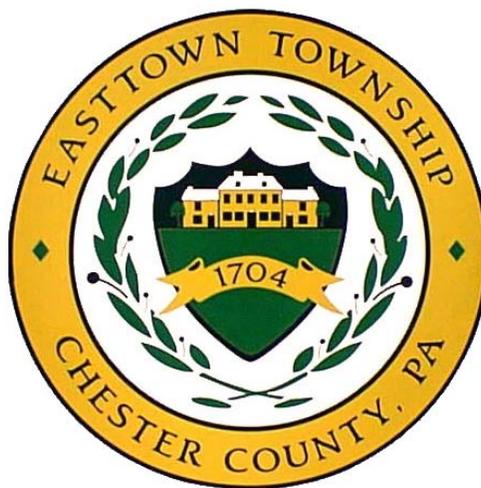


COMPREHENSIVE PLAN FOR EASTTOWN TOWNSHIP



Chester County, Pennsylvania

June, 2001

COMPREHENSIVE PLAN FOR EASTTOWN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

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June 15, 2001

ADOPTED June 18, 2001

This plan was funded in part through a grant from the Vision Partnership Program sponsored by the County Board of Commissioners. The Plan is prepared to achieve the goals and objectives of Landscapes, The Chester County Comprehensive Plan to manage growth.

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TABLE OF CONTENTS

<i>Chapter 1</i> INTRODUCTION.....	1
Adoption Process	1
Purpose of the Plan.....	2
The Region.....	3
Public Participation Process.....	4
Plan Goals and Objectives	4
<i>Chapter 2</i> DEMOGRAPHICS AND HOUSING	8
Introduction.....	8
Past Population Projections	8
Population Estimates.....	8
Employment	14
Planning Considerations	15
<i>Chapter 3</i> EXISTING LAND USE	16
Introduction.....	16
Prior Planning.....	16
Existing Land Use	17
Current Land Use Regulations	19
Residential Build Out Analysis	21
Adjacent Municipalities.....	23
Planning Considerations	25
<i>Chapter 4</i> TRANSPORTATION AND CIRCULATION	26
Introduction.....	26
Existing Circulation System.....	26
Traffic Volumes and Capacity	28
Alternative Modes Of Transportation.....	29
Planning Considerations	30
<i>Chapter 5</i> ENVIRONMENTAL, CULTURAL AND HISTORIC RESOURCES.....	31
Introduction.....	31
Hydrology	31
Soils and Geology	31
Wetlands	31
Woodlands	32
Steep Slopes.....	32
Cultural And Historical Resources.....	33
Planning Considerations	34
<i>Chapter 6</i> COMMUNITY FACILITIES AND SERVICES	35
Introduction.....	35
Township Facilities and Administration	35
Public Safety and Emergency Services	36
Recreation and Open Space	40
Parks	41
Education	41
Human Services	42
Planning Considerations	43
<i>Chapter 7</i> FISCAL CONDITIONS	45
Revenue	45
Expenditures	45
Trends	46
<i>Chapter 8</i> PLAN RECOMMENDATIONS	47
Introduction.....	47
Prior Planning.....	47
Current Planning	49
General Planning Recommendations.....	51
<i>Chapter 9</i> PLAN IMPLEMENTATION.....	62

List of Tables

Table 1: Population Growth Trends and Forecasts	10
Table 2: Population Characteristics	11
Table 3: Housing Characteristics	12
Table 4: Existing Housing Unit Summary	12
Table 5: Housing Affordability	14
Table 6: Existing Land Use and Dwelling Units	19
Table 7: Easttown Township Zoning Districts	20
Table 8: Build Out Analysis	22
Table 9: Means of Transportation and Place of Work.....	30
Table 10: Crimes Reported to the Easttown Township Police Department	37
Table 11: Tredyffrin / Easttown School District Enrollment Projections	42
Table 12: Easttown Township Revenues.....	45
Table 13: Easttown Township 2000 Funds	46
Table 14: Planning Area 1 - South	54
Table 15: Planning Area 2 - West	55
Table 16: Planning Area 3 -- North Central.....	56
Table 17: Planning Area 4 -- Old Berwyn	58
Table 18: Planning Area 5 -- East Commercial.....	59
Table 19: Planning Area 6 -- Northeast	60
Table 20: Plan Implementation	62

List of Maps

	<u>Found After Page</u>
Map 1: Regional Map.....	3
Map 2: Existing Land Use	17
Map 3: Road Classifications and Traffic Counts	26
Map 4: Traffic Accident Data.....	28
Map 5: Environmental Resources	31
Map 6: Historic Properties.....	33
Map 7: Community Facilities and Services	35
Map 8: Future Land Use	47
Map 9: Bicycle Routes and Improvement Needs	52
Map 10: Circulation Plan.....	52

Chapter 1 INTRODUCTION

A comprehensive plan is a document that sets forth municipal goals, objectives, and policies that guide future growth and development. Sound planning decisions are based on analysis of current demographic, economic and environmental data, which facilitates policy preparation and guards against making unsuitable decisions. Specifically, this update of the 1972 *Easttown Plan* will allow the Township to achieve goals and objectives included in *Landscapes*, the Chester County Policy Plan regarding growth management, natural resources conservation, and infrastructure requirements, and will provide the Township with the opportunity to implement policy objectives now that will positively influence the Township's future. Furthermore, the plan seeks to promote responsible land use and environmental stewardship.

Adoption Process

The Municipalities Planning Code

The Easttown Township Comprehensive Plan must be adopted pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC) Act 247 of 1968, as amended. Article III, "Comprehensive Plan", Section 301 states that comprehensive plans should include maps, charts and text regarding the following plan elements:

- A statement of community goals and objectives concerning the timing, location and character of future development;
- A plan for land use identifying the amount, intensity, character and timing of land use.
- A plan to meet the housing needs of present and future residents, as well as accommodating new housing in different dwelling types and at appropriate densities for households of all income levels;
- A transportation plan;
- A statement of the interrelationship of plan elements and of the plan to contiguous communities;
- A community facilities plan;
- A discussion of short- and long-range implementation strategies;
- A plan for the protection of historic and natural resources;
- A water facilities plan; and,
- An assessment of the land use plans of adjacent municipalities.

Community planning must be a public process. In order for the comprehensive plan to become Township policy, the Township must adhere to the following series of steps prescribed in the MPC:

1. The Planning Commission reviews and comments on the draft plan and holds a public hearing before forwarding the comprehensive plan to the governing body.

2. At least forty-five (45) days prior to the public hearing, the governing body distributes a copy of the comprehensive plan to the County Planning Commission, all contiguous municipalities and to the appropriate school district for review and comment.
3. The comments of the County, contiguous municipalities and the school district shall be made to the governing body within forty-five (45) days of receipt, and the draft plan shall be acted upon after receipt of the comments.
4. The governing body holds a public hearing pursuant to public notice.
5. The governing body votes to adopt the plan by resolution.
6. The governing body will produce the final document for publication and publishes the document.

Chester County's Landscapes

The Municipalities Planning Code requires that municipal comprehensive plans be “generally consistent” with the policies of county comprehensive plans. Accordingly, Easttown Township’s plan must be consistent with the goals and objectives set forth in Chester County’s Comprehensive Plan *Landscapes*, adopted by Chester County in 1996. As described in *Landscapes*, Easttown Township contains primarily suburban and natural landscapes and it is the goals related to these types of landscapes with which Easttown Township must be generally consistent. The goals, objectives, recommendations and implementation strategies provided in Easttown Township’s comprehensive plan that will support and further county land use and infrastructure policies include, but are not limited to, the following general plan recommendations (Chapter 8):

- Encourage infill development where appropriate
- Work with land trusts and property owners to secure conservation easements
- Amend the zoning ordinance to require wetland and riparian buffer areas
- Consider the preparation of a Township-wide stormwater management plan
- Consider the preparation of a Historic Preservation Plan
- Prepare a Township-wide Sidewalk and Trail Plan
- Adopt and implement the County’s Bicycle Plan
- Designate scenic roads and provide design guidelines for development along them

Together with more specific “Planning Area” based recommendations, Easttown Township’s comprehensive plan policies are generally consistent with those of the County’s.

Purpose of the Plan

The original Township comprehensive plan, *The Easttown Plan*, was written in 1972 and contained prioritized recommendations for land use and infrastructure requirements intended to be “reviewed and updated periodically.” The current plan must respond to many complex problems facing the Township that result from technological innovations affecting the natural and built environments. Twenty-eight years since the adoption of the original document, this Plan provides current goals and objectives regarding issues important to Township residents: conservation of natural landscapes and open space, and quality of life issues.

Certain land use management tools have been developed to achieve goals and policies and implement objectives included in the Plan. These tools must take into account environmental, social and economic factors that impact the Township. The Easttown Township Zoning and Subdivision and Land Development Ordinances are regulatory tools that should facilitate implementation of Township planning policy. *The Easttown Plan* states that the plan should be periodically reviewed to guarantee its relevance and effectiveness over time and should be revised accordingly so that it remains current.

Once adopted by the Easttown Township Board of Supervisors, the Plan becomes Township policy. Specific policy statements contained within it seek to achieve goals and objectives valued by the Township; occasionally one goal may conflict with another. Furthermore, unforeseen circumstances may arise that are not directly addressed by the Plan. For example, the specifics of a development proposal may not represent goals of the comprehensive plan. Situations such as this require the Plan to be a flexible document, which acts as a guide in the decision making process. This flexibility facilitates plan implementation.

The Region

Political subdivisions do not necessarily dictate where people live, work or shop. Since the adoption of the 1972 Plan, newly constructed highways and employment centers influence regional transportation patterns. The net result is that planning decisions must reflect how Easttown Township impacts and is impacted by the region of which it is a part. Easttown Township is about eighteen (18) miles west of Philadelphia, in the eastern portion of Chester County, and is about 8.2 square miles in area. **Map 1: Regional Location** shows the Township's location in the regional setting. Tredyffrin and Willistown Townships, Chester County and Radnor and Newtown Townships, Delaware County border Easttown Township. A major east-west transportation route, U.S. Route 30, passes through the northeast portion of Easttown Township. Another heavily used transportation corridor is Darby-Paoli Road, Pennsylvania State Route 252. Additionally, commuter trains serve the Township, providing an alternative method of travel along the Main Line to Philadelphia. Amtrak provides service to Harrisburg, Pittsburgh and Washington, D.C., and Southeastern Regional Transportation Authority (SEPTA) provides bus service. These transportation modes link Easttown Township with its neighboring communities and support the regional planning concept.

Regional Coordination

The Commonwealth of Pennsylvania has a long history of local control over planning issues. Other states have a more regional approach, where the state or county government retains authority to control land use decisions at the municipal level, facilitating regionalism. Easttown Township has authority to control its own land use policy and decisions, however a recent trend in Pennsylvania planning is to address regional factors as well. Intergovernmental Agreements (IGA's), can serve to balance the concept of local control with the need to plan regionally. These agreements are created jointly, voluntarily adopted by the governments involved, and are legally binding contracts between the parties.

A new chapter in the Pennsylvania Municipalities Planning Code, Article XI is entitled "Intergovernmental Cooperative Planning and Implementation Agreements" and specifically addresses multi-municipal planning to provide for "compatible" development, continuation of historic community patterns, and to coordinate infrastructure development.

Public Participation Process

The Easttown Township Comprehensive Plan update process was initiated by a public meeting, and included a citizen survey and personal interviews with Township residents and business owners. This process informed the community of the Comprehensive Plan update and provided insight regarding community opinions about the quality of life in the Township and residents' concerns about future growth and development. Data collected from the planning process is provided in Appendix A, and includes input from the public meeting, the survey, together with results of the personal interviews. Results of the interviews are included in the List of Issues in Appendix A.

Public involvement has been an essential and integral part of the development, interpretation and implementation of the Easttown Township Comprehensive Plan. Of primary concern is the conservation of existing Township open space, historic and natural resources while providing for the health, safety and welfare of Township residents. This depends on a cooperative effort of societal institutions such as the family, governmental agencies, schools and the like.

Plan Goals and Objectives

The goal statements included in this Plan are utilized to formulate specific land use and infrastructure policies, objectives and implementation strategies. They are organized according to the following eight headings that reflect the MPC's technical requirements for comprehensive plans and specific areas of concern indicated during the planning process:

Community Character -- Addresses visual quality, streetscape development and general public space issues, especially in the Route 30 transportation corridor.

Environmental, Cultural And Historical Resources -- Addresses the desire to preserve and enhance the natural, cultural and architectural integrity of Easttown Township, including parks and open space, historic structures and natural resources.

Transportation -- Addresses the required circulation plan and the need to address public transit alternatives, pedestrian and bicycle circulation, and traffic congestion.

Land Use -- Addresses existing and future land development issues.

Housing -- Concerns affordable housing and locations of new housing in Easttown Township.

Economic Development -- Addresses Easttown Township's need to retain existing business and attract new business to provide employment opportunities and an enhanced tax base.

Community Facilities and Services -- Addresses current and future needs for police, emergency services, administrative, public works, library and other services and facilities provided by Easttown Township.

Community Character

Goal: Provide for the maintenance of the Township's streetscapes and public spaces.

Objectives:

1. Enhance and improve significant streetscape elements, especially in the Route 30 corridor.

2. Provide for improved landscaping on Route 30 where appropriate.

Goal: Provide for open space and recreation facilities that meet the needs of Township residents.

Objectives:

1. Provide park facilities in neighborhoods that reflect the needs of the immediate area.
2. Protect open spaces and significant natural and environmental features in the Township.

Environmental, Cultural And Historical Resources

Goal: Balance development with environmental protection.

Objectives:

1. Provide incentives for the preservation of significant environmental resources throughout Easttown Township.
2. Provide flexible subdivision design techniques in Township ordinances.

Goal: Preserve and protect existing open space and natural landscapes and explore ways to obtain additional open space.

Objectives:

1. Identify required park and open space improvements, such as trails and paths, and identify potential funding sources for these improvements.
2. Identify potential areas for additional parks and open spaces.

Housing

Goal: Encourage and maintain a range of housing opportunities.

Objectives:

1. Provide a variety of housing options throughout the Township to meet the needs of all potential residents.
2. Ensure that housing is maintained in accordance with Township building codes.
3. Explore affordable housing options to address the needs of the growing elderly segment of the Township's population.

Traffic and Transportation

Goal: Provide and maintain a high quality, safe and efficient transportation network. Provide for the movement of people and goods throughout the Township in a manner that avoids further segmenting of the community.

Objectives:

1. Promote land development that supports multi-modal transportation, and implement transit-oriented development techniques where appropriate.
2. Employ traffic calming techniques where appropriate in the Township.
3. Employ transit oriented development techniques where appropriate.

Land Use

Goal: Maintain and enhance the physical character and integrity of Easttown Township.

Objectives:

1. Guide land use decisions of Easttown Township so that future development is compatible with existing land uses and the integrity of existing land use patterns.
2. Accommodate continued growth in Easttown through infill development, and land re-use and redevelopment efforts along Route 30.
3. Support and participate in regional planning efforts.

Economy

Goal: Increase and diversify economic activities in Easttown Township.

Objectives:

1. Improve the streetscape of the Berwyn Business District.
2. Direct commercial and retail development to established commercial and retail areas, such as Berwyn.

Community Facilities and Services

Goal: Provide sufficient community facilities and services to meet current and future residential and business requirements in Easttown Township.

Objectives:

1. Improve police protection, especially as it relates to traffic issues, by exploring the addition of personnel to the Township Police Department.
2. Identify ways to improve public services.

Chapter 2

DEMOGRAPHICS AND HOUSING

Introduction

Using 1990 U.S. Census data and population estimates, this chapter will examine past, current and future population changes and trends, and employment, housing and education patterns. These data sets will provide a basis for many of Easttown Township's land use, community services and transportation policy decisions to be made over the next decade, and will facilitate determination of Township resource allocation with respect to policy objectives.

Past Population Projections

Population projection is defined as “an estimate of future population size or composition based on the extrapolation of past demographic trends” (Johnson, Gregory and Smith, 1994). Population projections are generally determined using fertility (birth rates), mortality (death rates) and net migration. Unlike fertility and mortality rates, net migration, defined as “the balance of moves into and out of an area” (Johnson, Gregory and Smith, 1994), depend more on economic factors, are more difficult to determine and can be affected by planning policies, housing prices and job availability. *The Easttown Plan*, Easttown Township's Comprehensive Plan of 1972, used this standard method of population projection and estimated the Township's 1985 population to be approximately 14,600, based on the 1970 population of 6,907 (The Easttown Plan 1972). The 1990 Bureau of the Census population figure for Easttown Township was only 9,570 (DVRPC 1993); 5,030 less than previously estimated by the Township. A 1993 DVRPC population forecast publication indicated that Easttown's population would be about 9,760 in 2000, 9,860 in 2010, and 9,960 in 2020. A subsequent DVRPC study estimated Easttown's population in 1997 to be 9,932.¹

Population Estimates

Easttown Township. In 1999, the Census Bureau published population estimates for Chester County municipalities, and the data for Easttown Township reflects steady yearly growth between the years 1994 and 1998. The 1998 population estimate for the Township in 1998 was 10,055. In the years 1994 and 1998, the highest amount of growth took place between 1994 and 1995, with an increase in population of 84 new residents. The smallest increase in population occurred between 1997 and 1998. It was estimated that in this 12-month period, only 16 new residents moved into Easttown Township.²

Adjacent Communities. The 1998 population for Tredyffrin Township, Chester County was almost triple that of Easttown Township, estimated at 29,263. Tredyffrin has generally grown since the 1994 estimate of 28,111, but interestingly, its estimated population declined by 63 people between 1997 and 1998. Willistown Township, Chester County's population is similar to

¹ Population estimate and population forecast data from “Year 2020 County and Municipal Interim Population and Employment Forecasts” (June 1993) and “1997 Zonal Population and Employment Estimates” January 1999, respectively.

