

WEST CALN TOWNSHIP COMPREHENSIVE PLAN

Final Draft
September 14, 2020

Comprehensive Plan for West Caln Township (DRAFT V. 2)
Chester County, Pennsylvania

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ADOPTED: DD MM, 2020

This plan was funded in part through a grant from the Vision Partnership Program sponsored by the Chester County Board of Commissioners. The Plan is prepared to achieve the goals and objectives of Landscapes 3, the Chester County Comprehensive Plan to manage growth.

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INTRODUCTION

COMPREHENSIVE PLAN

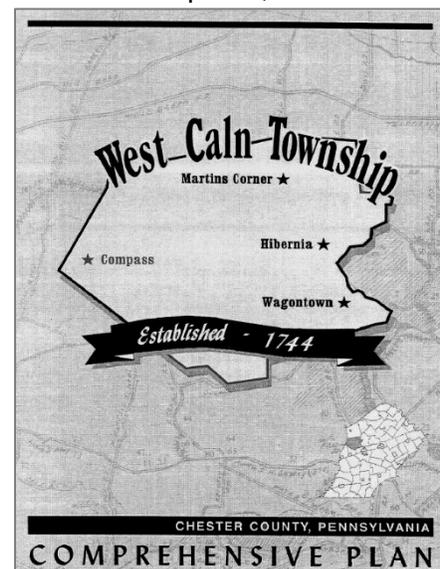
A comprehensive plan is a planning tool that serves as the long-range vision for a municipality and guides future land use and planning decisions. It is used as a foundation for managing change, not only regarding land development, but also the administration and provision of services to address these changes.

A comprehensive plan assesses the municipality's existing conditions, outlines its future vision and planning objectives, and provides recommendations aimed at achieving that vision and those objectives. Its recommendations may be implemented through both regulatory means, such as ordinances, and non-regulatory means, such as voluntary community action. It is also used to support applications for grant funding for municipal planning and improvement projects. Where zoning is concerned, the comprehensive plan is important in that it provides the rationale for ordinance provisions. The zoning ordinance must be generally consistent with the comprehensive plan.

Need for West Caln Comprehensive Plan Update

West Caln Township Board of Supervisors recognized the need to update the community's comprehensive plan, as the previous plan dates from 1998. With this 2020 update, the comprehensive plan:

- Assesses changes that have taken place since the 1998 plan
- Identifies and addresses current issues, opportunities, and challenges
- Updates the community's vision and goals, and defines a new path forward
- Complies with the requirements of the Pennsylvania Municipalities Planning Code
- Aligns with and advances the goals of the Chester County Comprehensive Plan, *Landscapes3*, and other related County plans, including the *Linking Landscapes* open space plan and the *Watersheds* water resources plan.



Implementable Comprehensive Plan and Priority Issues

In recent years, comprehensive plans have adopted a format advocated by the PA Department of Community and Economic Development known as an “implementable comprehensive plan.” Whereas a traditional comprehensive plan contains a chapter devoted to each of the MPC-required elements (see below), an “implementable comprehensive plan” is organized around priority issues. These priority issues are identified via public input and further examined in the planning process. Recommended actions to address the priority issues are practical and workable, and implementation is facilitated by engaging with organizations and individuals that have the capacity to advance the plan’s recommendations.

The priority issues identified in this Comprehensive Plan are:

- **Priority Issue #1** – Land Use: Maintain the Township’s Rural Characteristics
- **Priority Issue #2** – Utilities: Public Sewer and Water Service
- **Priority Issue #3** – Transportation/Circulation
- **Priority Issue #4** – Keeping of Horses for Transportation
- **Priority Issue #5** – Superfund Sites

Pennsylvania Municipalities Planning Code

The Pennsylvania Municipalities Planning Code (MPC) provides the legal foundation for comprehensive plans. This code, originally adopted by the state legislature in 1968, outlines the required components of a comprehensive plan, provides a legal procedure for their adoption, requires that they be reviewed at least every ten years, and requires that they be generally consistent with the county comprehensive plan.

While this 2020 West Caln Township Comprehensive Plan is structured as an “implementable plan” containing priority issues, it addresses all of the components required by the MPC as follows:

- Statement of Objectives – each section of the Comprehensive Plan includes community goals/objectives related to that issue or topic
- Plan for Land Use – is addressed in Priority Issue #1
- Plan to Meet Housing Needs - is addressed in the section entitled Housing Plan
- Plan for the Movement of People and Goods - is addressed in Priority Issue #3
- Plan for Community Facilities and Utilities – community facilities are addressed in the section entitled Community Facilities; utilities are addressed in Priority Issue #2
- Statement of Plan Component Interrelationships - is addressed in the Introduction
- Short- and Long-Range Implementation Strategies - is addressed within all plan sections and summarized in the Introduction
- Statement of Compatibility with Neighboring Municipalities and County Comprehensive Plan - is addressed in the Introduction
- Plan for the Protection of Natural and Historic Resources - is addressed in the section entitled Natural and Historic Resources Protection Plan
- Plan for the Reliable Supply of Water - is addressed in Priority Issue #2

Statement of Plan Component Interrelationships

The various comprehensive plan elements work together to form a cohesive growth management plan for the Township. Future development and preservation of land is coordinated with roads, sewer and water, community facilities, housing, and natural and historic resource protection. Moderate to high density residential, commercial, and industrial land uses are targeted to occur near the US Route 30 interchanges, where there is access to the highway and public sewer and water extension can be contained. The plan for agricultural and low intensity land use throughout the remainder of the Township relates to the rural road network and is supportive of natural and historic resource protection. The land use plan supports a mix of housing types and seeks to maximize accessibility to community facilities and services.

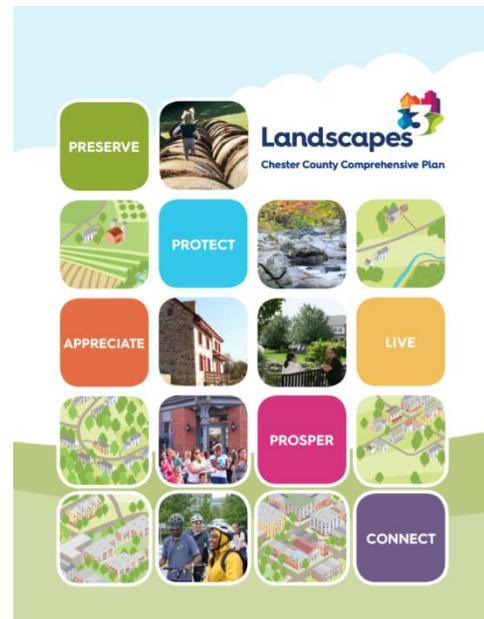
Statement of Compatibility with Neighboring Municipalities

The existing and proposed development in West Caln Township is compatible with that of its neighboring municipalities. Most of the Township is planned for rural residential and agricultural land use, which is consistent with land use in Sadsbury, West Sadsbury, Honey Brook, and West Brandywine Townships, which are predominantly rural. The southern portion of the Township is planned for suburban development, consistent with the land use pattern in Valley Township and the northern tip of Coatesville.

Statement of Compatibility with the Chester County Comprehensive Plan - Landscapes3

This comprehensive plan is compatible with the Chester County Comprehensive Plan, *Landscapes3* (see Background section for more on *Landscapes3*):

- The high- and moderate-density growth areas shown on the Future Development Plan coincide with the *Landscapes3* “suburban landscape,” and the low-density residential and agricultural preservation areas in the Township’s interior coincide with the “rural resource area.”
- Recommendations for historic resource protection standards and for context-sensitive development in the villages of Compass, Martins Corner, and Wagontown support the goals associated with the *Landscapes3* “significant historic landscapes.”
- Recommendations to maintain the Township’s natural resource protection standards support the goals associated with the *Landscapes3* “significant natural landscapes.”
- In addition to the above, other recommendations, for example those related to transportation, recreation, and housing, are intended to enhance residents’ quality of life and foster a viable community as envisioned by *Landscapes3* in its Live, Prosper, and Connect goals.



PUBLIC INPUT

Work on this Comprehensive Plan began in October 2017. Throughout the process, West Caln residents were invited to provide input through the various avenues listed below. All meetings and public participation events were advertised, and materials were posted on the Township’s website for public review. The Township is hopeful that residents will continue to participate in the Comprehensive Plan’s implementation over the coming years.

