



THOMAS COMMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

M E M O

TO: Westtown Township Comprehensive Plan Update Task Force

FROM: Jen Reitz
TomComitta

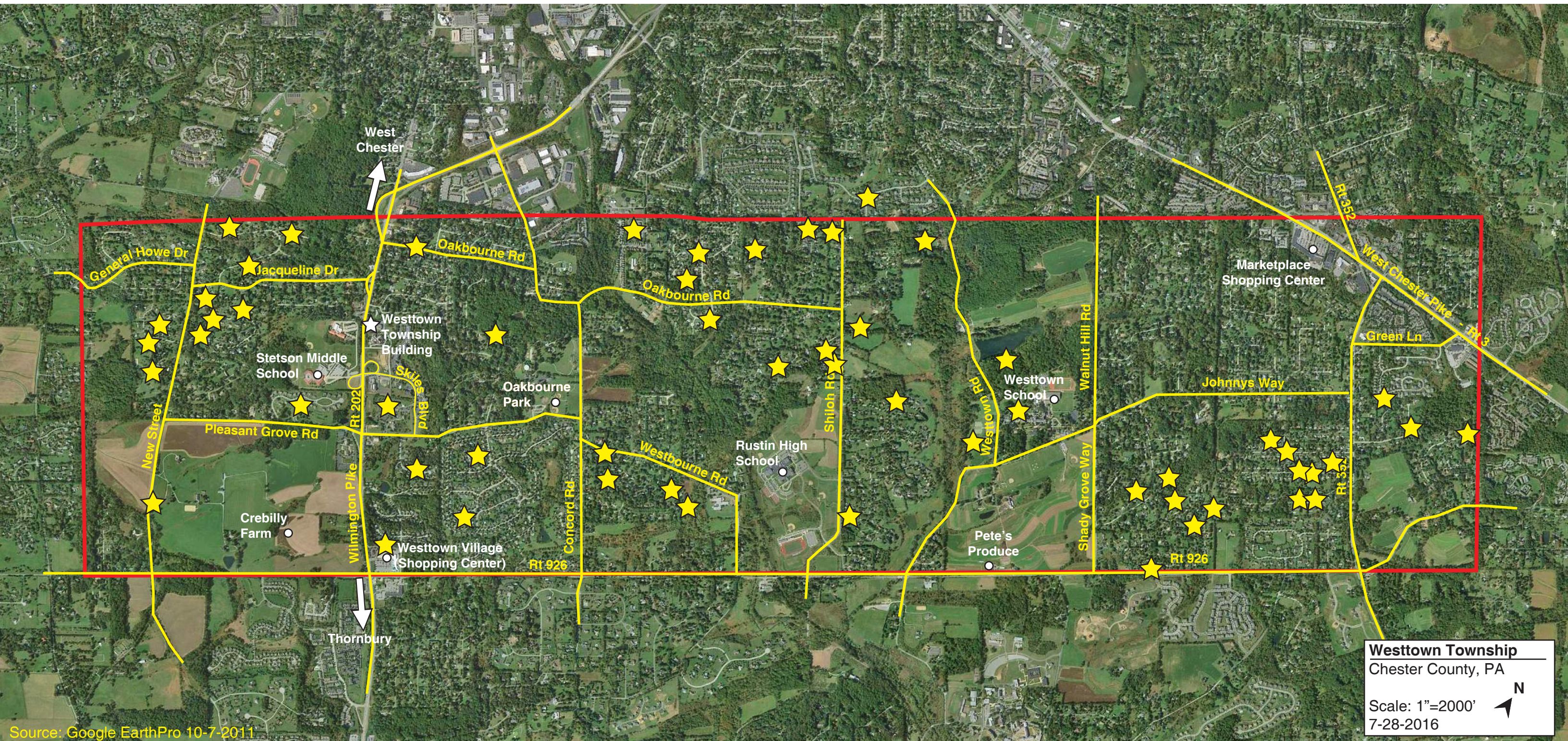
DATE: July 13, 2016

SUBJECT: **WESTTOWN TOWNSHIP COMPREHENSIVE PLAN UPDATE:
VISIONING WORKSHOP TABULATIONS**

Attached are the tabulations pertaining to the Westtown Township Comprehensive Plan Update Visioning Workshop:

1. Places Where Workshop Participants Live and/or Work Map;
2. Places Loved Map;
3. Places Loved Alphabetical List;
4. Places to be Improved Map;
5. Places to be Improved Alphabetical List;
6. 2001 Comp Plan Goals Review;
7. Westtown Bucks Priority Allocations; and
8. Summary: What do you want Westtown to be known for in 10, 20 or 30 years?