² Population Estimates Program, Population Division, U.S. Census Bureau, Washington, DC.

that of Easttown Township, its estimated 1998 population being 10,245. According to these estimates, Willistown Township has also experienced steady growth between the years of 1994 and 1998, with the greatest population increase occurring between 1995 and 1996 and the smallest increase occurring between 1997 and 1998.

Radnor and Newtown Townships, Delaware County adjoin Easttown Township. Radnor Township's population in 1998 was also almost triple that of Easttown Township, estimated at 29,946. Like Willistown Township, Radnor Township's highest growth in the four-year period was between 1995 and 1996, when the Township grew by 234 people. Its smallest growth happened between 1994 and 1995 when the Township grew by five people, from 28,703 to 28,708. Radnor Township's population declined between 1997 and 1998, from 28,969 to 28,946. Newtown Township grew by only 43 people between 1994 and 1996, and its estimated population declined from 1996 to 1998, from 11,403 to 11,395.³

Growth Trends

Chester County has been growing steadily since the 1960's. Population growth trends in Easttown Township are illustrated numerically and graphically in Table 1. Population forecasts prepared in 1993 are included in the table for the years 2000, 2010, and 2020. DVRPC describes forecasts in the following manner:

“Forecasts”...should be differentiated from “projections” or “targets” which are sometimes used as expressions of future growth. Projections are generally mathematical extrapolations of past trends based on past experience and extended into the future. Targets are goals or policy-directed expressions of desirable or optimal future conditions. The DVRPC forecasts begin as projections, but were modified to accommodate any changes in trends or conditions which might reasonably be expected. Thus, the forecasts may be seen as an objective assessment of future conditions, based not only on past trends but on current market demand, expected market trends, and an analysis of the available land and infrastructure to accommodate growth.⁴

A 38.5% increase in growth took place in the Township from 1960 to 1970. The next decade experienced a 5% decline in growth, and the decades between 1980 and 2000 exhibited slow growth. The forecast shows continued moderate growth in Easttown Township to 2020. It should be noted that the Census Bureau 1998 population estimate for Easttown Township of 10,055 is larger than the DVRPC 2020 forecast of 9,960.

Regionally, by 1990 the populations of Easttown-Tredyffrin increased 64% between 1960 and 1990, from 22,911 to 37,598. Countywide, the rate of growth is expected to slow by 2020 and the number of persons per household has steadily decreased over the past several decades. The 1960 persons per household figure for Chester County was 3.53, compared with the 1990 figure of 2.73. This figure is expected to continue to decrease to 2.63 by 2020 (*Landscapes* 1996). However, by 2020, Chester County will have the second highest projected growth rate of the nine county-region of 30%, compared with the regional average of 11%.

³ Population Estimates Program, Population Division, U.S. Census Bureau, Washington, DC., 1999.

⁴ Delaware Valley Regional Planning Commission, *Year 2020 County and Municipal Interim Population and Employment Forecasts*, 1993.

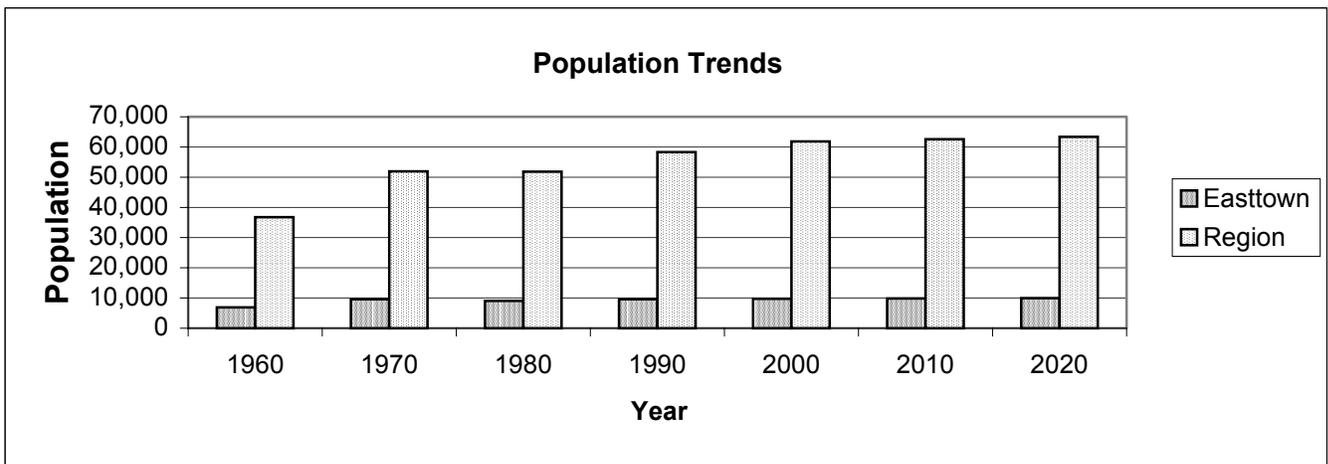
Table 1: Population Growth Trends and Forecasts[1]

		1960	1970	1980	1990	2000	2010[1]	2020[1]
Easttown	Population	6,907	9,565	9,064	9,570	10,270	9,990	9,900
	% Change		38.5%	-5.2%	5.6%	7.3%	-2.7%	-0.9%
Region [2]	Population	36,749	51,922	51,834	58,320	61,810	62,550	63,360
	% Change		41.3%	-0.2%	12.5%	6.0%	1.2%	1.3%
Chester County	Population	210,608	277,746	316,660	376,396	425,800	460,200	489,300
	% Change		31.9%	14.0%	18.9%	13.1%	8.1%	6.3%
Pennsylvania	Population	11,319,000	11,794,600	11,863,895	11,881,643	12,202,000	12,365,000	12,683,000
	% Change		4.2%	0.6%	0.1%	2.7%	1.3%	2.6%

[1] Projections

[2] Region includes Easttown, East Whiteland, Tredyffrin, Willistown Townships and Malvern Borough.

Source: U.S. Bureau of Census, Census Data for 1960, 1970, 1980, 1990 and 2000; Chester County Planning Commission, Planning Bulletin #45; U.S. Bureau of Census, Middle Series Projections. Population Forecasts - DVRPC, Year 2020 County and Municipal Interim Population and Employment Forecasts, 1993. DVRPC Methodology: Cohort Component at county level; Density Ceiling Extension Model at municipal level.



Age

Table 2, Population Characteristics, shows that total population in Easttown Township in 1990 was 9,570. The age structure of Easttown Township residents reflects an aging population, which is consistent with the current national trend. The largest age cohort were those over the age of 55, which accounted for 28% of the total population, having a percent change of 259.7 over the 1980 figure. People between the ages of 25 and 44 comprised 27.4% of the population in 1990, an increase in the 1980 figure of 24.9%. In 1990, only 16.7 % of the Township’s population was comprised of school-aged children (5 years old through 17 years old). This figure decreased from the 1980 figure of 24.2%. The age group 45-54 increased only slightly, by 1.3% over the 1980 percentage of 15.2%.

A further examination of the 55 and older age cohorts reveals that the 65 - 74 age group comprised nearly one-third of the 55 and over segment, and 8.9% of the total population of Easttown Township in 1990. Interestingly, the second highest percent change in the Township between 1980 and 1990 was in the youngest age cohort, 0-5 years of age. This segment of the

population grew by 45.6% from 4.0 to 5.5 percent of the Township’s population (U.S. Bureau of the Census 1980; 1990).

Race and Ethnicity

Easttown Township is primarily inhabited by Caucasians, which comprised 95.6% of the total population, down from the 1980 figure of 96.2%, as shown in Table 1. This can be compared with the percentage of Caucasians at the County level in the same time period of 91.6%; and at the state level, of 88.5%. The next largest ethnic group in Easttown Township in 1990 was African Americans, which comprised 2.7% of the Township population, down slightly from 2.8% in 1980. The ethnic group comprised by American Indians, Eskimos and Aleuts decreased from 0.1% in 1980 to 0.0% in 1990. Asians and Pacific Islanders comprised 1.5% of the total population in 1990 compared with 0.6% in 1980. The percent of people of Spanish origin, which includes those who are Mexican, Puerto Rican, Cuban or other Spanish descendants, rose 0.2% from 1980 to 1990, from 0.8% to 1.0%. The “Other” ethnic group decreased 0.2% from

Table 2: Population Characteristics

Age	1990	[County]		Race/Hispanic Origin	1990	[County]	
0-5	530	5.5%	7.4%	White	9,153	95.6%	91.6%
5-17	1,594	16.7%	17.5%	African-American	255	2.7%	6.4%
18-20	331	3.5%	4.5%	Native-American	2	0.0%	0.1%
21-24	413	4.3%	5.5%	Asian/Pacific	147	1.5%	1.1%
25-44	2,625	27.4%	34.0%	Other	13	0.1%	0.8%
45-54	1,397	14.6%	11.4%	Spanish Origin	98	1.0%	2.3%
55-64	1,238	12.9%	8.6%	Households			
65-84	1,234	12.9%	9.8%	Married-couple	2,385	70.5%	63.4%
85+	208	2.2%	1.0%	Male headed	52	1.5%	2.8%
Total	9,570			Female headed	224	6.6%	8.3%
Median Age	41			Non-family (not alone)	724	21.4%	5.3%
Income				Living alone	587	17.3%	20.2%
Per Capita	\$38,348	\$20,601		Total	3,972		
Median household	\$66,723	\$45,642		Population per household	2.74	2.73	
HHS below poverty	158	4.6%	4.6%				

Source: 1990 U.S. Census, as reported in "General Characteristics of Population and Housing for Chester County" and "General Economic, Social and Housing Unit Characteristics" published by the Chester County Planning Commission, 1993.

1980 to 1990, from 0.3% to 0.1% (U.S. Bureau of the Census, 1980; 1990). The racial composition of Easttown Township seems to fit with the general supposition that non-white ethnic groups generally increase with closer proximity to more urban areas, where lower-cost housing and human services are more accessible.

Housing Characteristics

Table 3 provides characteristics regarding Chester County housing based on 1990 Census data. The median home value in the County in 1994 was \$155,000, compared to the median home value for Pennsylvania of \$69,700. In that year, Easttown Township had the fourth highest average home price of Chester County of \$261,000. Only Thornbury, West Vincent and Birmingham Townships had higher median home sales prices than Easttown Township in 1994.

These homes tend to be large-sized homes on greater than one acre lots. Homes priced at \$250,000 comprised the largest percentage of sales in Chester County in 1994, and Easttown Township had over 80 home sales in 1994 (*Landscapes* 1996). Additionally, in 1990, 17.3% of Easttown’s population lived alone, up from 11.7% in 1980. This may suggest the need to provide smaller housing units or apartments for these individuals. Although the need for affordable housing was ranked fairly low on the Citizens Survey, the Township should reconsider its need for affordable housing in the future due to the aging population of the Township, and the size and cost of housing units.

Table 3: Housing Characteristics

Tenure / Occupancy	Units	[County]		Unit Type	Units	[County]	
Owner-occupied	2,872	37.2%	74.5%	Single family detached	2,694	77.2%	60.7%
Rental	513	57.4%	25.5%	Row / townhouses / twins	419	12.0%	15.6%
Vacant	106	5.4%	4.5%	2 to 9 unit apartment	164	4.7%	9.2%
Total	3,491			10+ unit apartment	175	5.0%	9.5%
				Mobile homes	39	1.1%	4.9%
Population per Unit	2.74		2.73		3,491		
Mean vehicles per HH	2.02		1.89	Values / Rents			[County]
				Owner-occupied, median	\$262,400		\$155,900
Year Built	Units	[County]		Median rent	\$481		\$496
1950 or later	2,708	77.6%	75.2%				
1949 or earlier	783	22.4%	24.8%				
	3,491						

Source: 1990 U.S. Census, as reported in "General Characteristics of Population and Housing for Chester County" and "General Economic, Social and Housing Unit Characteristics" published by the Chester County Planning Commission, 1993.

Table 4 provides an inventory of housing units by type based on 1999 County tax assessment data and described by Planning Area. A description of Planning Areas is included in Chapter 3 and are graphically depicted on Map 8. Using GIS, this table also reports the housing unit inventory totals for each of the six Planning Areas used for a more localized analysis in the Comprehensive Plan. This table reports a total of 368 more housing units than the 1990 Census. As a confirmation of the accuracy of the 1990 Census, the assessment data reports the same proportion of single family units, 89%, which includes both detached and attached (townhouses and twins) units. Apartment units include both units found in apartment buildings and within existing detached houses that have been converted to two or more units. Dwelling units found in mixed use buildings include office and commercial buildings that are mostly found in Old Berwyn. Institutional dwelling units include nursing homes.

Table 4: Existing Housing Unit Summary

Planning Area	Single Family Dwelling Units			Multi-family / Other Dwelling Units			Total
	Detached	Town-houses	Twins	Apartment	Mixed Use	Institutional	
1 - South	1,118	206	0	17	9	22	1,372
2 - West	599	80	0	0	1	2	682
3 - North Central	718	120	12	11	6	1	868
4 - Old Berwyn	92	1	71	45	46	135	390
5 - East Commercial	12	0	0	68	1	0	81
6 - Northeast	409	0	2	52	3	0	466
Total	2,948	407	85	193	66	160	3,859

Sources: Chester County Land Records, GIS Parcel Maps (1999); Chester County Tax Assessment Office, Property Characteristics File (1999).

Housing Affordability

Chester County 2020 Trust published a study on housing affordability in Chester County in June 1999. The study uses census data of median household income and the 1996 County reassessment data on housing values to estimate the affordability of housing among the 76 municipalities in Chester County. The study used the U.S. Department of Housing and Urban Development's definition for "moderate family income" as representing 80% of the regional median family income (which was \$49,300 for the Philadelphia SMSA in 1996), and set out to estimate both the number of "moderate income households" and the number of moderately priced for-purchase and rental units -- which is based on a household spending one-third (1/3) of their income on housing.

For Easttown Township, an "affordable" house for purchase was defined in the study as less than \$110,449 and a monthly rent as less than \$986. A summary of the study results for Easttown Township and surrounding Chester County municipalities is presented in Table 4, Housing Affordability. The table shows that 20.9% of the Easttown Township, 12.1% of Tredyffrin Township, 17.8% of Willistown Township, and 23.7% of East Goshen Township households were considered "moderate income" households. The County percentage of moderate-income households at the time of this study was 30.0%. With respect to housing, the study indicated that 86.2% of Easttown Township's rental units were affordable, compared with only 3.2% of the for-purchase units. Overall, 15.5% of all housing units were considered affordable in Easttown Township. This is in contrast to 92.4% of the regional townships and 91% of the county rental units being affordable, and only 18.4% of the regional townships and 29% of the county for-purchase units being affordable.

Table 5: Housing Affordability

	Rental Units	Purchase Units	Total Units	Households
Easttown Township				
- Total Units / HHs	543	3,125	3,668	3,510
- Moderate value / HHs [1]	468	99	567	734
- % Moderate	86.2%	3.2%	15.5%	20.9%
Regional Townships:				
Tredyffrin				
- Total Units / HHs	3,031	9,617	12,648	12,164
- Moderate value / HHs [1]	1,371	1,724	3,095	1,469
- % Moderate	45.2%	17.9%	24.5%	12.1%
Willistown				
- All	555	3,231	3,788	3,454
- Moderate value / HHs [1]	349	246	595	615
- % Moderate	62.9%	7.6%	15.7%	17.8%
East Goshen				
- All	1,829	5,168	6,997	6,476
- Moderate value / HHs [1]	1,685	1,356	3,041	1,532
- % Moderate	92.1%	26.2%	43.5%	23.7%
Chester County	91.0%	29.0%	44.0%	30.0%

Notes:

[1] a. "Moderate" income is defined by U.S. Department of Housing and Urban Development as 80% of the Philadelphia SMSA median income for a family of four, which was \$49,300 in 1996.

b. West Chester "moderate" (i.e. affordable) housing is less than \$110,449 for purchase units and \$986 per month for rental units.

Source: A Baseline Study On Moderately-Priced Housing In Chester County, Pennsylvania. Chester County 2020, June 10, 1999.

Employment

DVRPC estimated that in 1997, about 4,978 Easttown Township residents were employed; a 3.7% increase over the 1990 Census figure of 4,799. In terms of employment opportunities, DVRPC estimated that in 1997, 6,190 jobs were available in the Township; a 14.2% change from the 1990 Census figure of 5,418 jobs. DVRPC also estimated employment by sector and county for 1997. As a region, Chester County had more service-related jobs (76,327) than any other kind.