- Community Survey** - A survey was made available to West Caln Township residents via internet and hard copy as a means to gather input on various land planning issues. The online survey was posted on the Township website. A hard copy of the survey was mailed to 2,775 households in the Township (this is the number of households for which the county has address information). A total of 256 responses were received – 153 online and 103 hard copy survey responses. Assuming each response represents one household, the response rate is 9%.
- Public Workshop** – A public workshop was held at the firehouse on the evening of October 21, 2019. Approximately 150 attendees provided input and ideas about the Township’s strengths, weaknesses, and future development.
- Monthly Task Force Meetings** – The Township sought input from community members throughout the process to ensure that key issues are addressed, and future development plans reflect the community’s vision. The Comprehensive Plan Task Force held monthly meetings devoted specifically to the comprehensive plan. These meetings were open to the public.
- Draft Comprehensive Plan Review** – In compliance with the MPC, the draft Comprehensive Plan was forwarded to contiguous municipalities, the Chester County Planning Commission, and Coatesville Area School District for review and comment.
- Public Review and Plan Adoption** – The Planning Commission held a public meeting to take public comments on the draft Comprehensive Plan. The Board of Supervisors held a public hearing to adopt the Comprehensive Plan.



West Caln Township
Wagontown, PA

**WEST CALN TOWNSHIP
PUBLIC WORKSHOP**

**YOU'RE INVITED TO A PUBLIC WORKSHOP TO
HELP PLAN WEST CALN TOWNSHIP'S FUTURE.**

The Comprehensive Plan Task Force is holding a "Public Workshop" to focus on issues within your community. The Comprehensive Plan provides the foundation for Development and Preservation in the Township.

Discussion issues will include:

• Traffic Congestion	• Parks and Recreation
• Zoning / Land Development	• Pedestrian / Bike Trails
• Township Services and Facilities	• Environmental & Historic Preservation
• Taxes	• Agricultural Preservation
• Public Sewer and Water Service	• Stream and Ground Water Quality

Time: October 21, 2019 @ 7:00 PM

**Where: Wagontown Fire Company
416 W. Kings Highway
Wagontown, PA 19376**

Check <http://www.westcaln.org/> for status and to take the community survey!



RECOMMENDATIONS & IMPLEMENTATION: PROPOSED SCHEDULE

FUNDING SOURCES

Funding sources, application requirements, and amounts frequently change. Updated information can be obtained through the Chester County Planning Commission website at <http://www.chescoplanning.org/MuniCorner/GrantOpportunities.cfm> and the DVRPC's Municipal Resource Guide <http://www.dvrpc.org/asp/MCDResource/>.

RECOMMENDATIONS & IMPLEMENTATION: PROPOSED SCHEDULE

The table below is a summary of the recommendations contained in this plan. Refer to the corresponding section of the plan for more detail on the recommendations.

Table 1: Recommendations & Implementation: Proposed Schedule

RECOMMENDATION/ACTION	START TIME (YEARS)	RESPONSIBLE PARTY	POTENTIAL PARTNERS
Priority Issue #1 – Future Development Plan: Maintain the Township’s Rural Characteristics			
1. Amend Zoning Ordinance to implement Future Development Plan	1 to 2	Planning Commission Board of Supervisors	Planning Consultant
2. Create Farmland and Open Space Preservation Committee	1 to 2	Board of Supervisors	
3. Adopt an Official Map	3 to 4	Planning Commission Board of Supervisors	Planning Consultant
Priority Issue #2 – Sewer and Water Service			
1. Coordinate development with existing sewer/water infrastructure	on-going	Planning Commission Board of Supervisors	
2. Update Act 537 Plan	underway	Board of Supervisors	Engineer Consultant
3. Consider extending public sewer and water to areas experiencing chronic septic system failures and/or well water contamination	1 to 2	Planning Commission Board of Supervisors	Engineer Consultant Sewer Authorities
4. Adopt an on-lot septic management ordinance	1 to 2	Planning Commission Board of Supervisors	Planning Consultant Engineer Consultant
5. Coordinate with EPA, PA DEP, and Chester County Health Dept on Superfund remediation	on-going	Planning Commission Board of Supervisors Emergency Mtg Coord	EPA, PA DEP, Chester County Health Dept
6. Follow EPA guidance and Institutional Controls pertaining to Superfund sites	on-going	Planning Commission Board of Supervisors Emergency Mtg Coord	EPA, PA DEP, and Chester County Health Dept
7. Provide educational materials on water conservation and septic system maintenance	on-going	Township Staff	Chester County Water Resources Authority, Chester County Planning Comm, Engineer Consultant
Priority Issue #3 – Transportation/Circulation			

1. Coordinate development with existing road capacity	on-going	Planning Commission Board of Supervisors	
2. Amend SALDO to require traffic impact study for major developments	3 to 4	Planning Commission Board of Supervisors	Planning Consultant Engineer Consultant
3. Establish a road maintenance schedule to address issues raised by residents	on-going	Public Works Dept	
4. Increase speed limit enforcement	on-going	Police Dept	
5. Apply and enforce zoning and SALDO sidewalks requirements	on-going	Planning Commission Board of Supervisors	
6. Adopt a Complete Streets Policy	1 to 2	Planning Commission Board of Supervisors	Planning Consultant
7. Advocate for inclusion of projects on the County TII and DVRPC TIP	on-going	Township Staff Board of Supervisors	Chester County Planning Comm.
8. Adopt an Official Map	3 to 4	Planning Commission Board of Supervisors	Planning Consultant
Priority Issue #4 – Keeping of Horses for Transportation			
1. Amend Zoning Ordinance	1 to 2	Planning Commission Board of Supervisors	Planning Consultant
Priority Issue # 5 – Superfund Sites			
1. Continue to monitor remediation activities	on-going	Planning Commission Board of Supervisors Emergency Mtg Coord	EPA, PA DEP, and Chester County Health Dept
2. Maintain awareness of EPA's Institutional Controls and other site restrictions.	on-going	Planning Commission Board of Supervisors Emergency Mtg Coord	EPA, PA DEP, and Chester County Health Dept
Natural & Historic Resource Protection Plan			
1. Implement Brandywine Creek Greenway recommendations	3 to 4	Planning Commission Board of Supervisors Parks & Rec Comm	Planning Consultant Brandywine Conservancy, County
2. Adopt Natural Resources map as part of Zoning Ordinance	1 to 2	Planning Commission Board of Supervisors	
3. Amend Zoning Ordinance natural resource protection standards	1 to 2	Planning Commission Board of Supervisors	Planning Consultant
4. Farmland soils: expand Ag Preservation District	1 to 2	Planning Commission Board of Supervisors	Planning Consultant
5. Historic resource protection initiatives	3 to 4		Historical Comm Planning Consultant
Community Facilities & Services			
1. Continue to support police and emergency services	on-going	Board of Supervisors	
2. Support new county parkland	on-going	Board of Supervisors	County Parks & Rec
2. Update the 1995 Open Space, Recreation and Environmental Resources Plan	3 to 4	Planning Commission Board of Supervisors Parks & Rec Comm	Planning Consultant
3. Amend the SALDO's dedication of park and recreation land standards	3 to 4	Planning Commission Board of Supervisors Parks & Rec Comm	Planning Consultant

4. Expand the Zoning Ordinance sidewalk requirements to other districts	1 to 2	Planning Commission Board of Supervisors	Planning Consultant
5. Apply and enforce SALDO sidewalk and trail requirements	on-going	Planning Commission Board of Supervisors	
6. Secure trail easements	on-going	Planning Commission Board of Supervisors	Property Owners Developers
7. Adopt an Official Map	3 to 4		Planning Consultant

