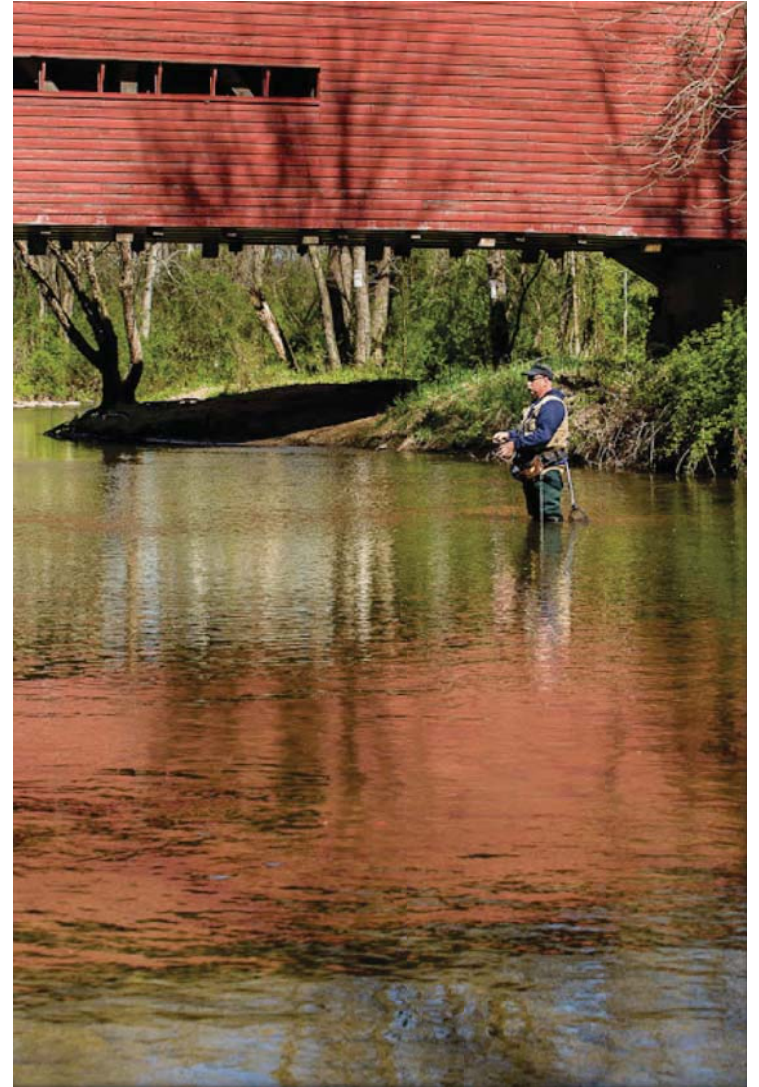
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French Creek

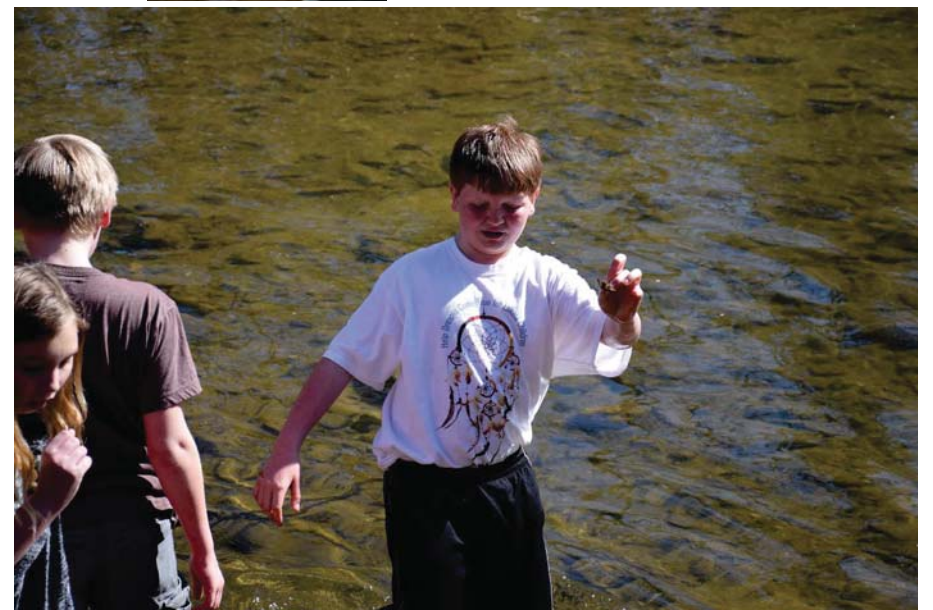
A Pennsylvania Scenic River, designated Exceptional Value from its headwaters to the Kennedy Covered Bridge in Kimberton. There are 17 municipalities in two PA counties that are within the 70 square mile watershed.