With respect to resident employment by economic sector, 1,797 residents were employed in the service sector, or 37%. Almost 20% (933) residents were employed in wholesale or retail trade, 753 residents or 16% of the population were employed in manufacturing, and 709 residents (15%) were employed in the finance, insurance and real estate sector ("FIRE"). About half of employed residents of Easttown Township characterized their employment as "professional and managerial specialty occupations." Only 5% of employed Easttown Township residents described their positions as service-related.

In terms of place of work in 1990, of the 4,793 employed residents of Easttown Township, about 12% of them worked within the Township.

Planning Considerations

The demographic data analyzed in this chapter provide several issues for consideration in the planning of Easttown Township.

Population Characteristics

1. The results of the 2000 Census will provide new population and associated demographic data upon which to base land use decisions.
2. The median age in 1990 in Easttown Township was 41 years. At that time, 28% percent of the population was 55 years of age or older and planning decisions must be sensitive to the needs of this population segment.
3. The school-aged segment of the population decreased from 1980 to 1990, but the youngest segment of the population (0-5 years) increased. The Township will need to accommodate a subsequent rise in primary school aged children.

Housing

1. A greater variety of housing options should be provided in order to accommodate the senior population and those living alone.
2. A portion of these housing options should be affordable.

Chapter 3

EXISTING LAND USE

Introduction

This chapter provides an inventory and analysis of current land uses that serves as a basis for analyzing future development patterns. This inventory also allows for the definition of Township “planning areas” that may be used in the analysis of existing conditions and in formulating specific Comprehensive Plan recommendations. A summary of planning considerations is provided at the end of the chapter.

Prior Planning

Zoning Ordinance

Prior to World War II, Easttown Township was almost entirely rural, with most homes on lots greater than two acres. The Township’s first Zoning Ordinance was adopted in 1939. During the postwar construction boom, the northern area of the Township was developed at suburban densities, especially along the railroad and Lancaster Pike/Route 30 corridor. To address suburbanization, the zoning ordinance was amended in 1962 to provide for apartments along Route 30. Most of the land to the south was zoned for two and four acre residential lots. In 1970, a new “AOR” zone was established along Lancaster Pike in Devon for apartment, offices and research.

1972 Comprehensive Plan

The 1972 *Easttown Plan* described the Township as being located in the “suburban fringe” of the Philadelphia Metropolitan Area and having mostly residential uses. Since then, that fringe has moved further west and Easttown is now fully within the suburban Philadelphia region. Berwyn and the Route 30 corridor remain the commercial, service and retail core of the Township.

At the time of the 1972 Plan, over 80% of the Township’s developed lands were used for single-family residential lots and population density was 1.82 residents per acre. About 45% of the Township was developed at two or more dwelling units per acre. Only 1% of the Township was developed at more than four dwelling units per acre. The northern Route 30/railroad corridor was developed at higher densities. The southern areas of the Township consisted mainly of low-density residential uses and open space.

Future land use recommendations included in the 1972 *Easttown Plan* addressed issues that are still relevant today and have been carried over to this plan:

1. In order to preserve some of Easttown’s natural environment as open space, development will need to be concentrated in some areas rather than dispersed throughout the remaining vacant developable landscape.

2. Planned apartment (higher density) zoning along Lancaster Avenue should be encouraged and further evaluated as to other appropriate areas, thereby satisfying some of the need for less expensive and smaller housing units.
3. Reevaluating recommendations of the “Berwyn Plan,” regarding streetscape design.
4. To allow for a diversity of housing types, the land use plan should provide for a variety of housing types to enable less costly housing options. Some flexible residential land use controls in the undeveloped vacant residential land areas should allow for varying lot and house types and sizes and for providing a wider range of choice and price.
5. In order to promote sound development policies within the Township for the remaining vacant lands, regulations should be adopted to protect significant natural features and environmentally sensitive areas from development.

Many of these recommendations are incorporated into the recommendations included in this Plan.

Existing Land Use

Table 5 provides a summary of existing land use and housing units in Easttown Township. Map 2: Existing Land Use shows distribution of land use. Data sources for the land use inventory include the 1999 Chester County Land Records GIS parcel maps and tax assessment data, recently approved development plans, interview data and a limited “windshield survey” of the Township.

Township residential land use patterns are characteristic of suburban growth along the heavily used Main Line transportation corridor. Higher density housing is found along the corridor that gives way to lower density patterns in the southern areas of the Township; the same patterns observed in the 1972 *Easttown Plan*. Dwelling types are still primarily single-family detached housing, however, there are more townhouses and apartment units than at the time of the 1972 plan. The Township’s agricultural heritage is still reflected in the rural character of the southwestern portion of the Township.

Land Use Categories

Single Family Detached: 3,005 acres - 61%. The single family detached house on a large lot is the most significant, character-defining land use in Easttown Township. The average lot size is about one acre. Single-family detached housing comprises about 75% of the 3,859 housing units in the Township.

Twins / Townhouses: 42 acres - 0.81%. Single-family attached housing consists of condominium, townhouse, and twin home developments in the Township, and accounts for about 42 acres, only 1% of the Township’s area. The Township contains 407 townhouses, most of which are within several newer developments, and 85 twin units, which are almost all within the Old Berwyn area. Twins and townhouses account for about 13% of The township’s dwelling units.

Apartments: 193 acres - 3.7%. This category includes all properties listed in tax assessment records as having more than two dwelling units per tax parcel. Apartments or multi-family housing accounts for 193 acres, or about 4% of Township land. Multi-family housing units also

account for about 5% (192 units) of the housing units in the Township, with most of the units found in four apartment complexes.

Mixed Use: 2.83 acres - 0.05%. Mixed use includes all properties that have another use in addition to a residential use. Ten (10) parcels are categorized as mixed use and account for only 10 dwelling units and 2.83 acres.

Retail, Restaurants, and Services: 35.89 acres - 0.69%. This category includes banks, savings and loans, restaurants, retail stores and shopping centers. Sixty-eight (68) parcels have been identified as having retail, restaurant or service uses. The majority of the parcels in this category are located on Route 30. Several are located on Waterloo Road, Devon Boulevard and Leopard and Berwyn Paoli Roads.

Office Buildings: 22.47 acres - 0.43%. This category includes 31 parcels classified as office buildings and laboratories. The majority is located adjacent to Route 30.

Commercial, Other: 37.04 acres - 0.71%. Commercial uses include gas stations, commercial garages, car dealers, and warehouses. Forty parcels are contained in this land use category and are found along Route 30, between South Fairfield Road and Dorset Road south to Berkeley Road, and are scattered throughout the area east of Walnut Avenue to Waterloo Avenue.

Institutional: 240.08 acres - 4.6%. Nursing homes, private and public schools, churches, County property, hospitals, municipal buildings and the fire company make up the institutional category. They are found throughout the Township.

Public Utilities: 8.81 acres - 0.17%. This includes PECO property and other public utilities.

Train Stations/Railroad: 31.45 acres - 0.60%. This includes the train station properties and the railroad rights-of-way.

Public Recreation: 75.96 acres - 1.5%. Public recreation areas include the Waynesborough Historic Park, Hilltop Park, and Bridge Avenue Park.

Private Recreation: 275.93 acres - 5.2%. This category includes private recreation, entertainment and non-profit organizations. Private recreational lands in Easttown include the Main Line YMCA, Devon Horse Show grounds and Waynesborough Country Club.

Vacant Residential Land: 264.29 acres - 5%. This category includes all vacant parcels that are zoned for residential use, most of which are lots within approved subdivisions.

Vacant Commercial Land: 7.54 acres - 0.14%. Ten (10) vacant parcels are zoned for commercial use.

Deed Restricted Land: 290.30 acres - 5.5%. This includes the land bounded by Grubbs Mill, Darby-Paoli and Buttonwood Roads that are deed restricted in 10-acre parcels.

Conservation Easements, Private: 406.36 acres - 7.8%. A conservation easement is an interest in land that restricts the owner's use of property in specified ways and grants the easement holder the right to enforce the restrictions. Conservation easements generally protect significant natural, agricultural and historic features. The easement holder is typically a non-

profit conservation organization, such as a land trust. The land uses within this category are for private use.

Conservation Easement Land, Public: 90.62 acres - 1.7%. These easements do not include public access and do not prohibit subdivision. The Brandywine Conservancy and the Natural Lands Trust maintain most of this land in Easttown Township. Land in this category are available for public use.

Table 6: Existing Land Use and Dwelling Units

Land Use Category	Parcels	Acres	Percent	Dwelling Units	Units per Acre*
Single Family Detached	3,265	3,190.56	60.97%	3,265	1.02
Single Family Attached	241	51.62	0.99%	241	4.67
Multi-family	22	152.09	2.91%	332	2.18
Mixed Use	11	3.57	0.07%	15	4.20
Retail/Restaurants/Services	68	35.89	0.69%	41	1.14
Office Buildings	28	22.47	0.43%	5	0.22
Commercial/other	40	37.57	0.72%	5	0.13
Institutional	42	240.08	4.59%	158	0.66
Public Utilities	3	8.81	0.17%		
Train Stations	3	7.62	0.15%		
Railroad	12	23.83	0.46%		
Recreation-public	9	75.96	1.45%	3	0.04
Recreation-private	9	275.93	5.27%	5	0.02
Vacant residential	79	200.71	3.84%	14	0.07
Vacant commercial	9	7.01	0.13%		
Deed Restricted	28	290.30	5.55%	26	0.09
Conservation easement-private	18	518.21	9.90%		
Conservation easement-public	12	90.62	1.73%	10	
	3,899	5,232.86		4,120	0.79

* Average number of units per parcel. Total is average units per total township acres.

Sources: Chester County Land Records, GIS Parcel Maps. (1999)

Chester County Tax Assessment Office, Property Characteristics File (1999)

Ray Ott & Associates, selected field survey. (2000)

Landscapes indicates that a significant portion of Easttown Township contains natural landscapes, and generally determines that until 2020, Easttown Township will support mainly natural and suburban land uses, with a suburban center at Berwyn.⁵

Current Land Use Regulations

Easttown Township’s Zoning Ordinance provides land use, density and bulk requirements. Map 8 shows the Township’s zoning districts. The Zoning Ordinance contains nine (9) zoning districts. These include seven (7) residential zoning districts (R-1, R-2, R-3, R-4, R-5, AA, and PA), and two business districts (PBO, B). A Multi-Family Conditional Use Overlay District (MFC) provides an alternative housing development option. Each Zoning District is discussed below and general land use and density requirements are summarized in Table 7. The Subdivision and Land Development Ordinance was originally adopted in 1973 and generally

⁵ *Landscapes*, 1996, pp.16-17.

addresses design and layout of lots, streets and other infrastructure for new subdivisions and land developments.

Residential Districts

Most of the Township is zoned residential. The low-density “AA” (80,000 s.f.) and “R-1” (43,560 s.f.) districts include about 75% of the Township. The majority of the southwestern portion of the Township is either zoned AA or R-1 residential. The neighborhoods in the northeast section of the Township nearest Route 30 are generally within the R-2, R-3, R-4 or R-5 districts.

Business Districts

Commercial zoning accounts for about 1.9% of the Township. The commercial zoning districts (PBO, B) and a section of the Planned Residential District (PRD) are adjacent to Route 30 in the northern section of the Township.

Table 7: Easttown Township Zoning Districts

District	Uses Permitted By Right	Minimum Lot Size
AA	Single-family detached dwelling, woodlands, conservation, farm	80,000 sq. ft.
R-1	Single-family detached dwelling, woodlands, conservation, farm	1 Acre
R-2	Single-family detached dwelling, woodlands, conservation, farm	21,000 sq. ft.
R-3	Single-family detached dwelling, woodlands, conservation, farm. <i>Special Exception:</i> boarding house, rooming house or tourist home.	14,000 sq. ft.
R-4	Single-family detached dwelling, woodlands, conservation, farm. <i>Special Exception:</i> boarding house, rooming house or tourist home, or a non-profit club, fraternity or lodge.	8,500 sq. ft.
R-5	Single-family detached dwelling, two-family dwellings, Special Exception: public garage.	5,000 sq. ft.
PA, Planned Apartment	Multiple dwelling structure, with office, restaurant, personal service, drug store, retail as <i>Accessory Use</i> .	5 Acres
PBO, Planned Business/ Office	Bank, business or professional office, laboratory, educational, retail shop, personal service, restaurant, sanitarium, nursing, hotel, motel.	½ Acre 1 Acre 2 Acres
B, Business District	Existing single family, retail with apartment use on 2 nd , 3 rd floor, restaurant, personal service, light manufacturing, business office on 1 st floor. Municipal, club, retail, stores, restaurant	No minimum lot size

Note: All “AA” and “R” residential districts permit “institutional uses” as a Conditional Use.

Source: Easttown Township Zoning Ordinance, 1998

Institutional Districts

Institutional uses are permitted by condition in all residential zoning districts. They account for 4.3% of Township land.

Residential Build Out Analysis

Methodology

Table 8 presents a "Build Out" analysis that estimates the total capacity for new residential development under the Township's current zoning ordinance. It was prepared using current tax assessment files (1999) to calculate the current number of tax parcel and dwelling units in each residential zoning district and Planning Area. This information was then used in conjunction with minimum lot size or density requirement in each zoning district in order to allocate land in each zoning district to all existing residential development and determine the amount of land left for additional development. All deed restricted and otherwise development-restricted land was excluded from these calculations.

The existing zoning density or minimum lot size criteria was then used to calculate the theoretical development potential in each zoning district and Planning Area. The zoned density parameters were increased by a factor of 20% in order to account for the need to accommodate roads and other losses due to site geometry. Since development limitations associated with flood plains, steep slopes, wetlands or soil conditions were not incorporated in this analysis, the result likely overstates somewhat the true development potential.

Results

Overall, the build out analysis indicates that there is a potential for 388 new dwelling units in Easttown Township under current zoning criteria. Over half (54%) of this is in the South Planning Area (Area 1) where it could occur as both single family detached and townhouse development at densities ranging from three (3) to less than one (1) unit per acre.

The next most significant area with potential for new development is in the North Central Planning Area (Area 3) adjacent to Old Berwyn, where the analysis estimates a potential for 92 new dwelling units. Although densities in this area of up to 9 units per acre could occur in the R-5 zoning district, most of this development potential is in the R-1a district where it is estimated that 44 new dwelling units could be developed.

Old Berwyn (Area 4) and the Northeast (Area 6) have a potential for 51 and 25 new dwelling units respectively. Old Berwyn can accommodate most of this development (26 units) in the R-5 zoning district at up to nine (9) units per acre (i.e. about 5,000 s.f. minimum lot size), and the Northeast Planning Area can accommodate most of this development in the R-3 zoning district at up to three (3) units per acre (14,500 s.f. minimum lot size).

There is little additional residential development potential in the Route 30 commercial corridor east of Berwyn (Planning Area 5: East Commercial) or the West Planning Area (Area 3). It should be noted here that the Waynesborough Country Club was not included in this analysis.

Table 8: Build Out Analysis

Planning Area / Residential Zoning District [1]	Parcels	Acres	Zoned Density	Existing Developed Acres [2]	Available Acres [3]	Potential New Dwelling Units [4]
Planning Area #1: South						
AA	417	1,057.49	1.84	800.90	257.10	79
AAa	101	111.97	0.67	111.97	0.00	0
R-1	688	938.71	1.00	754.02	167.50	117
R-3	13	13.93	0.32	5.53	8.40	15
Development Restricted [5]	50	719.87	--	--	--	--
Total	1,269	2,841.97	--	1,672.42	433.00	211
Planning Area #2: West						
AA	51	91.06	1.84	82.76	8.30	2
AAa	170	80.32	0.67	76.01	4.31	0
R-1	436	444.45	1.00	433.24	11.21	5
Development Restricted [5]	21	331.71	--	--	--	--
Total	657	615.83	--	592.01	23.82	7
Planning Area #3: North Central						
AA	7	12.94	1.84	12.94	0.00	0
AAa	41	32.57	1.50	0.00	0.00	0
R-1	165	217.87	1.00	196.15	21.72	11
R-1a	1	38.08	0.67	0.00	37.25	44
R-1b	1	1.00	1.00	1.00	1.00	0
R-2	192	114.54	0.48	107.33	7.21	9
R-3	111	51.35	0.32	43.25	8.10	12
R-3b	106	35.01	0.29	31.11	3.90	7
R-4	73	17.66	0.20	15.77	1.89	4
R-5	111	24.12	0.11	21.26	2.86	5
Development Restricted [5]	2	109.47	--	--	--	--
Total	401	128.14	--	428.80	83.94	92
Planning Area #4: Old Berwyn						
R-1	2	0.62	1.00	0.62	0.00	0
R-3	5	8.80	0.32	1.89	6.91	16
R-3b	8	7.64	0.29	3.64	4.00	9
R-4	7	13.56	0.20	13.56	0.00	0
R-5	110	27.59	0.11	21.55	6.04	26
R-5/PA	22	9.92	0.11	9.72	0.20	0
Development Restricted [5]	1	0.38	--	--	--	--
Total	147	58.71	--	50.98	17.15	51
Planning Area #5: East Commercial						
R-1	8	7.47	1.00	7.47	0.00	0
R-2	0	10.06	0.48	10.06	0.00	0
R-3/PA	5	4.39	0.32	3.21	1.18	2
R-5	1	0.69	0.11	0.69	0.00	0
Development Restricted [5]	1	10.71	--	--	--	--
Total	14	22.61	--	21.43	1.18	2
Planning Area #6: Northeast						
R-1	76	83.76	1.00	79.85	3.16	1
R-2	121	80.94	0.48	74.36	6.58	7
R-3	185	78.94	0.32	67.06	11.90	16
R-4	39	12.72	0.20	11.38	1.34	1
Development Restricted [5]	none	--	--	--	--	--
Total	421	256.36	--	232.65	22.98	25
TOWNSHIP TOTAL	2,909	3,924		2,998	582	388

[1] The following zoning districts were omitted from calculations due to its commercial implications: B, PA, and PBO.