We will be discussing these in more depth at the July 28th Task Force meeting.



Community Visioning Workshop: June 23, 2016
Westtown Township - Comprehensive Plan Update

★ Places where Workshop Participants Live and/or Work



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Westtown Township Comprehensive Plan Update

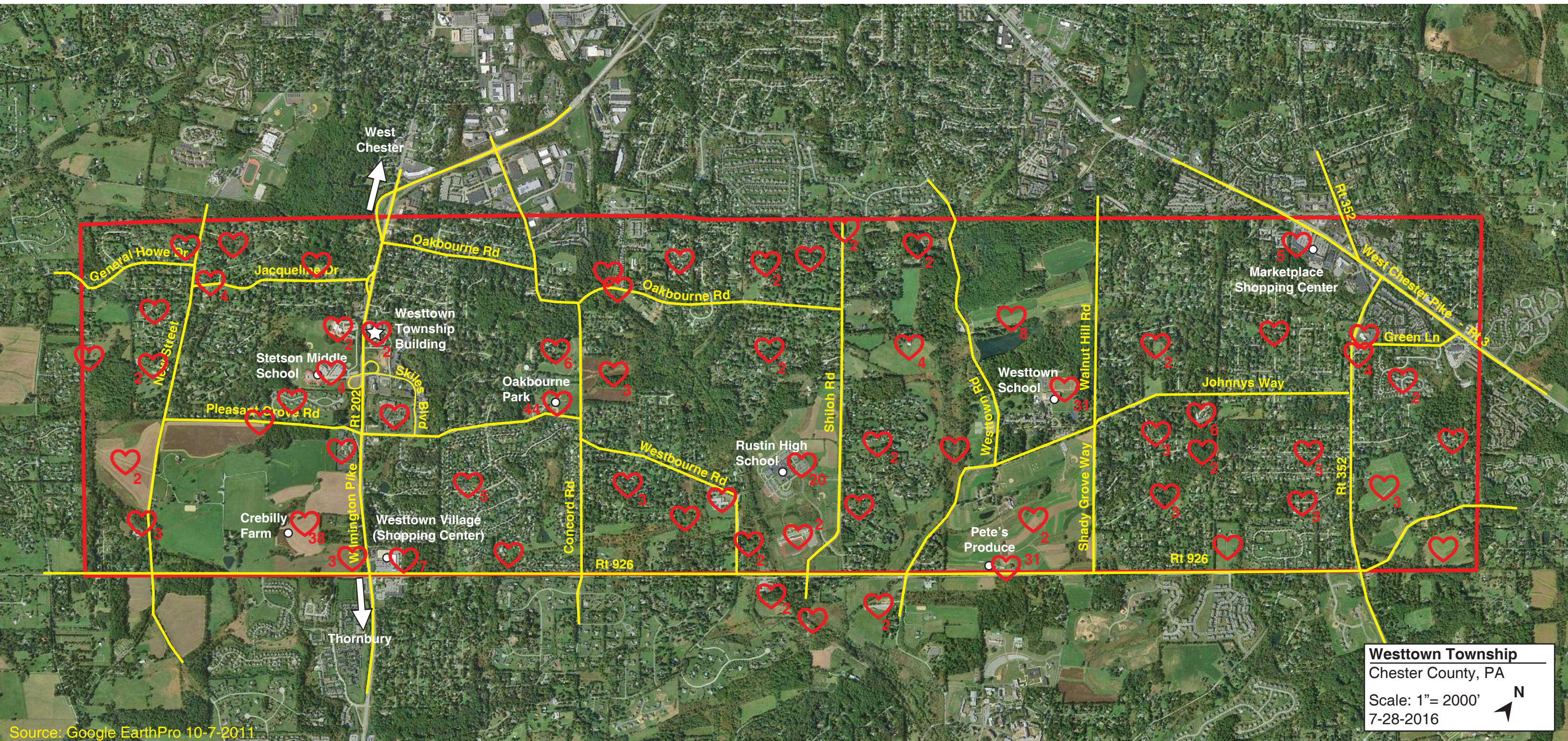
Visioning Workshop: June 23, 2016

July 28, 2016



Places Loved (in alphabetical order)

1. Advent Lutheran Church (2)
2. Camp Elder Site
3. Chateau Drive
4. Crebilly Farm and Open Space (38)
5. Darlington Inn (3)
6. Farms (Open Space)
7. Goose Creek Park (2)
8. Historic Ruin (near Preservation)
9. Marketplace Shopping Center (5)
10. New Penn Wood
11. Oakbourne Bridge (over Game Creek)
12. Oakbourne Mansion (6)
13. Oakbourne Park (44)
14. Old Penn Wood
15. Open Space
16. Park behind Penn Wood Elementary School (2)
17. Penn Wood Elementary School (6)
18. Pete's Produce and Farm (31)
19. Quarry Swim Club (3)
20. Robin Drive (Open Space)
21. Rustin High School (20)
22. Rustin High School Stadium (2)
23. Sarah Starkweather Elementary School (2)
24. Shiloh AME Church and Cemetery (2)
25. Shiloh Road Open Space (Stoke's Family Land) (4)
26. Stetson Middle School (4)
27. St. Maximilian Kolbe Church and School
28. Trails
29. Tyson Drive
30. Valley Market (Green Lane) (4)
31. WCUSC Thornbury Soccer Park (2)
32. West Chester Rail Road
33. Westminster Presbyterian Church (WPC)
34. Westtown Lake and Woods (8)
35. Westtown School (31)
36. Westtown Thornbury School
37. Westtown Township Building (2)
38. Westtown Village and Amish Market (7)