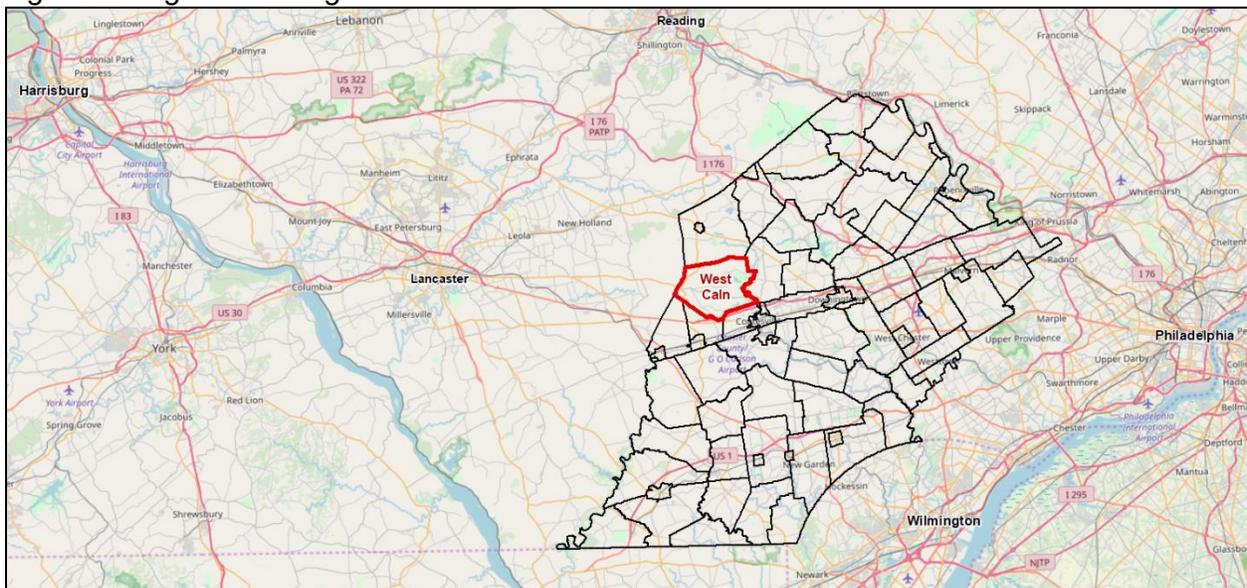
BACKGROUND

REGIONAL SETTING

West Caln Township is a rural community located in northwestern Chester County, 47 miles from Philadelphia, 31 miles from Wilmington, and 65 miles from Harrisburg (**Figure 1**). It is bordered by Honeybrook, West Brandywine, Valley, Sadsbury, and West Sadsbury Townships, and the City of Coatesville.

Several major transportation arteries provide access to/from the Township, including US Route 30, US 322, and PA 340. The Morgantown interchange of I-76 (PA Turnpike) is 15 miles away. Amtrak, Krapf Bus, ChescoBus, and ROVER service can be accessed at the Coatesville train station. Plans to provide SEPTA service at the Coatesville train station are underway.

Figure 1: Regional Setting



Source: ESRI, Chester County

REGIONAL PLANNING INITIATIVES / CONSIDERATIONS

Chester County Landscapes3

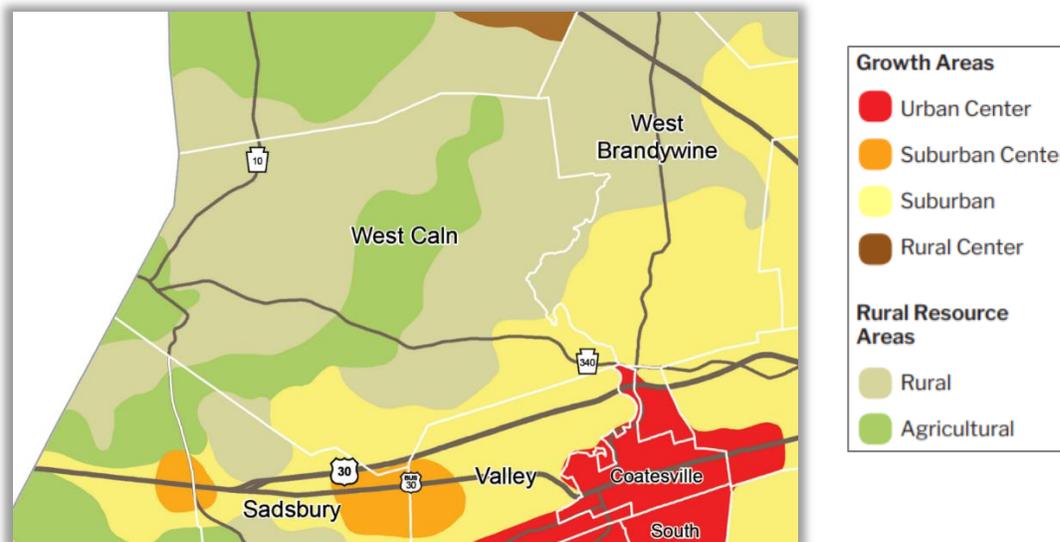
The Chester County Comprehensive Plan, *Landscapes3*, focuses on these major goals (excerpted from *Landscapes3*):

- **Preserve** - Advance the protection and stewardship of open space, farmland, and natural and cultural features to realize economic, ecological, and quality of life benefits.
- **Protect** - Protect and restore critical natural resources to ensure a resilient environment that supports healthy communities.
- **Appreciate** - Preserve the historic resources and landscapes that define our cultural heritage to inspire the future through tangible connections to our shared past.

- **Live** - Nurture diverse and well-rounded communities with a balance of residential opportunities and convenient access to community facilities, services, and amenities.
- **Prosper** - Grow our economic strength through developing and sustaining a skilled workforce, adaptable work areas, supportive infrastructure, a culture of innovation, and engaged communities.
- **Connect** - Advance efficient, reliable, and innovative transportation, utility, and communications infrastructure systems that responsibly serve thriving and growing communities.

Figure 2 is a section of the Livable Landscapes Map that includes West Caln Township. It shows that *Landscapes3* designates various parts of the Township as Rural, Agricultural, and Suburban.

Figure 2: Chester County Landscapes3 Livable Landscapes



Source: *Landscapes3*

Rural and Agricultural landscapes are classified as **Rural Resources Areas**. Rural Resource Areas “are not appropriate for significant growth, strongly reflect the agricultural and rural character of the county and serve as a focus for preservation efforts.” (*Landscapes3*, p.31)

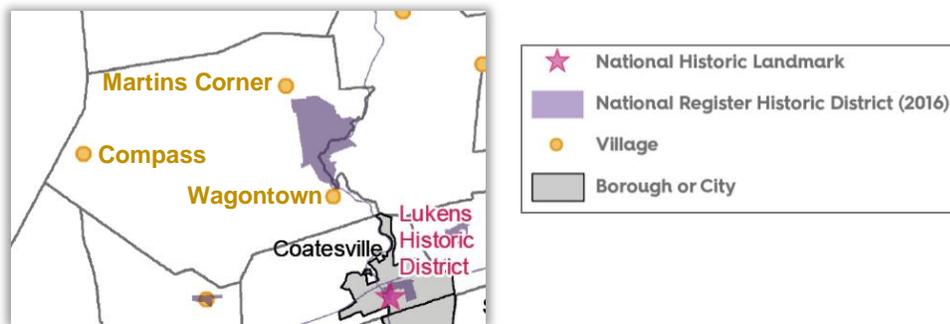
- **Rural Landscape** - Rural landscapes are defined as “open and wooded lands with scattered villages, farms, and residential uses. Very limited development occurs, preserving significant areas of open space and critical natural and cultural resources. Transportation infrastructure and amenities are context sensitive to the rural character and accommodate both residential and farm needs.” These areas should be planned for very limited future growth. (*Landscapes3*, p. 42)
- **Agricultural Landscape** – The Agricultural landscape “consists of large concentrations of active and diverse farm operations, along with related support services. The landscape is dominated by working lands that support land-based livelihoods. Very limited development occurs at very low densities to preserve prime agricultural soils and farm operations. Transportation infrastructure and amenities are context sensitive to the agricultural character and accommodate farm and residential needs.” These areas should be planned for very limited future growth primarily related to agriculture. (*Landscapes3* p. 44)

The Suburban landscape is part of the Landscapes3 **Growth Areas**. Growth Areas “can best accommodate future growth, are planned for a full range of infrastructure, and are highly suitable for redevelopment.” (Landscapes3, p.31)

- **Suburban Landscape** - The Suburban landscape is defined as “predominantly residential communities with locally-oriented commercial uses and community facilities.” Suburban areas are planned to accommodate future growth “as a natural extension of existing development rather than leapfrogging to isolated greenfield sites” with low to medium density mixed use and infill development, revitalization, a variety of housing types including accessory units and small-scale multi-family infill, and non-residential uses, improved pedestrian and bicycle safety and mobility, and preservation and natural and historic resources. (Landscapes3 p.38)

Landscapes3 also identifies “**Significant Historic Landscapes**,” which include the villages of Wagontown, Martins Corner, and Compass (**Figure 3**). Landscapes3 states that “continued preservation of these resources is a high priority and that development within or adjacent to historic resources should apply context-sensitive design to integrate with distinctive cultural features.”