[2] Existing Developed Acres estimated by assuming one lot per parcel at the zoned minimum lot size.*

[3] Available land equals the "Total Area" less the "Existing Developed Area."

[4] Potential New Dwelling Units is calculated by dividing the "Available Land" by the "zoned minimum lot size."*

[5] Development restricted includes public parks, deed restricted open space or otherwise development restricted parcels.

* Zoned Minimum Lot Size "was increased by 20% to account for street rights-of-way and site geometry."

Adjacent Municipalities

Willistown Township, Chester County

Willistown Township, Chester County, shares most of Easttown Township's southwestern border. This border is mainly comprised of public and private recreation and lands protected by conservation easements. Zoning in this area is generally compatible; both Townships have very low-density residential zoning districts – "AA" district in Easttown and "RU" (rural) district in Willistown. Willistown's Zoning Ordinance provides a lot averaging option, which permits smaller net lot sizes than the 40,000 square feet allowed under the AA zoning with required open space.

Willistown Township updated its comprehensive plan in 1997. Several properties adjacent to Easttown are listed on Willistown's list of historic properties. In addition, much of the land abutting Easttown is classified as "Critical" or "Sensitive" resource areas with associated constraints on development.

Tredyffrin Township, Chester County

Tredyffrin and Easttown Townships are extensively interconnected with neighborhoods, road networks and commercial uses, and share educational facilities through the Tredyffrin-Easttown School District. Easttown Township adjoins Tredyffrin Township along the entire length of the northwestern and northeastern border. Easttown Township zoning in this area includes AA, R-1, R-2 and R-3 residential districts and the "B" business district in the vicinity of Berwyn. Tredyffrin's R-1, PA-1 (Planned Apartment) R-2 residential zoning districts are similar to Easttown Township's zoning. Near the intersection of Berwyn Paoli Road and Route 30, the zoning changes to Limited Office and C-1 commercial uses. Easttown's sidewalk requirements are not consistent with Tredyffrin's.

Tredyffrin updated its comprehensive plan in 1987. A Parks, Recreation, and Open Space Plan was adopted in 1990 as an amendment to the comprehensive plan. Tredyffrin is currently preparing a new master plan for Paoli. A primary objective of the master plan is to create a more pedestrian friendly environment with a higher density residential, rather than commercial, emphasis.

Radnor Township, Delaware County

A small portion of Easttown Township borders Radnor Township between Tredyffrin and Newtown Township along Valley Forge Road. From Sugartown Road south and east of Valley Forge Road, the zoning in Radnor Township is R-4 residential with single-family detached dwellings with minimum lot sizes of 7,000 square feet. Immediately south of the R-4 zoning district is an area zoned R-1 (one acre lots). The 700+ acre Androssan estate is within a mile of the Easttown Township border. 160 acres of this estate was recently subdivided into 16 lots; the rest of the land remains in agricultural uses.

Newtown Township, Delaware County

Newtown Township forms the entire southern border of Easttown, which also marks the Chester and Delaware county line. Easttown Township's R-1 and AA districts are similar to Newtown's

R-1 / 60,000 square foot residential zoning in this area. Two institutional uses border the Township: the Episcopal Academy Lower School and the Old St. David's Episcopal Church and Cemetery. Waterloo Mills Historic District, also located in this area, is an agricultural hamlet dating to the late eighteenth to mid-nineteenth century. Historic structures in this district are arranged in a linear fashion along Waterloo Road, forming part of the eastern historic district boundary. The Waterloo Hills Historic District property is under single ownership, and most of the land was placed under protective easement in 1993. Other conservation easements are in place on parcels the southwestern corner of Easttown Township.

Newtown Township adopted its comprehensive plan in 1984. The zoning ordinance was updated in 1994. During 2000, while a new comprehensive plan was being prepared, a building moratorium was in place. New zoning will be proposed upon the plan's completion. Several large, undeveloped tracts of land are immediately adjacent to Easttown's border. Lifting the building moratorium within Newtown Township will impact Easttown Township's road network in the areas of new development. Significant additional traffic could result if the large, substantially undeveloped parcels in this area are developed.

Chester County Comprehensive Plan

Chester County Planning Commission's (CCPC) Vision Partnership Program Final Consistency Review determined whether or not Easttown Township's Comprehensive Plan is in accordance with policy objectives of CCPC's "*Landscapes*." The Final Consistency Review indicated that the 1972 Easttown Comprehensive Plan is generally consistent with the policies and intent of *Landscapes*. However, CCPC suggests the following policy amendments in order to bring the current plan more in line with *Landscapes*.

- Consider adjusting growth boundaries, particularly in the AA District, so that it is more consistent with a suburban, rather than rural, area. Growth boundaries help prevent sprawl and direct growth toward those areas where sufficient infrastructure is already in place to sustain more intensive forms of development.
- Employ density concentration techniques such as transfer of development rights (TDR), density bonuses, planned residential developments (PRD), and traditional neighborhood developments to curb sprawl in low-density residential areas.
- Participate in regional planning efforts and coordinate with adjacent communities to retain neighborhood character.
- Restrict development in natural areas of Easttown Township.

Issues Identification Report

The comprehensive planning process included a citizen participation phase. The results of the citizen participation process are included in Appendix A. The report identified several land use issues and community values that should be considered in developing the future land use plan. They include but are not limited to the following:

1. A need for affordable housing on smaller lots.
2. Integration of sidewalks in existing and new communities.
3. Maintain the "bedroom" residential character.

4. Provide a greater variety of retail shops in the Berwyn business district, such as clothing, food and other “basic needs.”
5. Consider enlarging the Berwyn business district.
6. Evaluate zoning requirements along the Route 30 corridor, including the Devon Horse Show grounds.
7. Prepare historic architectural standards for the Berwyn district.

Planning Considerations

The following is a summary of issues that should be addressed in the future Land Use Plan recommendations:

- **Landscapes** - Easttown Township’s planning documents and ordinances are generally consistent with the goals, objectives and policies of Chester County’s *Landscapes* Plan.
- **Existing Land Use Pattern** - Easttown Township’s land use pattern has been well established over many years. Land uses of vacant tracts should be consistent with adjacent uses and character.
- **Natural Resources** – During the planning process, residents expressed a desire for continued conservation of open space.
- **Housing Types** - It is important to provide affordable housing options to older residents or “empty-nesters” that may desire smaller or lower-cost dwellings.
- **Historic Land Uses** - Easttown Township historic land use pattern is based on its agricultural heritage and residential estates. These resources shape the fabric of the Township and should be preserved for this reason.
- **New Uses** - Public input indicated that the Berwyn business district should provide more basic shopping options for staple items.
- **Adjacent Municipalities** – Easttown Township zoning is generally compatible with neighborhoods in contiguous municipalities.

Chapter 4

TRANSPORTATION AND CIRCULATION

Introduction

The regional transportation system is a main force that influences development patterns in Easttown Township. The Township's transportation network affects the lives of virtually all of its residents. Although land use patterns and transportation networks are well established in Easttown, long-range planning strategies can be used to ease congestion by providing transportation alternatives.

This chapter inventories various elements of transportation, including the road classification system, traffic volumes, accident data, transit options and other alternative modes of transportation. It focuses on circulation patterns in Easttown and how they relate to the overall community plan. Also discussed are street systems, pedestrian systems, parking, and the relationship between transportation and land development. Transportation recommendations and implementation strategies developed from this inventory and the Issues Identification Report (Appendix A) are contained within the Circulation Element of Chapter 8.

Existing Circulation System

Easttown Township contains a total of 64.53 miles of roads owned and maintained by the Township and state. The Commonwealth of Pennsylvania owns 20.54 miles of roads, which consist primarily of the highway network, and Easttown Township owns 43.99 miles of the network, which is comprised of local collector roads, residential streets, and rural roads. There are eight traffic signals in or on the boundaries of the Township.

Functional Classification of Roads

Roads serve a range of traffic volumes and speeds, trip lengths, and purposes, and design standards vary with respect to the kinds of traffic the road can safely manage. Roads that function in a manner inconsistent with the intended design may fail from a safety and/or capacity standpoint. To help avoid this, a road classification system and corresponding design standards should be established. The Functional Classification System organizes various roads and road segments in a hierarchy based on the function each serves. Map 3 identifies the functional classifications assigned to each road segment in Easttown Township, and also provides traffic count data. This system designates road segments based on average traffic volumes, roadway design and the relationship of the segment to other nearby roads. It also considers the average trip length and the type of function the roadway generally serves. *Access functions* relate to the ease of entering or exiting a roadway from adjacent properties; *mobility functions* relate to the ability of the road to carry heavy traffic volumes quickly. These functions are inversely related, *i.e.*, roads that move vehicles efficiently are generally unable to also provide access points to adjacent properties (Chester County Planning Commission 1999). Functional classifications are defined below:

Expressways handle the highest traffic volumes and highest average trip lengths. Expressways are designed to provide access only at interchanges while providing linkages on

an interstate or inter-regional basis. Expressways allow the highest level of mobility for trucks and allow the highest speeds for all vehicles. Easttown Township does not contain expressways. Area expressways include U.S. Route 202, located north and west of the Township and has several interchanges accessible from Lancaster Avenue (U.S. Route 30), Darby-Paoli Road (PA Route 252), and Devon State Road. Interstate 476 is located to the east of the Township with an interchange accessible from Lancaster Avenue (U.S. Route 30).

Principal Arterials move large volumes of traffic at relatively high rates of speed in the range of 45 to 55 miles per hour. They provide higher types of service and facilitate traffic over longer distances on an inter-county or interstate basis. Access points are generally limited and controlled. Lancaster Avenue (U.S. Route 30), a four-lane highway, is a principal arterial. Access points along segments of Lancaster Avenue (U.S. Route 30) are not as limited as some principal arterials with reduced speed limits. Lancaster Avenue is an important interstate and inter-county connection to Lancaster, Harrisburg and to the Main Line to Philadelphia.

Minor Arterials interconnect with principal arterials. These roads provide services for trips of moderate length and have controlled access points. Minor arterials provide greater access to adjacent land than principal arterials. Darby-Paoli Road (PA Route 252), a two-lane highway, is a minor arterial and serves as a cross county connection between Valley Forge, through Delaware County to the City of Chester.

Major Collectors connect municipalities and population centers and are major contributors to arterial traffic. They carry fairly heavy traffic volumes at moderate rates of speed. Access points are somewhat controlled on collector roads. Major collector roads may span the entire length of a community. Sugartown Road and Conestoga Road are major collector roads in Easttown Township. Sugartown Road provides an important connection between Paoli and Wayne, while Conestoga Road/Upper Gulph Road connects Devon with King of Prussia.

Minor Collectors move relatively low volumes of traffic at lower speeds. They gather traffic from local roads and direct it to arterials and major collector road networks. Minor collectors often provide traffic circulation between and within residential neighborhoods. Minor collectors in Easttown Township include Devon State, Waterloo, Church, Newtown, and Leopard Roads, and Waterloo Avenue.

Local Roads provide the greatest access to adjacent land and provide for short distance, low speed travel. Local roads make up the majority of Township owned roads. They mainly handle local traffic and are primarily used by individuals in the community.

Roadway Conditions

Circulation conditions throughout Easttown Township continue to raise concerns among residents and Township administration. Safety hazards that impede circulation include:

- Unimproved surfaces
- Roadway alignment problems
- Sight distance problems
- Dangerous curves
- Unsignalized access
- Vegetation

Lancaster Avenue (U.S. Route 30) and Darby-Paoli Road (PA Route 252) have the highest traffic volumes and traffic accident frequencies in the Township. Sugartown and Conestoga Roads also carry high traffic volumes for two-lane highways. Many area motorists utilize local

roads in residential neighborhoods to avoid congested arterials. Utilizing primarily residential roads for through-traffic can present a safety hazard.

Accident Reports

Accident data from the Easttown Township Police Department was analyzed to identify potentially hazardous areas in the Township. Map 4 shows the location of the highest accident rates during the three-year period from 1997-1999. The majority of reported accidents occurred along the Lancaster Avenue (U.S. Route 30) corridor, and to a lesser extent along the Darby-Paoli Road (PA Route 252), Waterloo Avenue, Sugartown Road and Conestoga Road corridors. These accidents are attributed to traffic volume and the amount of development along these corridors.

The Lancaster Avenue (U.S. Route 30) transportation corridor is an accident-prone corridor in Easttown Township, probably due in part to the number and close spacing of intersecting side streets and access driveways, and the inadequate facilities for exclusive/protected turning lanes along the main highway. As shown on Map 3, four segments along Route 30 within Easttown Township are noted. They are:

- Waterloo Avenue to Devon Road
- Main Street to Midland Avenue
- Leopard Road to Center Avenue
- South Fairfield Avenue area

The location with the greatest frequency of reported accidents was the intersection of Lancaster Avenue (U.S. Route 30) and Waterloo Road. The Pennsylvania Department of Transportation (PennDOT) has programmed this intersection for improvements by 2001 that include delineation of left turn lanes on the Lancaster Avenue approaches, traffic signal improvements, and resurfacing.

Traffic Volumes and Capacity

Average Daily Traffic. Traffic volume on Easttown roads has increased dramatically in recent years. Traffic volumes are defined as vehicle counts passing a point of a road over a specified period of time. Average Daily Traffic (ADT) is the total 24-hour traffic volume in both directions on a road segment for a typical weekday. Traffic volumes fluctuate throughout the year, with heavier volumes in the summer and lighter volumes in the winter. Traffic counts for this Plan were collected in December 1999 and March 2000. In addition, 1995 daily traffic counts were obtained from the Delaware Valley Regional Planning Commission (DVRPC).

Map 4 shows ADT volumes compiled for this plan. As expected, they reveal that Lancaster Avenue (U.S. Route 30) and Darby-Paoli Road (PA Route 252) carry the highest traffic volumes within the Township, ranging from about 18,000 to 21,000 vehicles per day. Sugartown Road and Conestoga Road also carry a significant volume of traffic totaling between 7,500 to 9,000 vehicles per day. No other road segment carries in excess of 5,000 vehicles per day, as identified by the traffic count data.

Traffic Signal Warrant Evaluation

The Heinrich Klein Associates, Inc. Traffic Signal Warrant Evaluation ("evaluation") is provided in Appendix B. This study included the following intersections:

- Darby Paoli Road (PA Route 252) and White Horse Road
- Darby Paoli Road (PA Route 252) and Grubbs Mill Road
- Darby Paoli Road (PA Route 252) and Waterloo Road
- Darby Paoli Road (PA Route 252) and Leopard Road/Twinbrooks Road.

The evaluation indicates that traffic volumes at the intersections of Darby Paoli Road with White Horse Road and Darby Paoli Road with Grubbs Mill Road satisfy the technical requirements of at least one warrant for the installation of a new traffic control signal. However, it is unlikely that PennDOT will support the issuance of traffic signal permits unless Darby Paoli Road is widened significantly.

Level of Service

Level of service (LOS) describes traffic conditions on a road or roadway segment. LOS is a comparison between the actual traffic volumes on a road or intersection and the maximum capacity that the road or intersection can handle. The capacity of an intersection or roadway is based on a number of factors:

- number of travel lanes
- width of travel lanes
- presence or absence of turning lanes
- percentage of trucks
- type of traffic control device.

LOS is expressed using the letters "A" through "F". Designation "A" is considered to be the best possible driving situation in which drivers move freely and unimpeded by other vehicles. As the LOS reaches "F" driving becomes more difficult. It becomes necessary to move at the same speed as other vehicles, and maneuverability is limited. At LOS "F", traffic volumes become too large for the road capacity or intersection. Traffic volumes at LOS "F" are extremely heavy and long backups, gridlock, and delays are common.

Roadways and intersections are generally designed to handle volumes at LOS "C" in rural conditions and LOS "D" in developed areas. With the exception of intersections along Lancaster Avenue (U.S. Route 30), and unsignalized side street approach roads along Darby-Paoli Road (PA Route 252), Township LOS is generally acceptable.

Alternative Modes Of Transportation

According to the 1990 Census, the average commute time to work was 24.4 minutes. Although Easttown Township is positioned along one of the most heavily used rail lines, residents travel primarily by automobile as shown in Table 9. 80.1% of residents commute by automobile and 14.5% commute by other means. Alternative modes of transportation, such as walking or bicycling are gaining popularity as a means of recreation and an energy saving commuting alternative.