Westtown Township
Chester County, PA
Scale: 1" = 2000'
7-28-2016

Source: Google EarthPro 10-7-2011

Community Visioning Workshop: June 23, 2016
Westtown Township - Comprehensive Plan Update
Places Loved

 Places Loved



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Places or Areas to be Improved (in alphabetical order)

1. Biking Lanes Needed (New St. to West Chester, Rt. 926, Township wide) (4)
2. Billboards (prohibit Electronic Billboards)
3. Grandview Acres Neighborhood (Traffic Control needed, roads too narrow)
4. Gulf Station corner (at Green Ln./Rt. 3)
5. Houses along west side of Rt. 202 (near Westtown Village Shopping Center)
6. Huey Ruins (near General Howe Dr.) (2)
7. Intersections (Traffic/Congestion)
 - + Concord Rd./Rt. 926 (41)
 - + Johnny's Way/Walnut Hill/Shady Grove Way
 - + Johnny's Way/Rt. 352 (5)
 - + Pleasant Grove Rd./Concord Rd. (2)
 - + Pleasant Grove Rd./Rt. 202 (10)
 - + Rt. 202/322 (interchange) (3)
 - + Rt. 352/Rt. 926 (16)
 - + Rt. 352/ Rt. 3 (4)
 - + Rt. 926/Post Office & Goose Creek Park Exit (2)
 - + Rt. 926/Shiloh Rd.
 - + Shady Grove Way./Rt. 926 (2)
 - + Shiloh Rd./Little Shiloh Rd.
 - + Skiles Blvd./Rt. 202 (8)
 - + S. New St./Rt. 926 (4)
8. Larchwood Park
9. Marketplace Shopping Center (not walkable, unattractive, poorly maintained, Bus Shelter needed) (19)
10. Oakbourne Bridge (5)
11. Oakbourne Park & Mansion (Woods, Paths/Trails, Ballfields, ADA Accessibility, Parking Pleasant Grove Rd. Entrance) (14)
12. Overbuilding (new homes near Rustin High School)
13. Parks (Park needed on West side of Township, Expand Open Space)
14. Penn Wood Open Space (2)