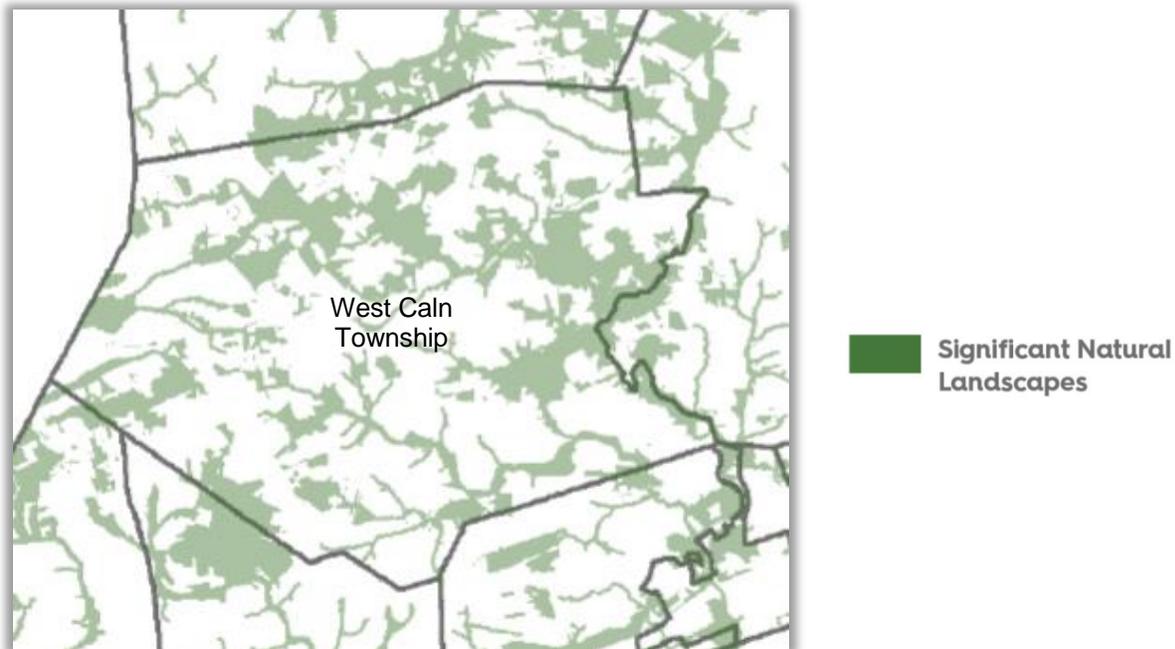
Figure 3: Chester County Landscapes3: Significant Historic Landscapes



Source: Landscapes3

Landscapes3 also identifies “**Significant Natural Landscapes**,” consisting of a network of streams, wetlands, floodplains, and forests (**Figure 4**). Landscapes3 states that “these environmental features are protected by regulations or should be subject to limited disturbance. Conservation practices protect and restore these natural resources.”

Figure 4: Chester County Landscapes3: Significant Natural Landscapes



Source: Landscapes3

2019 DVRPC Transportation Improvements Program

The following is taken from the DVRPC website (<http://www.us30-chesco.com/project-information/western-section/airport-road-interchange-area/>):

- **SR30 & Airport Rd Interchange Improvement:** The planned Airport Road Interchange project is being undertaken in conjunction with corridor wide improvements planned for the 14.5-mile US 30 Coatesville – Downingtown Bypass. The project extends along US 30 from approximately 1,500 feet east of the highway’s bridge over Old Mill Road in Sadsbury Township to approximately 0.2 miles east of Wagontown Road in Valley Township. The Airport Road Interchange project will reconstruct a 3.9-mile section of U.S. 30 and the interchange at Airport Road in Sadsbury, West Caln and Valley townships.

Planned work will consist of the full reconstruction of US 30 to upgrade the existing roadway which is approaching the end of its serviceable life. The Airport Road interchange will be reconfigured to address the short acceleration/deceleration ramp lengths and add the missing westbound entrance and eastbound exit ramps. As part of the interchange reconfiguration turning lanes will be added to Airport Road and West Highland Boulevard will be relocated to align with Highland Boulevard/Airport Road intersection. The project will also address deficient median conditions, shoulder widths and the functionally obsolete bridges (Airport Road over US 30 and US 30 over Wagontown Road) within the project limits. No additional travel lanes are proposed for any of the project roadways.

Construction bids on this project are expected to open in late 2025. The project is anticipated to be funded with 80 percent federal and 20 percent state dollars. The anticipated funding program is shown in **Table 2**.

Table 2: US Route 30 Improvements Funding Program

FY19 TIP Program Years (\$000)							
Phase	Fund	FY19	FY20	FY21	FY22	FY23-26	FY27-30
FD	581	0	1,615	0	0	0	0
FD	NHPP	0	6,458	0	0	0	0
ROW	NHPP	0	0	0	0	3,886	0
ROW	581	0	0	0	0	972	0
UTL	581	0	0	0	0	903	0
UTL	NHPP	0	0	0	0	3,613	0
CON	NHPP	0	0	0	0	1,704	97,015
CON	STU	0	0	0	0	0	30,985
CON	581	0	0	0	0	426	39,500
CON	SPK-NHPP	0	0	0	0	0	30,000
Program Year Totals:		0	8,073				
Total FY19-22 Cost:			8,073		Total FY219-30 Cost:	\$217,077	

Project updates are available at:

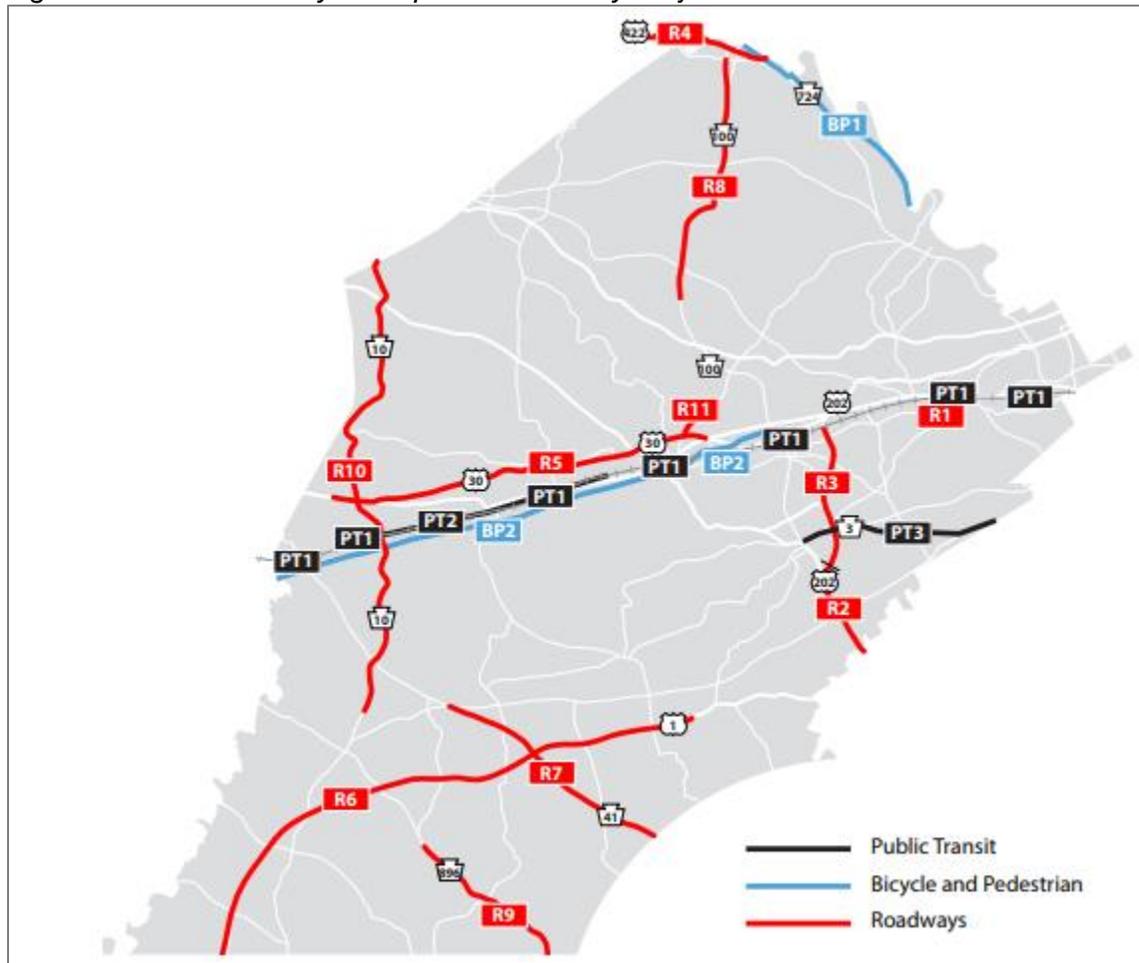
<http://www.us30-chesco.com/project-information/western-section/airport-road-interchange-area/>