Among the employed population of Easttown Township, 95.5% commute to the Primary Metropolitan Statistical Area (PMSA). The PMSA includes five counties in Pennsylvania: Philadelphia, Bucks, Chester, Delaware and Montgomery, and four counties in New Jersey: Burlington, Camden, Gloucester, and Salem. Of the 95.5%, 16.5% traveled to Center City.

Some alternative modes of transportation require sidewalks and bike lanes to facilitate utilization. Generally, pedestrian and bicycle facilities are not provided throughout the Township yet, there is a growing demand for these facilities.

Table 9: Means of Transportation and Place of Work

Means Of Transportation		
Drove alone (car, truck or van)	3,743	80.1%
Carpooled (car, truck or van)	252	5.4%
Public Transportation	371	7.9%
Walked	73	1.6%
Other means	58	1.2%
Worked At Home	177	3.8%
Place Of Work		
Workers 16 years and over	4,674	
Worked in state of residence:		
- worked in county of residence	2,017	43.2%
- worked outside county of residence	2,467	52.8%
- worked outside State of residence	190	4.1%
Worked In MSA/PMSA*	4,463	95.5%
- Center City	770	16.5%
- Remainder of MSA/PMSA*	3,693	79.0%
Worked in minor civil division of residence	585	12.5%

**MSA -Metropolitan Statistical Area; PMSA - Primary Metropolitan Statistical Area. Both areas are defined by the Office of Management and Budget, 6/30/93 and result from applying published standards to the Census Bureau data to group areas of similar characteristics. Source: General Economic, Social and Housing Unit Characteristics, Census for Chester County, 1990 Data.*

Table 9 indicates that as of 1990, despite access to public transportation, 80% of employed Easttown Township residents opted to drive alone, and another 5.4% carpooled.

Planning Considerations

The following considerations should be addressed in Planning Recommendations for Transportation and Circulation.

- **Signalization.** The Heinrich Klein Associates, Inc. Traffic Signal Warrant Evaluation proposed several intersections in need of signalization.
- **Transit and Multi-modal Transportation.** Easttown Township provides several non-automobile transportation options through SEPTA bus routes and rail access.
- **Pedestrian Linkages.** There is a need to link residential areas to commercial areas, either through sidewalks or trails or a combination of both.
- **Berwyn Business District.** Traffic calming techniques may improve the pedestrian environment of this important shopping district.

Chapter 5

ENVIRONMENTAL, CULTURAL AND HISTORIC RESOURCES

Introduction

Although generally considered a suburban township, Easttown Township offers other kinds of landscapes within its borders. Darby Creek and many open spaces provide extensive natural landscapes and a wide variety of historic resources and homesteads are found throughout the Township. These landscapes significantly contribute to the Township's character and presence and distinguish it from other areas in the region. This chapter will identify and summarize significant environmental, historic and cultural resources.

Hydrology

Most of Easttown Township is in the Delaware River watershed. Only a small portion of the northeastern corner of the Township is part of the Schuylkill River watershed. The Darby Creek subwatershed comprises about two-thirds of the Township, and is located in the central portion of the Township. Darby Creek flows north to southeast through the entire Township toward Radnor Township. Leopard Lake is found along the Darby Creek. Julip Run, also in the Darby Creek watershed, is located in the southeast portion of the Township. The Crum Creek watershed is found along the western portion of Easttown Township, and several unnamed tributaries flow through this area. The Department of Conservation and Natural Resources (DCNR) classifies streams of the Crum Creek watershed as "high quality waters." Map 5 provides Easttown Township's significant environmental resources.

Soils and Geology

Most soils in Easttown Township are from five main series: Glenelg, Manor, Neshaminy, Chester and Worsham. Channery silt loams are distributed throughout the Township and are moderately deep, well drained soils. In Easttown Township, Glenelg soils vary from the ranges of 0% to 3% slope to 15% to 25% slope. They are primarily underlain by Wissahickon schist. The Manor series of soils consist of shallow, well-drained soils underlain by schist, gneiss and mica. Slopes associated with Manor soils in Easttown Township are generally between 8% and 15% and are moderately to severely eroded. In some areas, Manor and Glenelg soils are underlain by saprolite (rotten rock), which is unstable under heavy weight. Neshaminy soils are deep, well drained and are underlain by gabbro and granodiorite and in some areas are moderately to severely eroded. Chester soils are also deep, well-drained, permeable soils that are the most easily cultivated, and are one of the best soils types in Chester County for agriculture. They are mainly underlain by schist and gneiss. Worsham soils are deep, poorly drained soils found in areas along streams and are waterlogged much of the year. Wehadkee soils are found in areas of the Township that are in floodplains, are poorly drained and are subject to flooding.

Wetlands

Wetlands and hydric soils, ecologically important and environmentally sensitive natural areas, are found along streams throughout the Township. Wetlands are portions of land near aquatic

areas where the water table is at or near the surface of the land. Wetlands play an important role in the hydrologic cycle in that they provide a place for storage of excess water in storm and flood events and also serve as a filtering mechanism, removing contaminants and improving water quality. They are also important habitats for many forms of wildlife and support species biological diversity.

Woodlands

Woodlands also provide for species diversity and habitats, help maintain the level and quality of ground and surface water, and absorb various pollutants. The agricultural legacy of the Township in part contributed to clearing portions of the land. However, Easttown Township contains several sections of extensive woodlands, another important environmental attribute. Sharp's Woods Nature Preserve is located along Darby Creek, upstream of Leopard Lake in the area of Argyle Road. The twenty-eight (28) acre preserve consists of small wet meadows, woodlands and streams and provides habitat for a variety of wildlife, including deer, waterfowl and birds. Other significant woodland areas are found in the north central and south central portions of the Township, as well as in the western portion of the Township. Most of these woodland areas coincide with stream valley and wetland areas.

The 1993 *Recreation, Open Space and Environmental Resources Plan* identified four types of wooded areas found in Easttown Township:

Woodland: Woodland is any medium-scale continuous land area used directly or indirectly for the growth of trees and shrubs, e.g., permanent tree cover along stream banks and corridors.

Woodlot: A woodlot is a small area of land, usually of 1-20 acres, occupied by trees and often related to agricultural land use. Woodlots are found throughout the Township, either as small parcels of trees on farms or as residual land which has not been developed or cleared.

Hedgerow: A hedgerow is a row of trees, shrubs, herbs and grasses which usually encloses an agricultural field or meadow. Hedgerows may have been planted intentionally to shelter fields from wind and water erosion or may have grown up on the periphery of cultivated areas. Hedgerows are frequently part of a fence line. They vary in characteristics, but provide locally significant special environments.

Regenerating Field: Regenerating fields are those areas of cleared forest or abandoned agricultural land that are in the early stages of successional growth. Regenerating fields are found in those areas where agriculture is declining and fields have been abandoned. In general, it takes from five to ten years of abandonment before regeneration becomes noticeable.

Approximately 920 acres or 17.5% of the Township area is in wooded areas.⁶

Steep Slopes

Steep slopes over 15% are spread throughout Easttown Township and many are found in stream valleys and woodlands. Areas containing steep slopes are more prevalent in the southern half of the Township, in the Darby Creek watershed. Steep slopes, especially those

⁶ *Easttown Township Recreation, Open Space and Environmental Resources Plan, 1993.*

found in stream valleys require protection from development in order to prevent erosion and sedimentation, which pollutes local surface water.

Cultural And Historical Resources

The Township was incorporated in 1704. At that time, European settlers used lands comprising Easttown Township mainly for agriculture and blacksmithing activities. The Township has a rich variety of historic resources, from small farmhouses to large estates with mansions. Map 6 shows the location of Easttown Township historic properties, including those that are listed on the National Register for Historic Places and those that are eligible for National Register designation. The number of historic resources and their distribution throughout the Township contributes to the Township’s overall character and appearance.

Chester County completed a Historic Sites Survey in 1982. A total of 117 structures in Easttown Township are included on this Survey. Included among these structures are:

- The De Schauensee Estate
- Hillside Farm
- Roughwood
- Old St. David’s Church & Cemetery
- Waynesborough Park
- Margaret Bishop House
- Buttonwood Farm



General Anthony Wayne Homestead



Waterloo Mills Historic District

National Register for Historic Places

A primary historical attribute found in the Township is the Waterloo Mills Historic District, an eighteenth and nineteenth century rural hamlet listed on the National Register for Historic Places. The General Anthony Wayne Homestead (Waynesborough Park) is also listed on the National Register for Historic Places. The site is open to the public and tours are available. The De Schauensee Estate and Hillside Farms are two other historic resources that received a determination of eligibility (DOE) from the Pennsylvania Bureau for Historic Preservation. This designation indicates the sites may qualify for listing on the National Register for Historic Places.

This National Register designation provides a basis for more stringent zoning regulations than may have otherwise been allowed, for instance, new development may not be allowed to negatively impact the views of these sites (Guiding Growth 1993).



*Leopard and Darby Paoli Roads
Agricultural Hamlet*

Other Significant Sites

In the western portion of the Township near the intersection of Leopard Road and Darby Paoli Road, a cluster of homes comprising an agricultural hamlet has been designated “historically

significant” by the Chester County Historic Sites Inventory. Another valuable historic resource in Easttown Township is the Devon Train Station, owned by Amtrak. The station requires repairs in order to ensure preservation of its historic attributes.

The Jenkins Arboretum, located on Berwyn Baptist Road in Devon, was established in 1976 as a remnant of the once continuous Southeastern Pennsylvania hardwood forest. The mixed hardwood forest ecosystem includes a large pond and stream and over 150 species of Rhododendrons.

Scenic Roads

Scenic roads are generally those roads or road segments having a significant viewshed resulting from adjacent natural resources, the character of the built environment, or a combination of both. Many roads in Easttown Township have picturesque qualities. Those considered “scenic roads” are listed in the 1993 *Recreation, Open Space and Environmental Resources Plan* and include portions of Pennsylvania Route 252, portions of Sugartown and Waterloo Roads, Leopard and South Leopard Roads, and portions of Twinbrook and Buttonwoods. Scenic roads having rural character were also listed in the plan and include Newtown Road, portions of Sugartown and Waterloo Roads, Grubbs Mill and South Valley Road, portions of Twinbrook and Buttonwood Roads.

Planning Considerations

1. The Township’s many natural resources such as streams and stream valleys, woodlands, wetlands and steep slopes contribute significantly to the Township’s overall character. Protection of these resources needs to be maintained in the future.
2. Recognizing Easttown Township’s agricultural heritage is key in preserving the Township’s history.
3. There is a need to connect and protect environmental resources through greenways, stream buffers and stream corridors.
4. Other historic resources may qualify for listing on the National Register of Historic Places.

Chapter 6

COMMUNITY FACILITIES AND SERVICES

Introduction

This chapter identifies community facilities and services available to maintain the health, safety, and quality of life required by the residents and the business community of Easttown Township. Township services and facilities are examined to determine the kind, level of service and delivery role currently assumed by the Township and which aspects of service require improvement to accomplish the following objectives:

- Maintain a tax base sufficient to provide adequate services and facilities
- Project future replacement and maintenance of capital assets
- Be a responsive organization that maintains a safe environment that enhances the quality of life
- Manage the Township in a prudent and efficient manner.

Map 7 shows the location of existing Community Facilities in Easttown Township.

Township Facilities and Administration

Easttown Township is a township of the second class as defined by the Pennsylvania legislature. In general, these townships are more rural in character than other types of political subdivisions.

Township Administration

Easttown Township is governed by five (5) elected officials that form the Board of Supervisors. The Township also has an appointed Township Manager. All members of the Board of Supervisors are elected for six-year terms. Elected at large, Supervisors do not represent specific geographic areas and all registered voters may participate in the election process. Other elected officials include the tax collector, constable and auditors.

The Board of Supervisors appoints members to the following advisory boards and commissions:

- Planning Commission
- Board of Auditors
- Parks and Recreation Board
- Zoning Hearing Board
- Library Board
- Municipal Waste Advisory Committee
- Hilltop Property Committee
- Easttown Municipal Authority

The Township Manager is a full-time salaried administrative officer whom advises the Board of Supervisors on matters relating to the planning, development, and operation of Township departments. The Township Manager supervises implementation of policy and procedure as directed by the Board of Supervisors through coordination and supervision of operations in all departments. The Township Manager also serves as Township Secretary, Treasurer, and Zoning Officer.

Township Facilities

The Easttown Administrative Offices and Police Department are located on the 23-acre "Hilltop" property at 566 Beaumont Road, Devon. The \$2.4 million renovation of the property, donated by Dr. and Mrs. Sterg W.H. O' Dell converted part of the original barn into the new municipal services building and was completed in 1999. In addition to the municipal building, some of the donated property is the new Hilltop Park. The new municipal building totals 9,512 square feet. About 1,180 square feet are available for public use and meetings. The municipal garage is located on 0.94 acres at 892 Maple Avenue in Berwyn.



New Township Building

The building facilities are sufficient to meet the anticipated future space needs of the Township.

Public Safety and Emergency Services

Police Department

Law enforcement is provided by the Easttown Township Police Department, under the direction of the Chief of Police. The Chief oversees the operation of thirteen (13) police officers; eight (8) patrol officers, four (4) sergeants, one lieutenant /investigator, and two administrative assistants.

The Township anticipates the addition of another full-time police officer to assist in managing traffic issues.

Facilities

The Police Department facility includes the booking area, two holding cells, and an interview room with one-way glass. The booking, holding cell, and interview area is monitored by security cameras. The facility also contains an evidence room, mini-processing lab and two locker rooms.

The Police Department facilities are modern and sufficient space is available for staff.

Equipment

The Department was awarded several grants that funded the purchase of new equipment. The federal Community Policing Service (CPS) grant funded the purchase of laptop computers for patrol cars, and a second grant from CPS funded radio monitors in cars, allowing police officers to send and receive text messages. The Records Management Software Package enables officers to complete reports while in the field and has been used for three years. A \$15,000 grant from the Pennsylvania Department of Community and Economic Development (DCED) funded the installation of video cameras in police cars in 2000.

Programs

The Police Department operates several special community outreach programs including, the Neighborhood Watch Program, DARE, the “Officer Friendly Program” and SMART, a program that utilizes a trailer to perform detailed traffic surveys in order to recommend changes in speed limits, and to determine possible required stop sign locations.

Crime Reports

The 1998 crime report, shown in Table 8, indicates that Easttown Township experienced a 67% increase in simple assaults, a 30% increase in vandalism, a 71% increase in fraud, a 43% decrease in vehicle theft and a 33% decrease in sex offenses from the previous year.

Table 10: Crimes Reported to the Easttown Township Police Department

Crime	Total for 1996	Total for 1997	% Change	Cleared 1997	Total for 1998	Cleared 1998	% Change
Rape Attempt	2	0	-200%	0	0	0	0%
Aggravated Assault	2	3	33%	2	3	3	0%
Simple Assault	10	9	-11%	7	15	15	67%
Robbery	0	1	100%	0	0	0	-100%
Burglary	26	25	-4%	3	23	5	-8%
Theft	160	100	-60%	18	107	25	7%
Vehicle Theft	21	14	-50%	9	8	5	-43%
Arson	0	0	0%	0	0	0	0%
Forgery	2	0	-200%	0	2	0	200%
Fraud	4	7	43%	1	12	6	71%
Vandalism	96	74	-30%	15	102	11	38%
Drug Violence	4	1	-300%	1	4	4	300%
DUI	29	18	-61%	18	17	17	-6%
Liquor Laws	5	5	0%	5	9	9	80%
Disorderly Conduct	70	72	3%	45	78	71	8%
Sex Offenses	5	3	-67%	1	2	2	-33%

Easttown Township Police Department, 1998.

Generally, Easttown Township has relatively low levels of most types of crime. The highest numbers of criminal activities included vandalism, theft, and disorderly conduct. Traffic accident statistics are listed within the Traffic and Transportation Inventory in Chapter 4.

Ambulance Service

Easttown Township is served by two separate volunteer ambulance services, Berwyn and Paoli Ambulance Companies. Berwyn Ambulance Company is located at 23 Bridge Avenue, Berwyn and has two ambulances. In 1999, Berwyn Ambulance Services had 1,795 calls. Paoli Ambulance Company, located at 69 Darby Road, Paoli has one ambulance, and had 800 calls in 1999. Sixteen (16) area ambulances are available to assist in emergencies. If additional ambulances are required, Chester County Emergency Services coordinates dispatch of required ambulances.

Advanced life support and medical assistance is provided by Great Valley Health EMS, Paoli. This organization has two (2) advanced life support units and six (6) basic life support ambulances with fifty (50) paid personnel.

Ambulance service is adequate for projected needs and no issues regarding capital equipment replacement emerged during the interviews conducted as part of the planning process.

Fire Protection

Berwyn Fire Company

The Berwyn Fire Company, located at 23 Bridge Avenue, Berwyn is a chartered company that contracts fire protection services by ordinance to Easttown Township. Their service area is generally east of Route 252 in Tredyffrin and Willistown Townships. They have mutual aid agreements with the following four fire companies: Paoli, Radnor, Newtown Square and King of Prussia Fire Companies.