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Places or Areas to be Improved (in alphabetical order)

15. Roads

- + Jacqueline Dr. (Traffic) (4)
- + New Street (Traffic Speed) (4)
- + Pleasant Grove Rd. (2)
- + Rt. 202 (Traffic) (9)
- + Rt. 352 (Traffic Speed, too narrow) (4)
- + Rt. 926 (Road Surface, too narrow) (10)
- + Shiloh Rd. (Maintenance, High Traffic/Tractor Trailers) (4)
- + Skiles Blvd. (School Traffic, Walking Bridge across Rt.202 to School needed)
- + Westbourne Rd. (Traffic Speed)
- + Westtown Road (not Bikeable) (2)

16. Rustin High School Stadium (noise)

17. Sewer/Septic Grant money loss

18. Shiloh A.M.E. Historic Graveyard

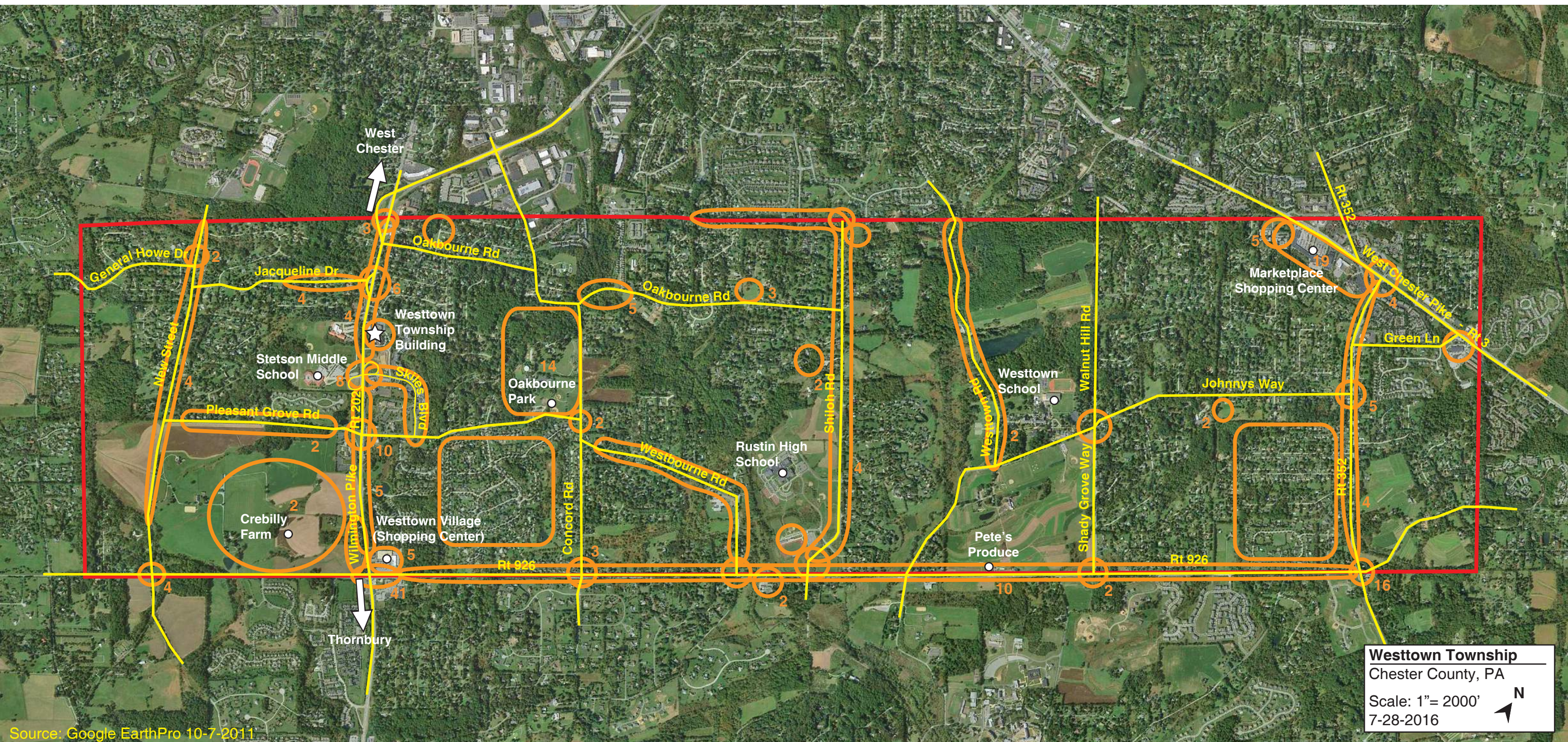
19. Texaco Station (near Marketplace Shopping Center) (5)