Chester County Transportation Improvements Inventory

The 2017 Chester County Transportation Improvements Inventory includes the following projects that could impact West Caln Township (see **Figure 5** next page):

- MCN 4 - PA 10: Honey Brook Twp. to Sadsbury Twp. safety improvements
- CB 36 - Lion's Head Road over Birch Run Creek replace or rehab
- NT 67 - PA 340 at PA 10 (signalized intersection) widening & drainage
- MCF 2 - US 30 Bypass: PA 10 to Reeceville Road reconstruction, ramps

Figure 6: Chester County Transportation Priority Projects



Source: Chester County 2017 Transportation Improvements Program

Table 3: Chester County Transportation Priority Projects Status as of February 2019

Project	Scope	Cost (millions)	Status	Anticipated Construction
US 30 Coatesville/Downingtown Bypass	ITS improvements; Capacity adding (east of Reeceville); Reconstruction only (west of Reeceville); Completing Airport Rd and PA 113 interchanges	958.5	Preliminary Engineering	2020-2028
PA 10 Safety Improvements	Corridor safety improvements	TBD	Preliminary Engineering (beginning October 2019)	TBD
Project	Scope	Cost (millions)	Status	Anticipated Construction
Coatesville Station				

Phase 1 – Third Ave. Streetscape		1.0	Construction	Complete 2018
Phase 2 – 4th Avenue Streetscaping		TBD	Final Design	2019
Phase 3 – Station and Platforms		20.0	Preliminary engineering	2019-2020
Phase 4 – Parking Garage and Office Building		35.0	On hold; awaiting funding	TBD
SEPTA Paoli-Thorndale Line Extension to Coatesville	SEPTA, at the request of the Chester County Commissioners, has agreed to extend the Paoli-Thorndale line to serve the City of Coatesville. At present, the SEPTA Paoli-Thorndale line ends its service at Thorndale station, just one stop to the east of Coatesville. While Coatesville station is currently served by Amtrak, SEPTA service in Coatesville will provide the city with access to the full range of opportunities in communities across Chester, Delaware, and Montgomery counties along the Paoli-Thorndale line. SEPTA will provide service to the Coatesville Amtrak station, which will be re-built and improved in the next several years. SEPTA service to Coatesville is presumed to begin after the completion of the new station			

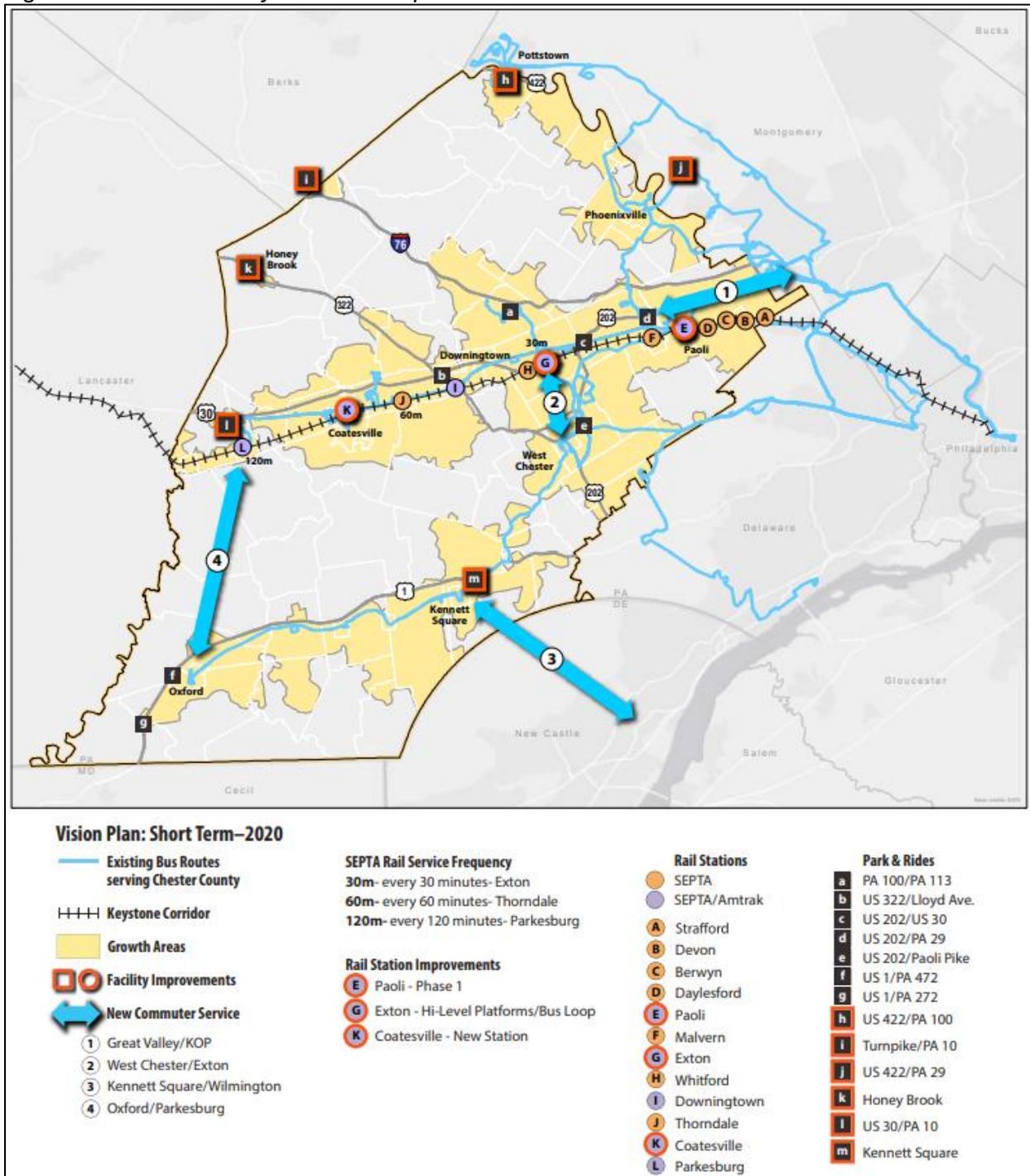
Chester County Public Transportation Plan

The *Chester County Public Transportation Plan* was adopted in July 2014 to redefine commuter preferences, facilities, and experiences over the next 25 years. Its vision is to “provide an affordable, reliable, and accessible public transportation network to offer mobility, encourage favorable land use patterns, sustain the environment, and alleviate congestion.” It addresses all aspects of public transportation including train and bus service, train stations, parking, bus stop shelters, sidewalks, park and ride lots, shuttles, payment systems, and real time travel information.

Figure 7 (see next page) shows the Short-Term 2020 Vision Plan and proposed projects that could impact West Caln, including:

- Improvements to the Coatesville Train Station
- Park-and-ride lot at US 30 / PA 10
- Commuter service between Parkesburg and Oxford