The Berwyn Fire Company has sixty-five (65) volunteers and four paid personnel. It has five fire trucks, one rescue vehicle, one brush engine and two chief's vehicles. On average, sixteen (16) fire personnel respond to a call. The daytime average response number is eight personnel and the nighttime average is twenty-four (24) personnel. The average response time is two minutes or less upon leaving the firehouse. Additionally, Berwyn Fire Company provides over seventy (70) educational presentations yearly to schools and community groups regarding fire prevention.

In 1999, the Berwyn Fire Company received approximately 900 calls. The rate of calls is increasing and is attributed to construction false alarms and the general growth of Tredyffrin and Easttown Townships.

The Berwyn Fire Company facilities were built in 1929. The Fire Company has outgrown its facility, and does not have adequate space to house the current truck fleet. The Berwyn Fire Company is examining options for an addition to its facility.

Paoli Fire Company

Paoli Fire Company is located at 69 Darby Road, Paoli in a 4,800 square foot facility and provides fire protection west of Route 252, south to Whitehorse Road. The Paoli Fire Company has approximately fifty-five (55) volunteers and three full-time paid personnel. The Paoli Fire Company maintains five major fire fighting apparatus, and a support truck. In 1999, Paoli Fire Company received 540 fire calls.

Paoli Fire Company Chief indicates that it will require an addition to the fire company facility within the next ten years.

Emergency Management Plan

Pennsylvania's Emergency Management Services Code (35 Pa.C.S. 7101 et seq.), requires that all municipalities must have an emergency operations plan. Easttown Township's Emergency Management Plan was prepared in September 1994. The Plan recommends an update every two years and was revised and adopted in October 2000. The emergency operations center comprises three sections of Easttown Township's municipal building. During a disaster, evacuated residents will be provided safe housing at pre-designated Mass Care Centers. The American Red Cross will provide care for evacuated persons during a Local Disaster Emergency. Care includes providing free housing and food at Mass Care Centers. Eight other structures, mainly local schools can be leased as temporary shelters if necessary.

The capacity to provide emergency management care for residents during an emergency exceeds the Township needs.

Infrastructure

Roads

The Public Works Department is responsible for the maintenance of 46.68 miles of roads. Project 2000, a four-year, \$7 million program to repair Township roads and the storm water management system is in the final phase. The Project was financed through two \$5 million bond issues and all Township roads were resurfaced. Resurfacing or replacement of Township roads should not be required for at least another ten years, except for special circumstances.

Public Water

Philadelphia Suburban Water Company (PSWC) serves most of Easttown Township, except for the southern tip. It is estimated that PSWC serves more than 95% of Easttown Township's population. PSWC has no active wells in Easttown Township; water supply is provided by the Pickering Surface Water Plant and is considered adequate for the next ten years. The Devon Water Tank, located in the northeast corner of the Township on Conestoga Road has a 10 million gallon capacity.

Water consumption in Easttown Township averages 1.40 million gallons per day (MGD) and has a 2.9-MGD peak. It is estimated that a typical residential consumer uses 100 gallons per day and that a typical residence contains approximately 2.75 people. Based on total customer counts per year, residential use accounts for 70,000 gallons; commercial activities account for 675,000 gallons, and industrial users account for 2.45 million gallons.

Water supply lines in Easttown Township are considered to be adequate and no new water mains are anticipated in the near future. PSWC continues to develop new sources in southeastern Pennsylvania to meet the needs of its service area.

Sanitary Sewer Service

Easttown Township is responsible for the financing, ownership and operation of its sanitary sewer system. Easttown Township's Sewage Facilities Plan (Act 537 Plan) was revised by the Township and approved by DEP in November 1992. The Township's collection system begins with a minimum 8-inch diameter pipe at the head of each watershed. In upland drainage areas, street mains are generally eight inches in diameter. As laterals are joined, the pipe diameter increases from ten inches to twelve or fifteen inches. The majority of Township collection systems drain by gravity to a network of eleven (11) pump stations. Mains connect to the Berwyn, Leopard and Daylesford pump stations, are conveyed to the Tredyffrin Township system and then to the Valley Forge Sewage Treatment Plant. Approximately 50 homes in the Valley Forge Road area drain through the Tredyffrin Township system into the Radnor-Haverford-Marple Authority system.

The Valley Forge Sewer Treatment Plant (VFSTP) is owned and operated by the Valley Forge Sewer Authority (VFSA) and is located in Schuylkill Township, Chester County. Treated effluent is discharged into the Schuylkill River approximately 2,000 feet upstream from Pawling Road. In 1995, DEP increased the plant's permitted maximum monthly flow rate from 8.0 MGD to 8.99 MGD. VFSA is in the process of designing process improvements, which will allow the plant to be re-rated to 9.2 MGD.

Easttown Municipal Authority's allotted flow capacity is 0.956 MGD. Easttown Township has requested a proposed allocation of 1.5 MGD to meet increasing demand. The total number of equivalent dwelling units (EDU's) connected at the end of 1998 was 3,336.50 and contributed to an average daily flow rate of 1.3 MGD. The additional 214.50 EDU's projected from 2000 to 2003 yields an increase in the rate of flow to 1.38 MGD.

Recent Repairs

In 1998, Easttown Township performed a television inspection and grouting of lines in the Berwyn, Daylesford and Leopard pump station areas. In 1998, the Valley Forge Sewer Authority awarded a contract to repair, replace and reline portions of the sewers in the Daylesford and Berwyn-Devon drainage areas. The Authority is in the process of installing manhole cover inserts in all manholes.

On-Lot Sewers

Four areas in the Township are not planned for public sewer and will have individual on-lot systems. These areas include the area surrounding the Waynesborough Country Club; the YMCA tract, located in the northwest portion of the Township; the southwest corner of the Township around White Horse Road; and, the south central portion of the Township in the vicinity of the easterly portion of Waterloo Road.

Inflow and Infiltration

Inflow and infiltration (I&I) occurs when either storm water (inflow) or groundwater (infiltration) enters sanitary sewer systems. I&I studies facilitate a determination of the extent of system wide problems. With the exception of determining the locations of I&I situations throughout the Township, the remainder of the sanitary sewer system is in good repair.

Stormwater Management

Public comments indicate that stormwater problems are found throughout the Easttown Township. Stormwater management is regulated in Easttown Township's Subdivision and Land Development Ordinance. The ordinance requires developers to submit a plan that shows erosion and sedimentation control measures and must demonstrate no increase in runoff from proposed development. Project 2000 provided for the replacement of brick storm water inlets with pre-cast concrete inlets.

Solid Waste

Easttown Township trash collection services have been contracted privately since 1990, in three-year contracts. Solid waste is collected at the curb twice per week and recyclable materials are collected weekly. Bulk collection is scheduled weekly. Solid waste is transported to the Lanchester Landfill, which will be at permitted capacity in 2008. The County is developing alternative solid waste designees. Scheduled pickup for leaf and brush collection service is in the spring and fall. Permits to burn brush can be obtained from Easttown Township.

Recreation and Open Space

Past Planning

In 1970, the Parks and Recreation Commission was formed to determine the Township's recreational requirements and to make appropriate recommendations. In 1971, a *Plan for Parks*

and Recreation was prepared and included present and future recreation needs and options for meeting them. The Delaware Valley Regional Planning Commission's (DVRPC) *1985 Regional Plan for Parks and Recreation* estimated Easttown's recreational needs to be forty (40) acres by 1985.

The 1993 update to the *Open Space and Recreation Study of 1989*, entitled *Recreation, Open Space, and Environmental Resources Plan* serves as the current Township guide. It contains recommendations for improving parks, acquiring parkland, developing additional recreational opportunities, and preserving open space and natural resources.

Administration

The five-member Park and Recreation Board appointed by the Board of Supervisors serves five-year terms and is responsible for the General Anthony Wayne homestead, recreation and senior programs, and the management of approximately 55.5 acres of mostly undeveloped open space. The Board operates the recreation program, including the Senior Center. Programs are funded through the general Township budget and offset by user fees.

Parks

Hilltop Park is the only park acquired since the adoption of the 1972 Easttown Plan. Hilltop Park was dedicated in May of 1999 as Easttown Township's first park. This 20.5 acre park contains meadows, a pond and stream, woodlands, a half-mile walking trail, two soccer fields, restrooms and a child's play area. Bridge Avenue Park is another Township-owned public park, located in the north-central portion of Easttown Township.

Education

Public Schools

The Tredyffrin / Easttown School District (TESD) has an excellent academic reputation. The Board of School Directors is the governing body of the school district. The Board establishes plans and policies to guide the educational system. The school district is a key element in increasing population and development pressure experienced in the area.

Enrollment

In the 1999-2000 school year, 1,291 Easttown Township children attended public schools and were distributed in the following manner:

<u>School</u>	<u>Students</u>
Beaumont Elementary	400
Conestoga High School	400
Tredyffrin/Easttown Middle School	460
Devon Elementary	155
Valley Forge Middle School	18
Hillside Elementary	5
Valley Forge Elementary	5
New Eagle Elementary	3

Source: Tredyffrin/ Easttown School District, Office of Staff Development, 2000.

TESD has a current enrollment total of 5,086 students, 2,096 in elementary (K-4th grade), 1,575 in middle school (5th - 8th grade), and 1,415 in high school (9th - 12th grade). TESD had an increase in student enrollment during the 1998-1999 school year. However, a decrease in the elementary school population is projected through 2005. Table 11 shows school enrollment projections. According to TESD projections, middle and high school populations are expected to increase through 2005. Total projected district growth over the next five years is 5.0%

Table 11: Tredyffrin / Easttown School District Enrollment Projections

Level	School Year				
	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005
Elementary	2,161	2,092	2,081	2,038	2,068
Middle School	1,678	1,739	1,781	1,856	1,808
High School	1,518	1,594	1,651	1,689	1,752
District Totals	5,357	5,425	5,513	5,583	5,628

Source: Tredyffrin/ Easttown School District, Office of Staff Development, 2000.

Budget

Local school district revenue totaled \$51,972,214. 87.0% were from real estate taxes and additional sources included interim tax, public utility tax, transfer tax, amusement tax, delinquent tax payments, earnings on investments, and rentals. State sources totaled \$6,965,691 and are in the form of general supplement and special program reimbursements. Other state subsidized programs are for special education; transportation; medical, dental, and nurse services; social security; and retirement payments.

Private Schools

Several private schools in Easttown Township provide alternatives to public school education. They include The Episcopal Academy/ Lower School at Devon, St. Norbert School and St. Monica's.

Easttown Township Public Library

The Easttown Public Library became part of the Chester County Library system in 1971. The public library building was purchased is from TESD in 1997 and is located at 720 First Avenue, Berwyn. The library has one of the highest levels of per capita spending in the County or state. According to 1997-1998 Pennsylvania Public Library Statistics, Easttown Township provided \$371,140 to the library during the 1997-1998 fiscal year. In 1998, the Board of Supervisors voted to approve a matching fund up to \$1.5 million for the expansion of the Easttown Library plan. The \$3-3.5 million expansion to improve facilities would remedy the present library's space deficiencies.

Human Services

Hospitals

Several hospitals are located in or near Easttown Township. They include Bryn Mawr Hospital in Bryn Mawr, Paoli Hospital in Paoli, Lanckenau Hospital in Overbrook, and Delaware County Hospital in Drexel Hill. Other area hospitals are Children's Hospital, St. Christopher's,

University of Pennsylvania, Thomas Jefferson, Graduate, Albert Einstein, Fox Chase Cancer Center, and Temple University Hospital. Together these facilities provide a wide array of medical services and provide approximately 1,000 beds.

Services for Older Adults

Easttown Township has one nursing care facility, Devon Manor Care, located in Devon. It is a continuing care retirement community with a 121-bed medical facility. Chapelwood of Hutchinson House is a 38-room Alzheimer's care facility immediately adjacent to Easttown Township at 445 Valley Forge Road. Forty-three assisted living apartments next to Chapelwood provide an independent living option. Trinity House in Berwyn is a controlled rent facility for older adults who can receive assistance according to need.

Several service organizations provide programs to assist the elderly. The Senior Center is located with Surrey Services at 28 Bridge Avenue in Berwyn and provides programs several days per week. The Easttown Public Library has several programs available to older adults. Surrey Services provides transportation, house cleaning, trips and activities, home care, and assistance with regular daily errands and chores. Additionally, the Chester County Government Services Center, 601 Westtown Road, West Chester provides various resources and services for the elderly.

Planning Considerations

Police Protection

- An additional officer may be required to assist in addressing traffic issues

Fire Protection

- The Berwyn Fire Company has outgrown its facility in terms of storage space and parking facilities and is examining options for an addition to the facility, as well as funding for additional paid personnel.
- The Paoli Fire Company Chief has indicated that it will require an addition to the fire company facility within the next ten years.

Sanitary Sewer Service

- Inflow and Infiltration is an issue that requires more research so that affected areas of the sanitary sewer system may be upgraded.

Storm Water Management

- Public input indicates that areas of the Township exhibit flooding conditions during storm events.

Solid Waste

- The Lanchester Landfill will reach capacity by 2008 and other options must be determined.

Parks And Recreation

- There is a need for continued acquisition and conservation of open space to maintain community character.

Education

- Easttown Township and the Tredyffrin/Easttown school district should work together to ensure adequate facilities for schoolchildren, in light of increasing population projections.

Other Community Facilities

- The Easttown Township Library is an important and valued resource to Township residents and planning for the library should include long-term maintenance and options for expansion.

Chapter 7 FISCAL CONDITIONS

This chapter will examine fiscal conditions and trends in Easttown Township in order to determine economic base sufficiency for future Township requirements. On the whole, municipalities collect most revenue through property taxes, and it is this revenue which funds the wide variety of community services and facilities provided to Township residents. These facilities and services were discussed at length in Chapter 6. Planning considerations are offered with respect to provision and funding of future projects and services at the end of the chapter.

Revenue

Revenue is municipal income and takes several forms. Income can be generated from taxes, user and administrative fees, licenses, debt service or grants. Property taxes are based on assessed value, which is generally not at total value and is expressed in millage (one-tenth of one cent). In 1993, a mill was equivalent to \$55,072.57.

Easttown Township revenues have risen steadily over the past forty years from less than \$200,000 in 1961 to over \$11,000,000 by the third quarter of 2000. This rise generally coincides with the post-World War II increase in population and land development within the Township. Table 12 shows Township revenues over the forty-year period.

Table 12: Easttown Township Revenues

Year				
<u>1961</u>	<u>1971</u>	<u>1988</u>	<u>1992</u>	<u>2000*</u>
\$198,405	\$445,354	\$3,346,694	\$4,432,335	\$11,493,572

*Third quarter revenue

Sources: 1993 Open Space, Recreation and Environmental Resources Plan, and 1972 Easttown Plan

According to the 2000 Easttown Township detailed budget, revenue categories include taxes, licensing and permits, fines, interest, intergovernmental revenue, charges for services, miscellaneous revenues and "other financing sources." The \$11,493,572 figure is also comprised of a beginning balance of \$5,050,557. The next largest revenue category was tax revenue, which made up 23% of total revenue (\$2,689,603), followed by charges for services, comprising 22.5% of total revenue (\$2,577,000). The smallest income generator was the miscellaneous category (\$5,000).

Expenditures

Revenue collected by Easttown Township is used to pay for Township expenses, generally, programs, services, salaries, equipment, and operating costs. Township expenditures have also steadily risen over the past forty years, from \$198,405 in 1961 to \$9,339,607 by the third quarter of 2000.

According to the Easttown Township 2000 detailed budget, expense categories included "general government," public safety, health and welfare, sanitation, highways and streets, culture and recreation, debt service, miscellaneous expenses, and "other financing uses." The

highways and streets category was the largest municipal expense, costing \$2,334,977 and comprising 25% of the total expenditures. The next largest expenditure component was health and welfare, which cost \$1,821,001 and comprised about 19% of total expenditures. The smallest expense category was the miscellaneous category (\$34,245).

Easttown Township has specific funds to which revenues are allocated and from which expenditures are withdrawn. Table 13 shows balances and expenses from these funds as of August 31, 2000.

Table 13: Easttown Township 2000 Funds

Fund	Revenues / Balances	Expenses
General	\$2,612,910	\$2,612,911
Parks and Recreation	\$193,897	\$189,707
Library	\$374,185	\$367,710
Solid Waste	\$1,195,706	\$801,906
Sewer	\$2,553,357	\$2,246,725
Capital Projects	\$6,559,067	\$4,221,455
Capital Reserve	\$621,050	\$0
State Fund	\$375,780	\$185,900
Totals	\$14,485,951	\$10,626,314

Source: Easttown Township 2000 Detailed Budget, 8/31/00.

Trends

Interestingly, despite access to a regional rail system, from 1971 to 2000, highway expenditures increased 3,623%, from \$64,440 to \$2,334,977, probably reflective of the increase in construction throughout the Township over the past three decades and the general shift to a more suburban, rather than rural, environment. This increase should begin to level off as areas for new development (and new roads) become unavailable. At such time, expenses for highways and streets should mainly relate to maintenance and cartway widening, where appropriate.