20. Tyson Park (Playground) (3)


21. Walkways/Trails Needed (Township wide, Neighborhoods)

22. Westtown Township Building

23. Westtown Village (Quality of businesses/lack of variety, not walkable/bikeable, unattractive) (5)



Community Visioning Workshop: June 23, 2016
Westtown Township - Comprehensive Plan Update
Places That Need to be Improved

 Places That Need to be Improved

Westtown Comprehensive Plan Update: Community Visioning Workshop

June 28, 2016

Introduction

The intent of the Goals exercise was to determine what goals and objectives from the 2001 Growth Management Plan remained relevant today. Participants were asked to cross out any goals not considered relevant, place a checkmark (☑) beside goals considered to be important, and an asterisk (*) beside goals considered to be a priority. A total of 59 worksheets were turned in at the end of the workshop. The raw tabulation of the results follows and organized by:

- Top 10 Goals (Checkmarks);
- Top 12 Priority Goals (Asterisks);
- Summary of votes received for each goal;
- Summary of goals “crossed-out”;
- Summary of write-in comments.

Top 10 Goals by Total “Checkmarks”*

Goals	Total Checkmarks
1. Work with PennDOT to address the severely congested intersection of Routes 202/926.	40
2. Make Westtown “Forever Green” by preserving natural, historic, and scenic places.	36
3. Develop an extensive system of trails that connects into a regional system.	33
4. Encourage the preservation and rehabilitation of historic buildings.	31
5. Continue to provide high-quality police protection in cooperation with nearby municipalities.	31
6. Continue to work with the volunteer fire and emergency medical service providers to make sure that they have the equipment and training they need to accomplish their mission.	29
7. Encourage the preservation of farmland where practical.	27
8. Encourage pedestrian and bicycle travel, and support regional efforts to increase use of public transit and carpooling.	27
9. Minimize removal of mature trees.	27
10. Recognize that congestion will get more severe if improvements are not made.	27

Westtown Comprehensive Plan Update: Community Visioning Workshop

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Top 12 Goals by Total “Asterisks”*

Goals	Total Asterisks
1. Work with PennDOT to address the severely congested intersection of Routes 202/926.	17
2. Develop an extensive system of trails that connects into a regional system.	11
3. Recognize that congestion will get more severe if improvements are not made.	9
4. Encourage the preservation of farmland where practical.	9
5. Address sewage service needs and encourage the extension of public water service wherever feasible, in a regionally coordinated manner.	9
6. Encourage pedestrian and bicycle travel, and support regional efforts to increase use of public transit and carpooling.	8
7. Encourage the preservation and rehabilitation of historic buildings.	8
8. Provide a balanced system of active and passive public recreation areas and facilities, in a manner that is coordinated with public schools, a regional trail system and open space preservation.	8
9. Make Westtown “Forever Green” by preserving natural, historic, and scenic places.	6
10. Make sure that development respects the natural features of the land, with particular attention towards creek valleys, wetlands, mature forests and steeply sloped lands.	6
11. Direct new development to occur in a manner that permanently preserves large areas of open space and maintains an attractive character, particularly along major roads.	6
12. Seek improved shoulders and wider bridges along Route 926.	6