Riparian Buffers

Preserving and Enhancing Your Natural Resources





Riparian Buffers

Preserving and Enhancing Your Natural Resources



What are the Statewide standards for riparian buffers?

PA Code § 102.14:

“persons proposing or conducting earth disturbance activities when the activity requires a permit under this chapter may not conduct earth disturbance activities within **150 feet** of a perennial or intermittent river, stream, or creek, or lake, pond or reservoir when the project site is located in an **exceptional value or high quality watershed.**”

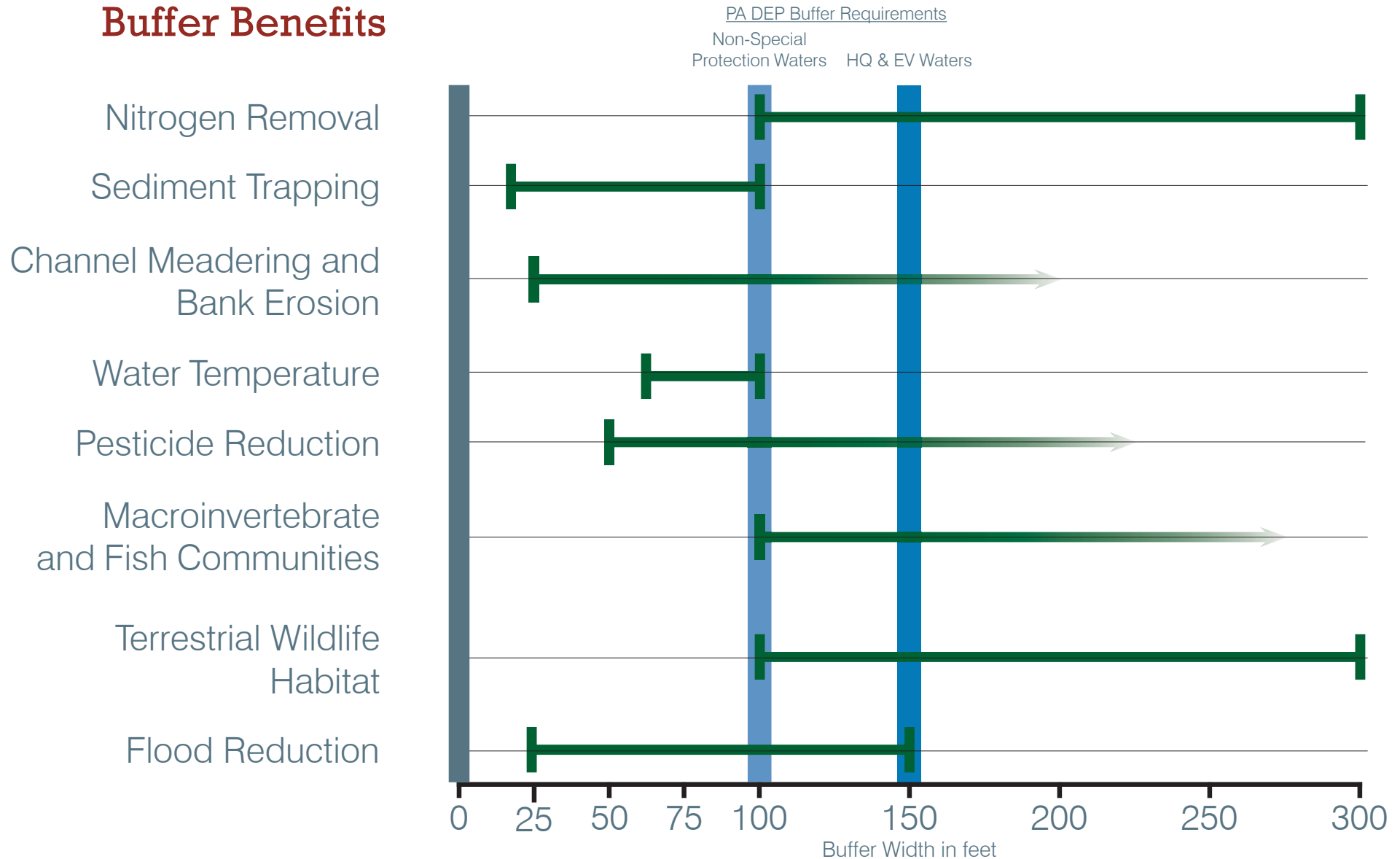
- 100 foot buffer for non-special protection streams
- 60% tree or shrub cover required
- **Does not apply to disturbance <1 acre**