School district expenses allot for much of the local property tax expenditure. Based on the school enrollment projections provided in Chapter 6, school-related expenses are likely to increase along with the increasing populations in the middle and high schools through 2006.

Planning Considerations

1. Easttown Township currently has sufficient revenue to cover anticipated expenses.
2. The Highway and Streets category is the largest expenditure area of the Township.
3. The largest fund, in terms of revenue and expense, is the capital projects fund, followed by the general fund.
4. The Township should expect school district expenses to increase along with increasing school enrollment projections.

Chapter 8

PLAN RECOMMENDATIONS

Introduction

One of the outcomes of comprehensive planning is a suggested course of action with respect to specific elements of the plan, including: transportation, community facilities, population and housing, and natural and historic resources. The recommendations contained in this chapter carry with them specific implementation strategies or action items, which are discussed in the next chapter. Recommendations are made at both the Township level and by utilizing Township “planning areas,” identified on Map 8, the Future Land Use. Planning areas enable formulation of recommendations on a smaller, neighborhood level, as specific conditions of these areas may warrant.

Prior Planning

Current recommendations for Easttown Township can be compared to prior Township planning activities to determine consistency or changes overtime. These prior activities include the previous comprehensive plan of 1972 and the *Open Space, Recreation and Environmental Resources Plan* of 1993.

The Easttown Plan (1972)

The major recommendations of the comprehensive plan adopted in 1972 are summarized below:

Land Use

- Construction and on-site sewage disposal should not be permitted in areas with environmental constraints such as flood plains, wet soils or in stream bank buffers.
- Flexible zoning regulations based on environmental criteria should be adopted in areas having parcels 20 acres or greater.
- Low-income housing should be permitted in the Berwyn shopping district and near the train station, and apartment zoning should be expanded in general.
- Public riding and hiking trails should be established in stream valley networks.
- Improvements to the Berwyn business center should focus on making it more attractive and viable.
- Open space conservation should be initiated.

Movement

- Road improvements should focus on safety and pedestrian access.
- Mass transit use should be encouraged, which requires parking expansion at both train stations.
- Parking should be expanded in the shopping areas of Berwyn.

Community Facilities and Services

- Sewer expansion is required in areas of greater density in the Township.
- Review and help implement the Chester County Plan for Solid Waste.
- Options should be examined regarding funding additional paid fire personnel.
- The equity burden provided by Easttown Township with respect to their fair share should be examined as it relates to the contributions of other townships and their budgets.
- The Paoli Fire Company will require an addition to its facility in the next ten years.
- The VFSA Act 537 Plan recommends retrofitting the pumping stations and associated gravity line extensions.
- The Township should consider conducting a township-wide Comprehensive Stormwater Management plan in order to determine areas in need of upgrades and improvements.
- Best Management Practices should be incorporated into the Township Subdivision and Land Development Ordinance.
- Impervious coverage requirements should be evaluated.
- The Township should groundwater recharge practices as recommended in the *Recreation, Open Space, and Environmental Resources Plan*.
- Develop Bridge Avenue Park as a neighborhood park and the acquisition of other sites for active recreational use.
- Plan for the development of a walkway or bicycle trail network within the Township.
- Establish a public greenway with hiking and/or riding trails.

Regional Relationships

- Easttown Township should begin to plan and share data regarding common issues with neighboring municipalities.

Open Space, Recreation and Environmental Resources Plan

The major recommendations of this plan are summarized below.

Recreation – First, Second and Third Priorities

- Prepare a master plan for Bridge Avenue Park as a neighborhood park.
- Continue to pursue available grant funding for open space acquisition, and explore alternative means of financing open space and parkland acquisitions.
- Create one community park or two neighborhood parks in the Township.
- Modify certain sections of the Subdivision and Land Development Ordinance to include dedication of open space and fees-in-lieu of dedication.
- Plan a trail network through public rights-of-ways and through the land development process.
- Prepare park master plans that include recreational facilities in the community of neighborhood parks.

Open Space – First and Second Priorities

- Adopt zoning ordinance amendments with specific community development objectives that relate to environmentally sensitive, scenic and historic resources and prepare new sections of the zoning ordinance entitled “Environmental Resource Protection” and “Historic Resource Preservation.”
- Consider other zoning ordinance amendments such as the definition of Lot Area and certain amendments to Article XII.
- Adopt Subdivision and Land development Ordinance amendments that relate to Conservation Plan elements, Environmental Impact Assessments, and provide for vegetation preservation and replacement.
- Consider the adoption of a new ordinance regarding locational criteria and standards for trails.
- Acquire through purchase or easement unprotected areas along Darby Creek in the Crum Creek watershed.
- Pursue National Register listing for Historic Resources in Easttown Township.

Most of the recommendations made in the *Easttown Plan* and the *Open Space, Recreation and Environmental Resource Plan* still have merit today, especially the recommendations that relate to the protection of open space and environmentally sensitive and historic resources. It is imperative that Easttown Township continues to protect these resources, for they define the Township’s character and sense of place and provide areas for active and passive recreation.

Current Planning

Comprehensive plan recommendations on a Township-wide level focus on macro-level transportation, community facility, open space and natural resource protection issues such as traffic speed and volume reductions, pedestrian improvements, Stormwater management, trail and sidewalk development and land preservation. Relevant observations were obtained from the initial public meeting, community survey and Task Force meetings and contribute to the formulation of policy recommendations. They are summarized below.

Public Meeting Comments

A public meeting to initiate the comprehensive planning process was held on November 21, 1999. Comments collected at the meeting have been categorized in three main subject areas, depending on what actions the comment may require: (1) Land Use and Zoning (2) Public improvements; and (3) Circulation.

Land Use and Zoning

- Easttown Township needs affordable housing.
- Landscaped buffers should be required in the Berwyn business district.
- Review the zoning plan prepared for the Berwyn business district.
- The Berwyn streetscape should be review and revised.

Public Improvements

- A municipal parking facility is needed in Berwyn.
- Streetlights should be installed throughout portions of Easttown Township.
- The streetscape of Berwyn and Devon should be reviewed.
- Pathways, trails and sidewalks should be installed in appropriate portions of the Township for walking and bicycling.
- Stormwater management should be studied.

Circulation

- Pathways, trails and sidewalks should be installed in appropriate portions of the Township for walking and bicycling.
- A municipal parking facility is needed in Berwyn.
- Speeding, congestion and traffic volume problems exist throughout the Township.
- The Township should consider preparing a parking plan in this area together with establishing a municipal parking fund to provide additional parking facilities.

The Community Survey

Another part of the data collection portion of the comprehensive planning process was the survey that was prepared and mailed to all Township households. The results of the survey provided a range of community issues and the degree to which these issues affected residents. The survey responses are summarized below as they relate to possible (1) Land Use and Zoning; (2) Public Improvements; and (3) Circulation.

Land Use and Zoning

- Preservation of scenic and natural landscapes.
- Promote and support historic preservation.

Public Improvements

- Improved traffic circulation and pedestrian safety.
- Open space preservation and parkland acquisition.
- More parking, streetscape and lighting improvements in the Berwyn and Devon business districts.
- Road maintenance and snow removal.

Circulation

- Provide trails, paths and sidewalks for pedestrians and bicycling.
- More parking and streetscape improvements in the Berwyn and Devon business districts.

General Planning Recommendations

Recommended actions provided in this section address Easttown Township in general. More neighborhood specific background information and recommendations are discussed in the next section and are based on the analysis of previous plans, data collected through the current planning process and on general planning standards and practices.

Land Use and Zoning

Overall Future Land Use recommendations are presented on Map 8. Since Easttown Township is a largely developed, mature suburban community, development and land use patterns have been established. Virtually all new development will occur as "infill" within these established patterns. It is therefore generally recommended that the existing zoning districts and density requirements remain. The exception to this is the recommended creation of a new zoning district at the east end of Rt. 30 to provide for high density mixed use residential and commercial development. Recommended changes in the zoning districts within Old Berwyn and both the Northeast and North Central Planning Areas adjacent to Old Berwyn and the Rt. 30 corridor may also work to accommodate additional new development, but on a more limited bases. The changes here, which are more specifically discussed in the Planning Area Recommendations section, are to modify existing zoning design parameters to ensure that new infill development works to compliment historic development patterns and streetscapes in these areas.

1. Continue to implement the *Open Space, Recreation and Environmental Resource Plan* recommendations regarding the development of Bridge Avenue Park as a neighborhood park and pursue acquisition of other sites for recreational use.
2. Continue to work with land trusts and property owners to secure conservation easements on large tracts.
3. Traditional shopping areas such as Berwyn and Devon should be improved and maintained, providing greater pedestrian-scale amenities and adequate parking facilities. These issues are more specifically addressed in the recommendations for Planning Areas 4 and 5.
4. Require the use of "Best Management Practices" (BMP) in storm water management design in the Subdivision and Land Development Ordinance to protect surface water quality in the Township. BMP's is an environmental management term used to refer to the enhanced design of stormwater systems such as wet pond basins, infiltration basins, sand filters, biofilters, and grassed swales. This is particularly important within the Crum Creek watershed since the Pennsylvania Department of Environmental Protection designates the creek as "high quality waters" and is currently under consideration for upgrade to "exceptional quality waters."
5. Require wetlands and riparian zone buffer areas along Township streams. These buffers should be a component of the Zoning Ordinance, either through a greenway overlay district, or a riparian conservation zoning district. Riparian areas can also be an environmental net-out component of the open space development option.
6. Consider requiring a "Sketch Plan" submission in the subdivision / land development plan review process and use it to make appropriate adjustments to the project design in the initial planning stages prior to extensive site engineering design.
7. Review the cluster provisions of the Zoning Ordinance to insure that it provides good design criteria. Of particular interest should be the amount and configuration of the required open space.

8. Coordinate and implement recommendations included in the Comprehensive Plan with those set forth in the Township's 1993 Recreation, Open Space and Environmental Resources Plan, particularly with respect to environmentally sensitive natural resources and scenic views and roads.

Public Improvements

1. The Township should continue conducting an Inflow and Infiltration (I&I) study to determine the extent of required repairs.
2. The Township should consider preparing a Township-wide Comprehensive Stormwater Management Plan in order to determine areas requiring improvements, which will also facilitate water quality protection, wildlife and aquatic diversity, decrease non-point source pollution, reduce stream bank erosion, and provide alternative approaches to storm water management.
3. As indicated in Chapter 6, "Community Facilities," over 95% of the Township is served with public water by Philadelphia Suburban Water Company's Pickering Surface Water Plant and is considered adequate for the next ten years. No new water mains are anticipated in the Township. However, in light of the population increase indicated by the 2000 Census that surpassed projected figures for that year, the Township should continue to work with PSWC to ensure water service will continue to be adequate in the next decade.

Circulation

Circulation recommendations are illustrated on Map 9, Bicycle Routes and Improvement needs, and Map 10, Circulation Plan, which documents recommended traffic circulation improvements.

1. Prepare a Township-wide Sidewalk and Trail Plan. Since only a very limited area of the Township in the area of old Berwyn has sidewalks, this plan should explore the feasibility of expanding a sidewalk network into the more suburban and rural residential neighborhoods with the intention of linking these areas to commercial services, public recreation facilities and public open spaces. Alternative pedestrian trails should be considered where sidewalks are not feasible.
2. Recognize and accommodate bicycle routes along existing public roads through the Township. The Chester County Planning Commission has published a countywide Bicycle Plan that utilizes existing public roads. These routes and improvement needs are shown Map 9, which should be adopted by the Township and incorporated into their land development planning and highway improvement programs in order to encourage the safe use of these routes by both recreational and commuting bicyclists.
3. Easttown should consider approaching surrounding municipalities to participate in the preparation of a Regional Transportation Plan which would should emphasize promoting various transportation alternatives (rail, bus, bicycle) to help alleviate dependency on the automobile and the ever increasing traffic volumes on area roads. It may also include a parking element for the Berwyn and Devon areas.
4. Encourage the use of traffic calming (slowing) techniques in new developments and consider employing them in Berwyn and Devon to facilitate pedestrian circulation.
 - a. Traffic calming techniques that may be utilized in problem traffic areas throughout the Township depend on the neighborhood and adjacent land uses. They include, but are not limited to:

- 1) speed humps/speed bumps
 - 2) pedestrian refuges
 - 3) raised crosswalks
 - 4) sidewalk bumpouts
 - 5) signage at key pedestrian crossings
5. Designate scenic roads throughout the Township and provide design guidelines for development along them. Scenic roads are listed in the 1992 *Recreation, Open Space and Environmental Resources Plan*. Obtain scenic easements from landowners to protect view- sheds.
 6. Pursue intersection improvements -- such as traffic signalization, turn lanes, signage and sight distance improvement -- at problem intersections indicated on Map 10, the Township Circulation Plan.
 7. It is the intent of the Circulation Plan that Route 252 (Darby-Paoli Road) should remain a two-lane highway.



Pedestrian Refuge and Bike Lane

Historic Resources

1. Consider the preparation of a Township-wide Historic Preservation Plan to promote the preservation of the Township’s numerous historic resources. The plan should include an inventory section which documents each resource and includes recent photographs.

Planning Areas Recommendations

The Township has been divided into six (6) “planning areas” in order to simplify the planning process and to facilitate policy formulation based on neighborhood character, requirements, similarity of existing land uses, and residential densities. Many planning area borders are formed along transportation corridors. The six planning areas include four mostly residential areas and two mostly non-residential areas, each with its own unique characteristics. The six planning areas shown on Map 8 include:

- Planning Area 1 – South
- Planning Area 2 – West
- Planning Area 3 – North Central
- Planning Area 4 - Old Berwyn
- Planning Area 5 - East Commercial
- Planning Area 6 – Northeast

Planning Areas 4 and 5 represent the commercial core of Easttown Township, which is primarily defined by the Business and Planned Business Office zoning districts. Each planning area is described below and recommendations regarding such issues as future land use, infrastructure requirements, historic preservation, zoning amendments, and natural resource protection are also provided. The recommendations are derived primarily from Task Force discussions.

**Table 14: Planning Area 1 - South
Background**

Land Use	Acres	Percent	
		Planning Area	Township
Residential	1,950	67.1%	37.3%
Protected	759	26.1%	14.5%
Non-residential	107	3.7%	2.0%
Vacant	89	3.1%	1.7%
Total	2,905	100.0%	55.5%

Housing Units	Units		
SF Detached	1,118	81.5%	37.9%
Townhouses	206	15.0%	50.6%
Twins	0	0.0%	0.0%
Apartments	17	1.2%	8.8%
Mixed Use	9	0.7%	13.6%
Institutional	22	1.6%	13.8%
Total	1,372	100.0%	35.6%

The main planning objective for South Planning Area 1 is to preserve neighborhood character while conserving open spaces and natural landscapes. This planning area comprises over fifty per cent of Easttown Township and nearly 36% of the dwelling units. Zoning districts in this planning area are the AA and R1 residential districts. Existing land uses are primarily residential (1,950 acres) and protected areas (759 acres), and about nine parcels have institutional uses, such as schools and churches. Single-family homes are the dominant housing unit type in the planning area.

Environmentally sensitive areas of South Planning Area 1 include streams, lakes, ponds, woodlands, hydric soils, wetlands and steep slopes. Large portions of Planning Area 1 that contain environmental resources are protected from further development through deed restrictions and public and private conservation easements. Specific environmental resources include Darby Creek, Julip Run and Leopard Lake.

Significant historic resources found in South Planning Area 1 are the Waterloo Mills Historic District, and Old St. David's Episcopal Church and Cemetery. Community facilities located in Planning Area 1 include Easttown Township's municipal building and Hilltop Park.

Planning Recommendations

1. Encourage the use of lot averaging and cluster development.
 - a. The open space area requirement and dimensional requirements should be reviewed to avoid narrow and fragmented strips of open space and to require that it be planned to compliment open spaces on adjacent parcels.
2. Develop plans to address speeding problems, especially on Dorset, South Valley Forge, Church, and Devon Roads.

3. Recognize existing equestrian trails in the southwestern portion of this Planning Area and develop zoning / land development ordinance amendments to require their preservation.

Table 15: Planning Area 2 - West Background

Land Use	Acres	Percent	
		Planning Area	Township
Residential	623	63.7%	11.9%
Protected	336	34.4%	6.4%
Non-residential	16	1.6%	0.3%
Vacant	3	0.3%	0.1%
Total	977	100.0%	18.7%

Housing Units	Units		
SF Detached	599	87.8%	20.3%
Townhouses	80	11.7%	19.7%
Twins	0	0.0%	0.0%
Apartments	0	0.0%	0.0%
Mixed Use	1	0.1%	1.5%
Institutional	2	0.3%	1.3%
Total	682	100.0%	17.7%

The main planning objective of West Planning Area 2 is to ensure that infill development is generally compatible with existing development patterns. The exception to this is the golf course property, which could be redeveloped using cluster and lot averaging techniques. Zoning districts in the West Planning Area 2 are AA and R1 residential. The area includes 18.7% of the Township land area and 17.7% of the dwelling units in the Township. Residential (67.3%) and protected (34.4%) lands encompass virtually all of this planning area and non-residential/office (1.6%). A few small vacant parcels are zoned R1 residential. The dominant home type is single-family detached (88%) and townhouses (12%).