Westtown Comprehensive Plan Update: Community Visioning Workshop

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2001 Comprehensive Plan Goals Review: Tabulation Summary

Goals	Total Checkmarks	Asterisks for priorities
Natural Resources and Agricultural Conservation		
(1) Make sure that development respects the natural features of the land, with particular attention towards creek valleys, wetlands, mature forests and steeply sloped lands.	21	6
a) Work to continue to preserve creek valleys in a natural state.	23	2
b) Emphasize more naturalistic methods of managing stormwater.	20	1
c) Continue to carefully limit development of steeply sloped lands.	17	2
(2) Conserve the scenic character and natural beauty of Westtown.	22	5
a) Preserve the creek valleys.	21	--
b) Minimize removal of mature trees.	27	2
c) Require street trees in new development.	16	--
d) Require landscape buffers that have a naturalistic appearance.	21	--
(3) Encourage the preservation of farmland, where practical.	27	9
a) Allow farmers a range of supplemental sources of income.	14	3
b) Works closely with major landowners in a cooperative partnership to prepare mutually beneficial plans for short range and long range uses of their land.	26	5
c) Seek to permanently preserve open land through the purchase of easements.	23	2
(4) Make Westtown "Forever Green" by preserving natural, historic, and scenic places.	36	6

Westtown Comprehensive Plan Update: Community Visioning Workshop

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Goals	Total Checkmarks	Asterisks for priorities
<u>Land Use and Housing</u>		
(1) Provide for orderly patterns of development, with particular attention on protecting existing neighborhoods from incompatible development.	21	5
a) Emphasize compatibility with adjacent municipalities.	6	--
(2) Direct new development to occur in a manner that permanently preserves large areas of open space and maintains an attractive character, particularly along major roads.	17	6
a) Promote the advantage of conservation/open space developments.	15	1
b) Use great care in the design and location of preserved open space areas within development.	16	1
c) Make sure preserved open spaces are well-integrated with homes.	17	2
d) Place a strong emphasis on sketch plan reviews of proposed developments.	11	--
e) Consider basing density on the natural features of the tract.	8	1
f) Consider offering density bonuses for substantial public improvements.	4	1
g) Extend the best features of older development into newer development.	6	1
h) Encourage architecture that is consistent with the character of Westtown.	16	1
(3) Continue to avoid "strip" commercial development along major roads.	25	4
(4) Encourage the preservation and rehabilitation of historic buildings.	31	8
<u>Quality of Life</u>		
(1) Provide a balanced system of active and passive public recreation areas and facilities, in a manner that is coordinated with public schools, a regional trail system and open space preservation.	24	9
a) Develop an extensive set of trails that connects into a regional system.	33	11
b) Improve maintenance and oversight of Township-owned open spaces.	23	3

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c) Require the provision of a recreation fee-in-lieu by developers.	12	1
d) Work with neighboring municipalities to further expand recreation programs.	13	--
(2) Plan in advance for public facility improvements needed to serve future growth.	18	--
(3) Provide high quality, cost effective community services and facilities, with an emphasis on cooperation across municipal borders.	13	4
a) Continue to provide high-quality police protection in cooperation with nearby municipalities.	31	4
b) Continue to work with the volunteer fire and emergency medical service providers to make sure that they have the equipment and training they need to accomplish their mission.	29	3
c) Work cooperatively with the School District to address growth.	14	--
(4) Address sewage service needs and encourage the extension of public water service wherever feasible, in a regionally coordinated manner.	18	9
a) Work to address sewage needs in a regionally coordinated manner.	13	2
b) Carry out the Township's Sewage Facilities Plan, including extensions to serve concentrations of failing septic systems.	11	3
c) Continue to promote extensions of central water service, where cost-effective.	6	--
(5) Foster fitness, wellness and play, with programs and facilities for Westtown Township residents.	20	--
Transportation		
(1) Closely coordinate the transportation system with existing and planned development, with an emphasis on careful management of traffic access onto main roads.	12	1
a) Manage roads according to their intended functions.	20	1
b) Work with PennDOT to carefully manage access of development onto major roads.	21	1
c) Reserve additional right-of-way along all major roads to allow for possible future improvements.	16	--
d) Encourage use of rear or side access to reduce the number of turning movements directly onto major roads.	12	1