Figure 7: Chester County Public Transportation Plan: Short-Term 2020 Plan

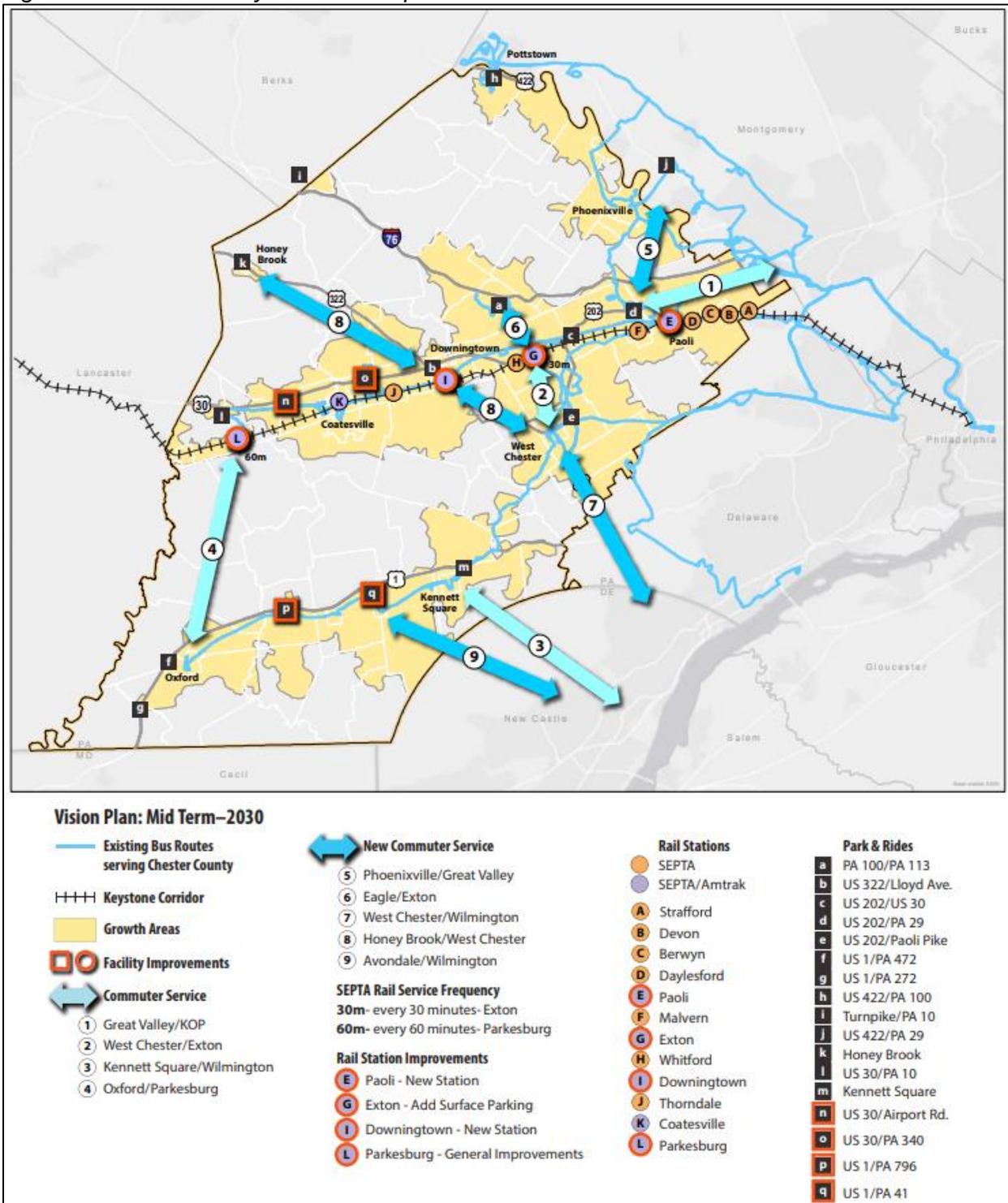


Source: Chester County Public Transportation Plan

Figure 8 (see next page) shows the Mid-Term 2030 Vision Plan and proposed projects that could impact West Caln, including:

- Improvements to the Parkesburg Train Station
- Park-and-ride lots at US 30 / Airport Road and US30 / PA340.

Figure 8: Chester County Public Transportation Plan: Mid-Term 2030 Plan



Source: Chester County Public Transportation Plan

Vista 2025: Chester County Economic Development Strategy

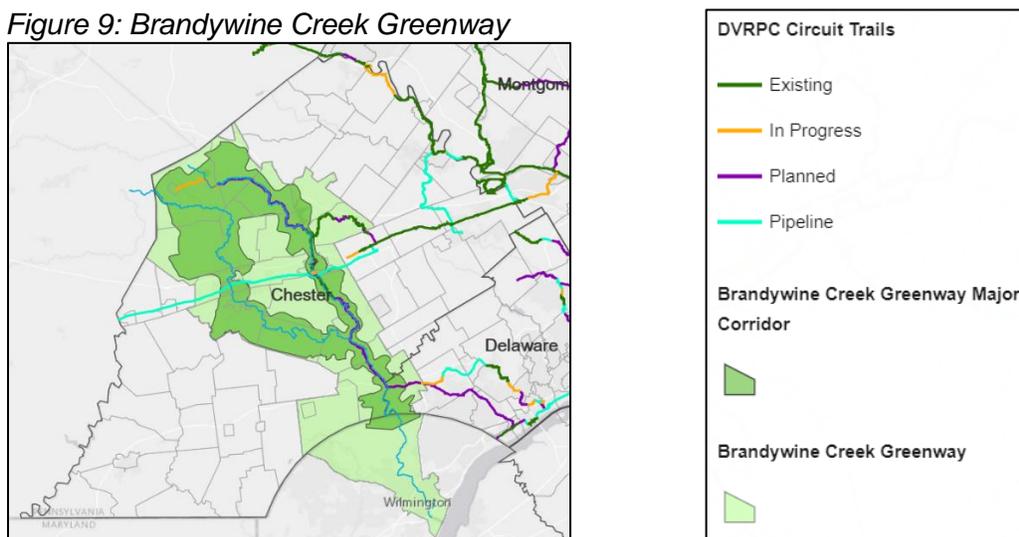
Vista 2025 is the economic development strategy for Chester County. Produced by the Chester County Economic Development Council, it is guided by the principles of sustainability, inclusiveness, and diversification and is driven by five goals:

1. Maintain and enhance “quality of place” amenities, including arts, culture, and entertainment, that are important to workers. A community that is attractive to talented workers will be more likely to attract businesses.
2. Build a diversified talent pool and employer-ready workforce, including “middle-skill” jobs in manufacturing, construction, and maintenance where there is a current shortage of workers with those skills.
3. Expand business attraction and retention efforts with a focus on five industry clusters—agriculture, manufacturing, energy, life sciences, and technology.
4. Establish an innovation culture by building higher education and R&D ecosystems that support “knowledge workers,” entrepreneurship, and business growth.
5. Support critical infrastructure, including transportation infrastructure, adequate and affordable workforce housing, and redevelopment of vacant or underutilized suburban office parks as mixed-use commercial centers.

Brandywine Creek Greenway

The Brandywine Creek Greenway (<https://www.brandywine.org/conservancy/greenway>) encompasses much of West Caln Township (**Figure 9**). It is a regional planning initiative of the Brandywine Conservancy that involves 27 municipal partners in Chester and Delaware counties, New Castle County, and the City of Wilmington. The vision is to create a 40-mile long conservation and recreation corridor along both branches of the Brandywine from the Christina River in Wilmington to the Pennsylvania Highlands in Honey Brook Township. The Brandywine Creek and its network of parks and trails form the western limit of the Circuit Trails, a regional trail network of the greater Philadelphia region. The Greenway contains over 36,000 acres of protected open space, one National Historical Park, one state Scenic Byway, three major state parks, over forty municipal parks, and 69 miles of trails and sidewalks situated throughout the corridor.

Figure 9: Brandywine Creek Greenway



Source: <https://www.brandywine.org/conservancy/greenway>

EXISTING LAND USE

Land Use Pattern

Figure 10 (see next page) shows the land use category assigned to individual tax parcels as assigned by the Chester County Tax Assessment Office with some modifications based on aerial photos.

- The Township's land area is predominantly agricultural and open/wooded.
- Residential land is scattered throughout. There are several small commercial parcels throughout the Township.
- The Highlands Corporate Center is located at the southern boundary of West Caln and in neighboring Valley Township.
- There are three villages in West Caln—Wagontown, Martins Corner, and Compass.
- Hibernia County Park is the largest single property in the Township.