Environmentally sensitive areas of West Planning Area 2 include streams, wetlands, hydric soils, floodplains and woodlands. Steep slopes between 15% and 25% are primarily found in the northern corner of the planning area. Specific environmental resources found in this planning area are Darby Creek and Sharp’s Woods Nature Preserve.

Significant historic resources of South Planning Area 2 are the General Anthony Wayne Homestead (Waynesborough Historic Park) and a cluster of structures identified by the Chester County Planning Commission Historic Sites Survey of 1982. Areas of recreation open to the public include Waynesborough Park and Sharp’s Woods Nature Preserve.

Planning Recommendations

1. Encourage the use of lot averaging and cluster development.
 - a. The open space area requirement and dimensional requirements should be reviewed to avoid narrow and fragmented strips of open space and to require that it be planned to compliment open spaces on adjacent parcels.

- b. Examine the cluster and lot averaging ordinances and revise them as necessary to encourage their use.
- 2. Many intersections are safety hazards, particularly along Darby-Paoli Road. Intersection improvements -- such as traffic signalization, turn lanes, signage and sight distance improvement -- should be pursued in order to improve circulation and safety at these locations. These include:
 - Darby Paoli and Grubbs Mill Road
 - Darby Paoli and Sugartown Road
 - Darby Paoli and Waynesborough Road
 - Darby Paoli and Darby Road
 - Sugartown Road, Evergreen Lane and Black Swan Lane
- 3. Alternatives should be explored to provide pedestrian access to the Main Line YMCA property.

Table 16: Planning Area 3 -- North Central Background

Land Use	Acres	Percent	
		Planning Area	Township
Residential	494	65.9%	9.4%
Protected	121	16.1%	2.3%
Non-residential	49	6.5%	0.9%
Vacant	86	11.4%	1.6%
Total	749	100.0%	14.3%

Housing Units	Units		
SF Detached	718	82.7%	24.4%
Townhouses	120	13.8%	29.5%
Twins	12	1.4%	14.1%
Apartments	11	1.3%	5.7%
Mixed Use	6	0.7%	9.1%
Institutional	1	0.1%	0.6%
Total	868	100.0%	22.5%

The main planning objective of Planning Area 3 is similar to that of Planning Area 2. With a potential of 92 developable dwelling units in this area as identified in the Build Out Analysis, it is essential that such development is complementary with existing neighborhood character. North Central Planning Area 3 includes zoning districts R1, R3, and AA -residential. Existing land uses include residential (65.9%), protected (16.1%), non-residential (6.5%) and vacant parcels (11.4%). The area contains a variety of housing units, with detached, townhouses and twins the most dominant.

Environmentally sensitive areas found in Planning Area 3 include streams, wetlands, hydric soils, floodplains and woodlands. Steep slopes between 15% and 25% are found throughout

this planning area. Specific environmental resources found in this planning area are Darby Creek.

North Central Planning Area 3 contains several historic resources. Areas of recreation open to the public include Heatherwood Park and Bridge Avenue Park.

Planning Recommendations

1. Encourage the use of lot averaging, multi-family and cluster development.
 - a. Lot Averaging (Article 14, Easttown Township Zoning Ordinance) should be a by-right permitted use in the AA and R-1 Districts.
 - b. Single-Family Detached Cluster and Multi-Family Districts (Article 12, Easttown Township Zoning Ordinance) should be a by-right permitted use in the AA and R-1 Districts.
 - c. The open space area requirement and dimensional requirements should be reviewed to avoid narrow and fragmented strips of open space and to require that it be planned to compliment open spaces on adjacent parcels.
2. "Traditional Neighborhood Design" and other zoning and land development techniques should be developed to address infill development in this area to ensure compatibility with adjacent development patterns and the adjacent Old Berwyn area. Specific development criteria that should be examined include building height, yard setbacks, garage / driveway placement and lot/building coverage
3. The recommended Township-wide Sidewalk and Trail Plan should emphasize linkages with Old Berwyn in this area.
4. The shoulders of Sugartown and Darby Roads should be widened to accommodate pedestrian and bicycle traffic.
5. School signage should be improved at Lindsey and Sugartown Roads.
6. A traffic signal is needed at Sugartown and Dorset Roads.
7. Some intersections are safety hazards. Intersection improvements -- such as traffic signalization, turn lanes, signage and sight distance improvement -- should be pursued in order to improve circulation and safety at these locations. These include:
 - Sugartown and Newtown Roads
 - Sugartown Road and Waterloo Avenue
 - Waterloo and Berkley Roads

Table 17: Planning Area 4 -- Old Berwyn
Background

Land Use	Acres	Percent	
		Planning Area	Township
Residential	29	32.1%	0.5%
Protected	1	0.6%	0.0%
Non-residential	59	66.5%	1.1%
Vacant	1	0.8%	0.0%
Total	89	100.0%	1.7%

Housing Units	Units	Planning Area	Township
SF Detached	92	23.6%	3.1%
Townhouses	1	0.3%	0.2%
Twins	71	18.2%	83.5%
Apartments	45	11.5%	23.3%
Mixed Use	46	11.8%	69.7%
Institutional	135	34.6%	84.4%
Total	390	100.0%	10.1%

Primary planning objectives of this planning area include improving its retail/commercial sections and the encouragement of infill development and redevelopment where appropriate. Zoning districts included in the Old Berwyn Planning Area 4 are AA, R1, R3, R4 and R5 - residential, and B - business. Existing land uses include residential (32.1%), protected (0.6%), non-residential (66.5%) and vacant parcels (0.8%). Although the area contains only 10% of the Township's housing units, it contains the most diverse mix of housing unit types found in the Township.

No significant environmentally sensitive areas are found in Planning Area 4, but it does contain several historic resources, including Footlighter's Theater. Old Berwyn has no parks or areas of public recreation.

Planning Recommendations

1. Streetscape improvements are needed along Route 30. Easttown Township can encourage these required improvements by providing for Traditional Neighborhood Design (TND) techniques in the zoning ordinance. TND embraces historic development patterns of American towns, and includes such components as a grid or block pattern of lots that promotes through-traffic, and includes alleys, central public spaces, shallow setbacks, front porches, sidewalks and shade/street trees. TND promotes pedestrian and non-vehicular modes of transportation.
 - a. Amend the zoning ordinance for the PA, B, R-4 and R-5 Zoning Districts to require new development and redevelopment to utilize TND techniques.
 - b. The ordinance should include techniques such as the combination of first floor retail with upper floor apartments, landscaped buffers that contain pedestrian scale street furniture where appropriate, the creation of pocket parks, shallow setbacks, sidewalks, installation of shade trees and street trees, and construction of front porches.

- c. Guidelines for the renovation of existing historic buildings should also be included to help preserve significant architectural features, and maintain and enhance the streetscape of Berwyn.
- 2. A parking plan should be prepared to enhance the economic viability of the Berwyn commercial center. This may include the possible formation of a Parking Authority to oversee and finance parking improvements.
- 3. The recommended Township-wide Sidewalk and Trail Plan should plan for a complete sidewalks network within Old Berwyn.
- 4. A pedestrian alley linking Bridge Street and Waterloo Avenue should be developed between Rt. 30 and Berwyn Avenue. This alley should access parking areas and serve to increase retail and other commercial activity in Old Berwyn.
- 5. Some intersections are safety hazards. Intersection improvements -- such as traffic signalization, turn lanes, signage and sight distance improvement -- should be pursued in order to improve circulation and safety at these locations. These include:
 - Waterloo Road and Berwyn Avenue
 - Route 30 from Leopard Road and Central Avenue
 - Route 30 from Main Street to Woodside Road

Table 18: Planning Area 5 -- East Commercial

Background

Land Use	Acres	Percent	
		Planning Area	Township
Residential	12	10.5%	0.2%
Protected	11	9.1%	0.2%
Non-residential	87	73.4%	1.7%
Vacant	8	7.1%	0.2%
Total	118	100.0%	2.3%

Housing Units	Units		
SF Detached	12	14.8%	0.4%
Townhouses	0	0.0%	0.0%
Twins	0	0.0%	0.0%
Apartments	68	84.0%	35.2%
Mixed Use	1	1.2%	1.5%
Institutional	0	0.0%	0.0%
Total	81	100.0%	2.1%

The primary objective of this planning area relates to creating a mixed-use development to stimulate commercial activity. East Commercial Planning Area 5 is shown on Map 6-E. Zoning districts included in this area are PBO – Planned Business Office and PA – Planned Apartments. Existing land uses include residential (10.5%), protected (9.1%), non-residential (73.4%) and vacant parcels (7.1%). The area is defined by the Route 30 / Lincoln Highway

commercial corridor and contains only 81 dwelling units, or about 2% of all the township's housing units. Most of these units, 68 (84%), are apartment units.

No significant environmentally sensitive areas are found in Planning Area 5 but it does contain several historic resources, including the Devon Train Station. East Commercial Planning Area 5 has no parks or areas of public recreation.

Planning Recommendations

1. An East Gateway mixed-use development zoning district should be created to include the area bounded by Waterloo Road on the east, South Valley Forge Road on the west, the Devon Train Station property on the north, and Berkley Road on the south. Utilizing “Traditional Neighborhood Design” or other zoning techniques, this new district should provide for high-density residential development and complimentary commercial uses and provide design standards to improve the visual quality of the street and landscape along this east gateway to Easttown Township.
2. Review performance of recent zoning ordinance changes that require improved design and landscaping standards for commercial development along Route 30 and suggest possible revisions.
3. Investigate and pursue funding programs for the renovation of the Devon Train Station.
4. Some intersections are safety hazards. Intersection improvements -- such as traffic signalization, turn lanes, signage and sight distance improvement -- should be pursued in order to improve circulation and safety at these locations. These include:
 - South Fairfield and Route 30
 - Waterloo Road and Route 30

Table 19: Planning Area 6 -- Northeast
Background

Land Use	Acres	Percent	
		Planning Area	Township
Residential	235	89.7%	4.5%
Protected	0	0.0%	0.0%
Non-residential	24	9.1%	0.5%
Vacant	3	1.2%	0.1%
Total	262	100.0%	5.0%

Housing Units	Units	Planning Area	Township
SF Detached	409	87.8%	13.9%
Townhouses	0	0.0%	0.0%
Twins	2	0.4%	2.4%
Apartments	52	11.2%	26.9%
Mixed Use	3	0.6%	4.5%
Institutional	0	0.0%	0.0%
Total	466	100.0%	12.1%

The primary objective for planning in Northeast Planning Area 6 is to review and amend the zoning ordinance in this area as necessary to prevent incompatible subdivision of the few remaining large lots (particularly with respect to flag lots and redevelopment). Zoning districts included in the Northeast Planning Area 6 are R2, R3, R4 and R5 residential. The area includes 5% of the Township land area and 12% of the dwelling units. Existing land uses include residential (89.7%), non-residential (9.1%) and vacant parcels (1.2%). Nearly 88% of the housing units are single-family detached and 11% are apartments.

The boundary between the Schuylkill River Watershed and the Delaware River Watershed is found in this planning area. No other significant environmental areas are found in Planning Area 6. It has several historic resources, but no parks or areas of public recreation.

Planning Recommendations

1. The recommended Township-wide Sidewalk and Trail Plan should address the need for sidewalks throughout this area and a safe pedestrian crossing for Route 30.
2. There are no public parks in this area. The few vacant parcels in this area should be examined for their possible use as a public park or playground facility.
3. "Traditional Neighborhood Design" and other zoning and land development techniques should be developed to address infill development in this area to ensure compatibility with adjacent development patterns and the adjacent Old Berwyn area. Specifically development criteria that should be examined include building height, yard setbacks, garage/driveway placement and lot/building coverage.

Chapter 9 PLAN IMPLEMENTATION

Introduction

The previous chapter described recommendations that will facilitate plan implementation. This chapter will translate the recommendations and into direct implementation strategies. Certain strategies will require ordinance amendments or special studies, and when applicable, groups responsible for the task will be indicated. Additionally, a high, medium or low priority designation is attributed to each implementation strategy to help manage the order of implementation and a time frame to begin implementation is suggested.

Table 20: Plan Implementation

Chapter	Recommendations For Land Use	Priority	Responsibility	Strategy	Timing
General Implementation Strategies					
	<i>Appoint a Steering Committee to oversee plan implementation</i>	<i>High</i>	<i>Planning Commission, Township Manager, Solicitor, Supervisors</i>	<i>Regular Meetings and Progress Reports</i>	<i>Immediately upon adoption</i>
	<i>Coordinate and implement Comprehensive Plan recommendations with those in the Recreation, Open Space and Environmental Resources Plan.</i>	<i>Medium</i>	<i>Planning Commission, Consultant</i>	<i>Special Studies</i>	<i>Within 6 months of adoption</i>
Land Use and Zoning Implementation Strategies					
<i>6</i>	<i>Continue to implement the Open Space, Recreation and Environmental Resource Plan recommendations regarding development of Bridge Avenue Park as a neighborhood park.</i>	<i>Medium</i>	<i>Planning Commission, Consultant</i>	<i>Prepare Master Plan for Bridge Park</i>	<i>Within 1 year of adoption</i>
<i>6</i>	<i>Pursue acquisition of other sites for recreational use.</i>	<i>Medium</i>	<i>Planning Commission, Consultant</i>	<i>Pursue grants for other parks</i>	<i>Within 6 months of adoption</i>
<i>6</i>	<i>Plan for the development of paths and bicycle trail networks and a public greenway with hiking and/or riding trails.</i>	<i>High</i>	<i>Planning Commission, Consultant</i>	<i>Prepare sidewalks and trail plan; pursue grant funding</i>	<i>Immediately upon adoption</i>
<i>2</i>	<i>Provide affordable housing through infill and the proposed 'Traditional Development District.'</i>	<i>High</i>	<i>Planning Commission, Consultant</i>	<i>Zoning Ordinance revisions</i>	<i>Immediately upon adoption</i>
<i>2</i>	<i>Encourage new development to utilize traditional neighborhood design.</i>	<i>High</i>	<i>Planning Commission, Consultant</i>	<i>Zoning Ordinance revisions</i>	<i>Immediately upon adoption</i>

Chapter	Recommendations For Land Use	Priority	Responsibility	Strategy	Timing
3	Maintain/Improve the traditional shopping neighborhoods of Berwyn and Devon by providing pedestrian-scale amenities and adequate parking facilities.	Medium	Planning Commission, Consultant	Subdivision & Land Dev. Ordinance revisions; Design guidelines	Within 6 months of adoption
3	Consider applying for the Main Street Manager Program for Berwyn.	Medium	Berwyn Business Association	Main Street Manager Grant	Within 6 months of adoption
3	Impervious coverage requirements should be reviewed and revised with respect to consistency among various zoning districts	Medium	Planning Commission	Zoning Ordinance revisions	Within 6 months of adoption
5	Adopt natural resource protection regulations.	Medium	Planning Commission; Board of Supervisors	Zoning, Subdivision & Land Development Ordinance revisions	Within 6 months of adoption
5	Adopt ordinances that protect water resources.	High	Planning Commission; Board of Supervisors	Zoning Ordinance Revisions	Within 6 months of adoption
5	Consider pursuing scenic river designation for Township streams.	Low	Planning Commission	Application	Within 1 year of adoption
7	Require a sketch in the plan review process and use it to make appropriate adjustments to subdivision design.	High	Planning Commission	Possible Subdivision & Land Dev. Ordinance Revision	Within 6 months of adoption
5	Continue to pursue recognition of historic resources through the National Register of Historic Places.	Medium	Property owners	Application	Ongoing
Public Improvement Implementation Strategies					
6	The Township should consider conducting an Inflow and Infiltration study to determine the extent of required repairs to storm water management infrastructure.	Medium	Consultant; Township Engineer	Special Study	Within 1 year of adoption
6	Address the VFSA Act 537 Plan recommendations regarding retrofitting pump stations and associated gravity line extensions.	Medium	Consultant; Township Engineer; Public Works	Infrastructure project; possible CDBG grant funding	Within 1 year of adoption
6	The Township should consider preparing its own Township-wide Comprehensive Stormwater Management Plan.	Medium	Consultant; Township Engineer	Special Study	Within 1 year of adoption
6	Pursue the acquisition of additional public parkland in a centrally located area of the Township.	High	Planning Commission, Parks and Recreation Board; Board of Supervisors	Special Study; Grant application	Immediately upon adoption

Chapter	Recommendations For Land Use	Priority	Responsibility	Strategy	Timing
Circulation Implementation Strategies					
4	Pursue signalization pursuant to the Heinrich study	High	Consultant, Township Engineer	Special study and infrastructure projects	Immediately upon adoption
4	Prepare comprehensive transportation plan that addresses transportation options (modal-split), traffic volumes, and trip distribution.	Medium	Consultant, Township Engineer	Special study	Within 1 year of adoption
4	Prepare a Township-wide Sidewalk and Trail Plan, which includes maps showing proposed locations.	High	Consultant, Township Engineer	Special study and infrastructure projects	Immediately upon adoption