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e) Seek inter-connections between adjacent non-residential uses to avoid the need to re-enter major roads.	17	--
(2) Work with PennDOT and developers to continually increase use of public transit and carpooling.	11	3
a) Recognize that congestion will get more severe if improvements are not made.	27	9
b) Continue to aggressively seek to obtain PennDOT funding of needed improvements by engineering improvements in advance.	22	4
c) Work to integrate a widened Route 202 with the character of Westtown.	18	1
d) Seek improved shoulders and wider bridges along Route 926.	24	6
e) Work with PennDOT to address the severely congested intersection of Routes 202/926.	40	17
f) Work with Thornbury Township and Westtown School to realign intersections along Route 926.	9	--
g) Allow speed bumps along Oak Lane, and re-align Shady Grove Way.	5	--
h) Work with PennDOT and adjacent property owners to reduce sight distance problems.	11	1
i) Work with Thornbury Township and adjacent property owners to improve the Route 926/352 intersection.	18	1
j) Seek a new bridge across Route 202 at Pleasant Grove Road.	10	--
k) Work with PennDOT and adjacent property owners to improve the eastern end of Route 926.	5	--
l) Use an Official Map to reserve land for needed road links and improvements.	8	--
(3) Encourage pedestrian and bicycle travel, and support regional efforts to increase use of public transit and carpooling.	27	8

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Goals “crossed-out” as being irrelevant or unnecessary

- Minimize removal of mature trees. (1)
- Require street trees in new development. (3)
- Make sure preserved open spaces are well integrated with homes. (1)
- Consider basing density on natural features of the tract (1).
- Work to integrate a widened Route 202 with the character of Westtown. (1)
- Seek improved shoulders and wider bridges along Route 926. (1)
- Allow speed bumps along Oak Lane, and re-align Shady Grove Way. (2)
- Seek a new bridge across Route 202 at Pleasant Grove Road. (1)

Summary of Write-in Comments

1. Limit high density housing. We do not have the roads and services to support it.
2. Limit rentals vs. homeownership.
3. Keep parks, add bike paths and walking paths.
4. Do not widen Route 202.
5. Align Shady Grove and Johnnys Way intersection.
6. Control traffic on little Shiloh/Shiloh Road.
7. Missing: a community that lives and thrives off of renewable energy.
8. Make certain that trees planted by developers are native.
9. Need to actively plan versus responding.
10. Regarding sewer and working to address in regionally coordinated manner: currently too much emphasis on Westtown only.
11. Need to address Township's dry status. Repealing this will encourage some better restaurants and preservation of older buildings as restaurants.
12. Adjacent municipalities are over developed.
13. Finish enclosing water basin along Shiloh Road uphill from Rustin.
14. Need a program to gift trees and shrubs to parks, schools etc. in honor of special people and events.
15. Choose trees with low water needs, hardiness, and expected growth.
16. Improve beauty and air quality by encouraging planting native trees & shrubs. Find a local nursery to offer discounts for township homes and businesses by holding a sale once a year at a designated point of purchase: ie township office.
17. Encourage businesses to upgrade clean surrounding area.

Summary of Write-in Comments (Continued)

18. Encourage neighborhood committees.

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19. There are no shoulders on 926.
20. Limit multifamily housing.
21. Limit over development.
22. New development: 5 acre minimum.
23. Plan in advance for public facility needed to serve future growth: Put to vote.
24. Keep on-site systems (septic).
25. Change intersection pleasant Grove & Route 202 instead of Skiles and 202.
26. Improve trail connectivity.
27. Improve the Route 202 corridor.
28. Preserve open space.
29. Need to halt development of undeveloped land.
30. Include neighborhood sidewalks.
31. Too much money spent on police protection; too many police.
32. Requiring street trees is a bad idea- source of power outages.
33. Seek to preserve open land through easement or actual acquisition of land.
34. There is no space left to preserve.
35. Also need to protect riparian buffers.
36. We need the new Giant, but it will want to sell beer. We need to reconsider "dry" status.
37. No more new development.
38. Sidewalks on one side of the street would be great.
39. What is West Goshen doing differently?
40. Multi-generational
41. Consider allowing alcohol licenses so restaurants could thrive, esp. in historic buildings.
42. Village development to increase tax base and allow walking to services.
43. Consider more commercial for tax base.
44. Continue the on-lot program.
45. Encouraging bike and pedestrian travel and support regional efforts to increase public transit and carpooling--- Not practical.