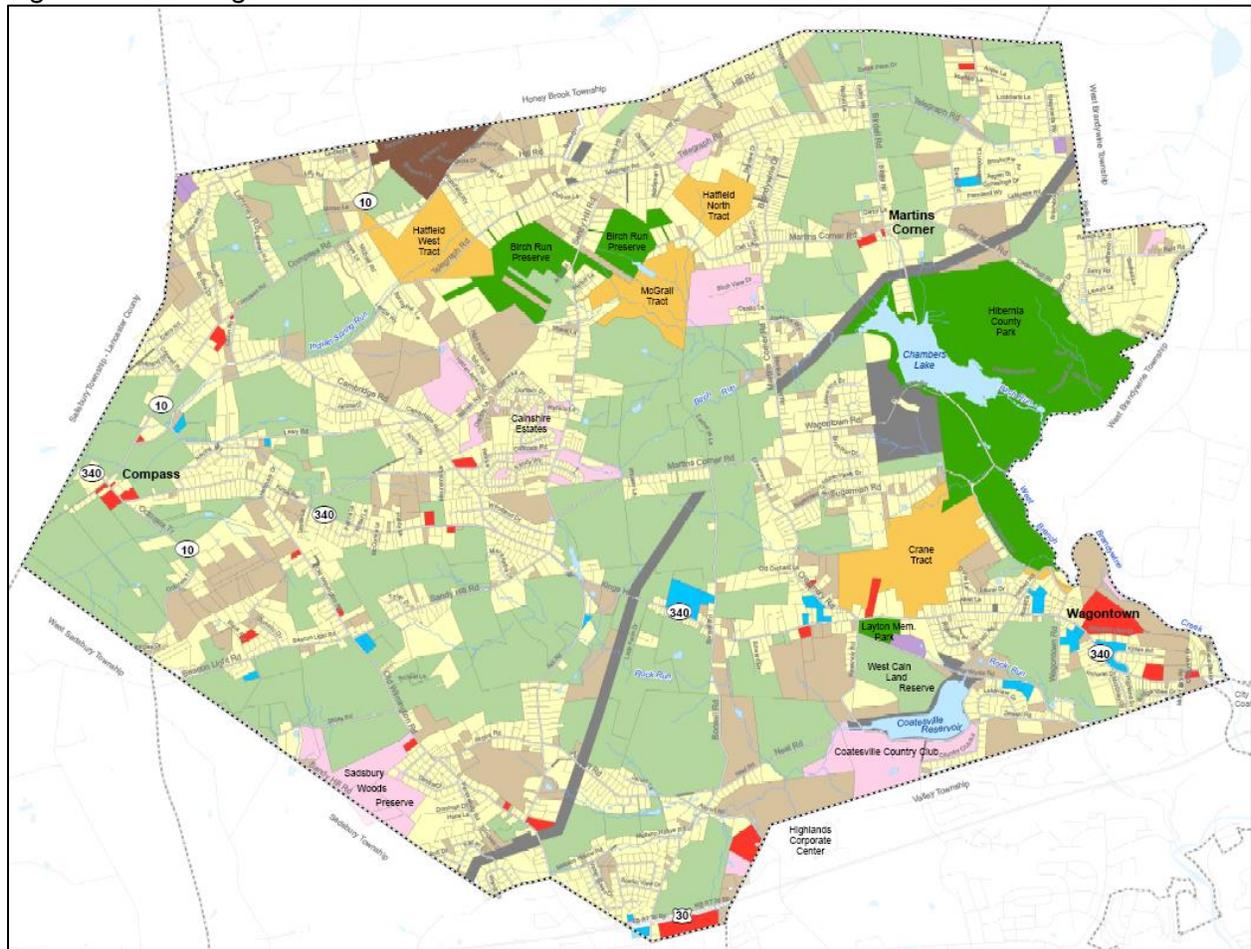
Table 4 shows the acreage of the various land use categories. Residential use (33.9%) occupies the largest amount of land area followed by Agriculture (32.6%) and Vacant/Open/Wooded (11.5%). Private and Public Open Space/Recreation occupy a combined 3.1% of land area.

Table 4: Existing Land Use, 2019

Land Use	Acres	% of Total
Residential	4,760	33.9%
Agriculture	4,569	32.6%
Vacant/Open/Wooded	1,578	11.3%
Park/Recreation: Public	945	6.7%
Roads and Creeks	528	3.8%
County-Owned Land	523	3.7%
Recreation/Open Space: Private	439	3.1%
Utility/ROW	372	2.7%
Commercial/Office	126	0.9%
State Forest	82	0.6%
Institutional	80	0.6%
Industrial	23	0.2%
Total	14,024	100.0%

Source: Chester County GIS and Tax Assessment Data

Figure 10: Existing Land Use



- | | |
|---|---|
| Residential | Park/Recreation: Public |
| Agriculture | Recreation/Open Space: Private |
| Vacant/Open/Wooded | County-Owned Land |
| Commercial/Office | State Forest |
| Industrial | Utility/ROW |
| Institutional | |

Protected/Preserved Land

Table 5 and **Figure 11** show protected/preserved land. Protected/preserved land is considered properties that are protected from development in perpetuity. This consists of public parks, county-owned land (aside from Hibernia County Park), Sadsbury Woods Preserve, State Forests, homeowner’s association open space (i.e., protected open space within residential developments), and properties under conservation easement or agricultural easement.

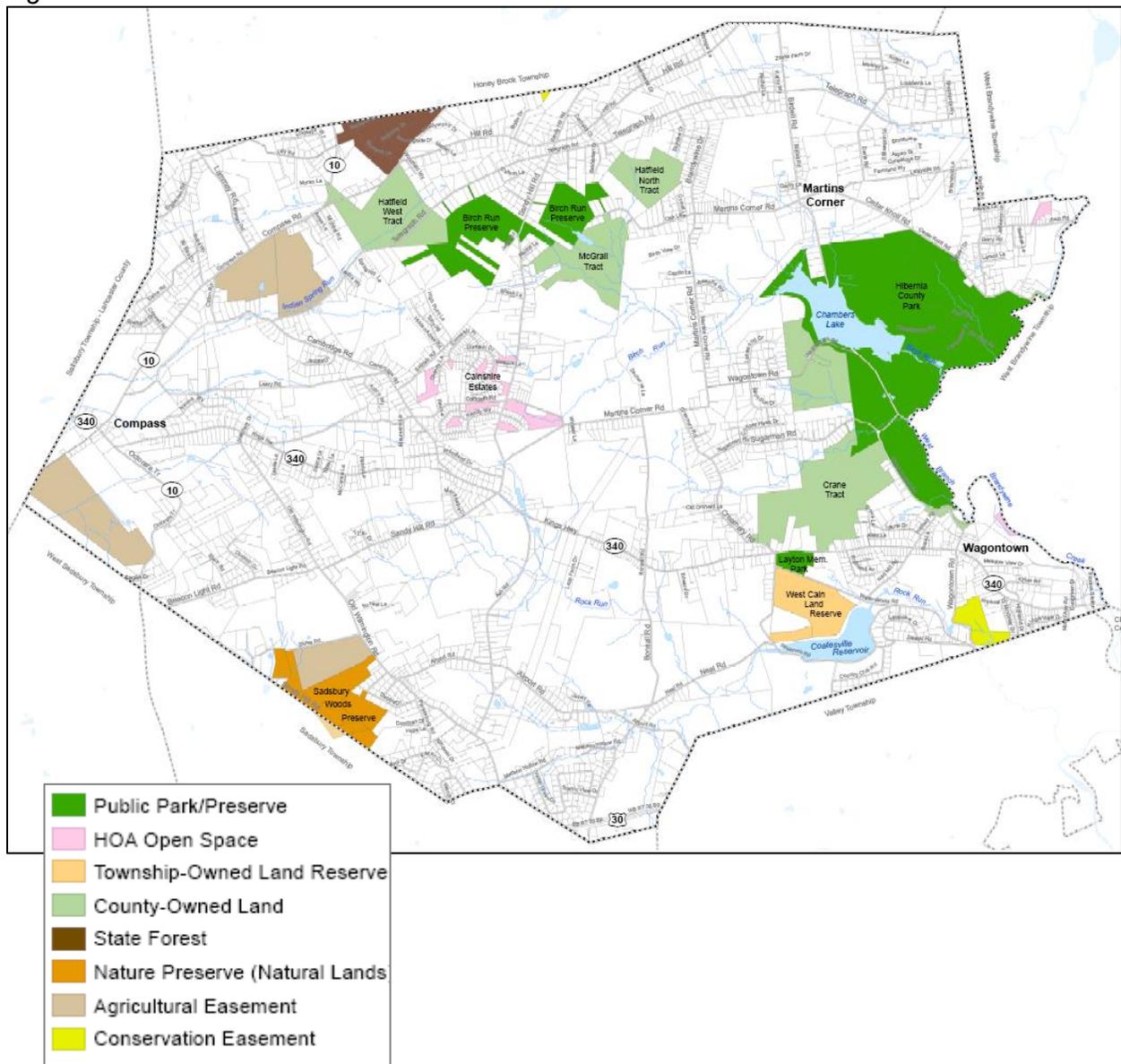
These lands represent 15.6% of the Township’s total area. Public parks comprise the largest portion of protected land (6.7%), followed by other County-owned land (4.5%), and agricultural easements (2.3%).

Table 5: Protected/Preserved Land

Protected/Preserved Land	Acres	% of Total Twp Land
Public Park	945	6.7%
County-Owned Land	629	4.5%
Agricultural Easement	325	2.3%
Nature Preserve	119	0.8%
State Forest	82	0.6%
HOA Open Space	56	0.4%
Conservation Easement	32	0.2%
Total	2,187	15.6%

Source: Chester County GIS and Tax Assessment Data

Figure 11: Protected/Preserved Land



DEMOGRAPHICS

Population

Table 6 shows West Caln Township's population growth since 1990, the decade before the previous comprehensive plan. The Township's population increased each decade from 1990 to 2010, though at a declining rate. Current estimates show continued growth over the past six years and an overall 47% population increase since 1990.