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Buffer Benefits



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GREEN VALLEYS
WATERSHED
ASSOCIATION





Riparian Buffers

Preserving and Enhancing Your Natural Resources

Typical Issues with Existing Ordinances

- Buffer width below state-required thresholds
- Lawns and playing fields permitted within buffers, reducing effectiveness
- Reduction of buffer width permitted when stormwater BMPs are used, thereby reducing effectiveness
- Requirements can be waived at discretion of Board of Supervisors or Zoning Hearing Board when design achieves “similar conservation objectives”
- Discrepancies between ZO and SLDO
- No existing ordinances



Riparian Buffers

Preserving and Enhancing Your Natural Resources



Riparian Buffer Ordinance Recommendations

All Streams

Zone 1:

- 100' buffer measured from top of streambank
- No grading, clearing, impervious surfaces, or structures
- Vegetated as forest or successional woodland



Riparian Buffers

Preserving and Enhancing Your Natural Resources



Riparian Buffer Ordinance Recommendations

Exceptional Value and High Quality Streams Only

Zone 2:

- 100' to 150' from top of streambank
- Limited grading permitted (e.g. maximum 20% disturbance)
- No structures or impervious surfaces
- Forest, successional woodland, or managed meadow



Riparian Buffers

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Riparian Buffer Ordinance Recommendations

Exceptions for:

- Specified agricultural uses - “Working Buffers”
- Historic resources
- Redevelopment/Brownfields
- Invasive, hazardous species management
- Limited disturbance for Pennsylvania permitted crossings (e.g. 5%)
- Trails



Riparian Buffers

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Resources

Forested Buffers: The Key to Clean Streams - stroudcenter.org. (n.d.). <http://www.stroudcenter.org/press/pnassumarychbayfdn06.pdf>

McElfish, J.M., Kihlslinger, R.L., & Nichols, S.S. (2008). *Planner's Guide to Wetland Buffers for Local Governments*. Washington, D.C.: Environmental Law Institute.

Model Riparian Buffer Protection Overlay District: Proposed Regulation for Use in a Municipal Zoning Ordinance, 2nd Edition. (2016, March 11). http://conservationtools.org/library_items/1261-Model-Riparian-Buffer-Protection-Overlay-District-Proposed-Regulation-for-Use-in-a-Municipal-Zoning-Ordinance-2nd-Edition

Palone, R.S., & Todd, A.H. (1998). *Chesapeake Bay Riparian Handbook: A Guide for Establishing and Maintaining Riparian Buffers*. Morgantown, WV: U.S. Dept. of Agriculture, Forest Service, Northeastern Area, State and Private Forestry.

Riparian Forest Buffers – Linking Land and Water. (2004, July). http://www.chesapeakebay.net/content/publications/cbp_12999.pdf

Sweeney, B.W., & Newbold, J.D. (2014). *Streamside Forest Buffer Width Needed to Protect Stream Water Quality, Habitat, and Organisms: A Literature Review*. JAWRA Journal of the American Water Resources Association, 50 (3), 560-584.

Theilacker, J., Horner, W., & Loza, A. M. (2014, June 5). Riparian Buffer Protection via Local Regulation. http://conservationtools-production.s3.amazonaws.com/library_item_files/1273/1195/CT_RiparianBuffer140605.pdf



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