WESTTOWN TOWNSHIP COMPREHENSIVE PLAN UPDATE

PRIORITIES FOR “WESTTOWN BUCKS”

The Spending Priorities indicated by the Attendees to the Westtown Township Visioning Workshop on June 23, 2016, are listed from highest to lowest value below.

Priority	Dollar Amount Allocated
High Priority Items:	
• Trails.....	\$1,120
(Biking, Walking, Pedestrian Bridge, Improved Trail Connections)	
• Road Improvements.....	\$1,080
(Intersections, Potholes, Bike Lanes)	
• Open Space Preservation.....	\$620
• Preservation.....	\$540
(Natural, Agricultural, Historic, Scenic)	
• Parks & Recreational Facilities	\$500
(Updated/Improved, Summer Programs, Invasive Species Removal)	
Medium Priority Items:	
• Crebilly Farm Open Space Preservation.....	\$460
• Land Use & Housing.....	\$420
(Development Management, etc.)	
• Infrastructure Improvements.....	\$400
(Public Sewage/Water Improvements)	
• Oakbourne Park.....	\$320
(Trail System, Playfields, Restrooms)	
• Comprehensive Planning.....	\$240
(Quality of Life, Sense of “Community”)	
• Traffic Management/Calming.....	\$240
• Emergency/Community Services.....	\$220
(Fire, Police, EMS)	
• Sidewalks.....	\$220
(External/Internal Neighborhood Connections, Improved Walkability)	

WESTTOWN TOWNSHIP COMPREHENSIVE PLAN UPDATE
PRIORITIES FOR “WESTTOWN BUCKS”

Low Priority Items:

• Oakbourne Mansion.....	\$100
• Shiloh A.M.E.	\$100
• Township Management..... (Meetings, Spending of Funds, etc.)	\$100
• Township Clean-Up..... ("Adopt a Road", No dumping enforcement, etc.)	\$60
• Pete's Produce Open Space Preservation.....	\$60
• Westtown School Preservation	\$60
• Schools	\$40
• Streetscape Improvements..... (Street Lights, Tree/Shrub Planting)	\$40
• Stormwater Management Improvements.....	\$40
• Architectural Standards	\$20
• Creek Valley Preservation.....	\$20
• Elderly Programs..... (Transportation, Recreation, etc.)	\$20
• Environmental Protection.....	\$20
• Library	\$20
• Local Business Promotion/Support.....	\$20
• Transportation.....	\$20
• Westtown Gazette Improvement.....	\$20

Notes:

1. Each person was given \$100 (in 5, \$20 bills), and asked to allocate these funds to one or more of the above Priorities.
2. TCA computed the Allocations based upon the amounts indicated on the Westtown Bucks at the 6-23-16 Visioning Workshop.
3. TCA grouped the Allocations under the categories of "High Priority", "Medium Priority", and "Low Priority".

TCA: 7-6-16



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Westtown Township Community Visioning Workshop Summary

June 23, 2016

What do you want Westtown to be known for 10 or 20 years from now?

1. Quite & Peaceful;
2. Open Space;
3. Family Friendly;
4. Kids want to come back;
5. Environmentally forward thinking;
6. Safe Place;
7. Walkable Township;
8. Produce good kids;
9. Farms;
10. Forever Green;
11. Strong Community looking out for neighborhoods;
12. Village-oriented with houses and shops next one another;
13. Crebilly Farm;
14. Controlled Development;
15. Raised Quality of Life;
16. Not a Bedroom Community;
17. Strong social connections; and
18. A town of mixed-use villages.