Table 6: Population, 1990 to 2017

	1990	2000	2010	2017 (est.)	% Change 1990-2000	% Change 2000-2010	% Change 2010-2017	% Change 1990-2017
Population	6,143	7,054	9,014	9,047	15%	28%	0.4%	47%

Source: US Census Bureau; American Community Survey 2017 5-Year Estimates

Population Projections

DVRPC population projections indicate continued growth in West Caln through 2045 (**Table 7**). West Caln's population is expected to increase 26% to 11,449.

Table 7: Population Projections

	Estimate	Projection						
	2015	2020	2025	2030	2035	2040	2045	2015-2045
Population	9,085	9,539	9,990	10,449	10,846	11,172	11,449	n/a
# Change		454	451	459	397	326	277	2,364
% Change		5%	5%	5%	4%	3%	2%	26%

Source: DVRPC, County and Municipal-Level Population Forecasts, 2015-2045

Population by Age

Table 8 shows that the Township's population is aging rapidly. Median age increased from 35.9 in 2000 to 41.9 in 2010 to approximately 44.4 in 2017.

Table 8: Median Age

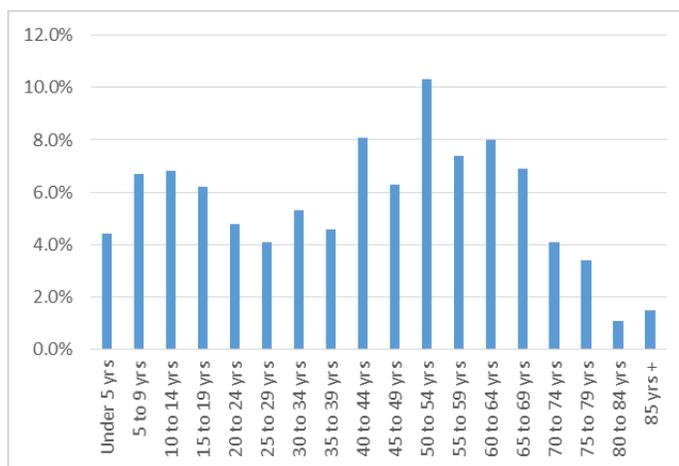
	2000 Census	2010 Census	2017 Estimate
Median Age	35.9	41.9	44.4
Margin of Error	n/a	n/a	+/-1.4

Source: US Census Bureau; American Community Survey 2017 5-Year Estimates

Table 9 (see next page) shows that the Township's population is comprised largely of middle-aged persons and seniors (aged 40 years and over) and school-aged youth (aged 5 to 19). College graduates and young workers represent a comparatively smaller proportion of the population

Table 9: Population by Age

	Estimate	Margin of Error
Total population	9,047	+/-44
Under 5 yrs	4.4%	+/-1.1
5 to 9 yrs	6.7%	+/-1.4
10 to 14 yrs	6.8%	+/-1.1
15 to 19 yrs	6.2%	+/-2.1
20 to 24 yrs	4.8%	+/-1.2
25 to 29 yrs	4.1%	+/-1.4
30 to 34 yrs	5.3%	+/-1.5
35 to 39 yrs	4.6%	+/-1.2
40 to 44 yrs	8.1%	+/-1.6
45 to 49 yrs	6.3%	+/-1.6
50 to 54 yrs	10.3%	+/-2.2
55 to 59 yrs	7.4%	+/-1.6
60 to 64 yrs	8.0%	+/-1.4
65 to 69 yrs	6.9%	+/-1.2
70 to 74 yrs	4.1%	+/-0.9
75 to 79 yrs	3.4%	+/-1.0
80 to 84 yrs	1.1%	+/-0.6
85 yrs +	1.5%	+/-0.7



Source: American Community Survey 2017 5-Year Estimates

Education

Table 10 shows the highest level of education attained by individuals age 25 years and over. Approximately 36.7% of residents have attained a high school education. Approximately 27.1% of Township residents have attained a bachelor’s degree or higher.

Table 10: Educational Attainment

	Estimate	Margin of Error
Population 25 years and over	6,426	+/-234
Less than 9th grade	5.3%	+/-2.0
9th to 12th grade, no diploma	6.5%	+/-1.9
High school graduate (includes equivalency)	36.7%	+/-3.4
Some college, no degree	17.3%	+/-2.7
Associate's degree	7.0%	+/-1.8
Bachelor's degree	19.5%	+/-2.7
Graduate or professional degree	7.6%	+/-2.1
Bachelor's degree or higher	27.1%	+/-3.2

Source: American Community Survey 2017 5-Year Estimates

Income

West Caln Township’s median household income is estimated at \$88,287, (Table 11). Note, however, the very large margin of error (+/-10,712). Given that the 2016 income estimate was \$79,728, it is likely that the current income estimate is closer to the lower end of the margin of error, around \$78,000 to \$80,000.

The Townships’ per capita income is estimated at \$34,916, approximately 21% lower than Chester County.

Table 11: Income

	Median Household Income		Per Capita Income	
	Estimate	MOE	Estimate	MOE
West Caln	\$88,287	+/-10,712	\$34,916	+/-2,320
Chester County	\$88,995	+/- 1,397	\$44,299	+/- 572

Source: American Community Survey 2017 5-Year Estimates

Employment

Table 12 shows the industries in which residents are employed. The largest percentage is employed in educational services, and health care and social assistance (19.4%), followed by construction (13%), manufacturing (12.6%), professional (11.9%), and retail trade (10.6%). A very small percentage are employed in higher paying information and finance professions.

Table 12: Industry of Employment

	Estimate	Margin of Error
Civilian employed population 16 years and over	5,038	+/-269
Agriculture, forestry, fishing and hunting, and mining	0.2%	+/-0.3
Construction	13.0%	+/-3.3
Manufacturing	12.6%	+/-2.6
Wholesale trade	4.8%	+/-1.8
Retail trade	10.6%	+/-2.9
Transportation and warehousing, and utilities	4.6%	+/-2.1
Information	1.2%	+/-0.8
Finance and insurance, and real estate and rental and leasing	6.5%	+/-2.4
Professional, scientific, and management, and administrative and waste management	11.9%	+/-3.2
Educational services, and health care and social assistance	19.4%	+/-2.7
Arts, entertainment, and recreation, and accommodation and food services	7.1%	+/-2.1
Other services, except public administration	4.8%	+/-1.9
Public administration	3.4%	+/-1.6

Source: American Community Survey 2017 5-Year Estimates

Housing Units

The number of housing units increased approximately 68% since 1990 (**Table 13**). After a steep increase from 2000 to 2010 (37%), housing unit growth appears to be slowing in the current decade, estimated at 3% from 2010 to 2017.

Table 13: Housing Units 1990 to 2017

	1990	2000	2010	Estimate 2017*	% Change 1990-2000	% Change 2000-2010	% Change 2010-2017	% Change 1990-2017
Housing Units	2,075	2,458	3,364	3,479	18%	37%	3%	68%

*Margin of Error +/-146 Source: American Community Survey 2017 5-Year Estimates

Estimated Housing Unit Demand

Estimated housing unit demand is calculated based on DVRPC population projections and the 2017 estimated average household size of 2.6 (**Table 14**). The data show an increase of 924 housing units (27%) by 2045, bringing the total number of units in the Township to 4,403.

Table 14: Estimated Housing Unit Demand 2020 to 2045

	2017	Estimated Housing Unit Demad						2015-2045
		2020	2025	2030	2035	2040	2045	
Housing Units	3,479	3,669	3,842	4,019	4,172	4,297	4,403	n/a
# Change		175	173	177	153	125	107	924
% Change		5%	5%	5%	4%	3%	2%	27%

*Margin of Error +/-146

Source: American Community Survey 2017 5-Year Estimates

THE PLAN

The five (5) priority issues identified through the public input process are discussed on the following pages. For each, a **community goal** is stated, **public input** is summarized, relevant **background** data are presented, **planning implications** are discussed, and **recommendations** are provided.

PRIORITY ISSUE #1 – LAND USE: MAINTAIN RURAL CHARACTERISTICS

Community Goals

1. Provide for use of land in a manner that preserves the Township's farmlands, open spaces, and natural and historic resources.
2. Accommodate new development in proximity to the US Route 30 interchanges, Highlands Corporate Center, Valley Township, and Coatesville, where access to transportation, jobs, and public utilities is most feasible.
3. Provide for a mix of housing types to accommodate households at various life stages and income levels.

Public Input

Residents greatly value the Township's rural character, open spaces and farmlands, woodlands and natural features, and privacy and seclusion. Preservation of these features is of utmost importance to residents. They have a very strong desire to keep the Township as it is (i.e., rural) and to manage development so that it does not sprawl throughout the Township.

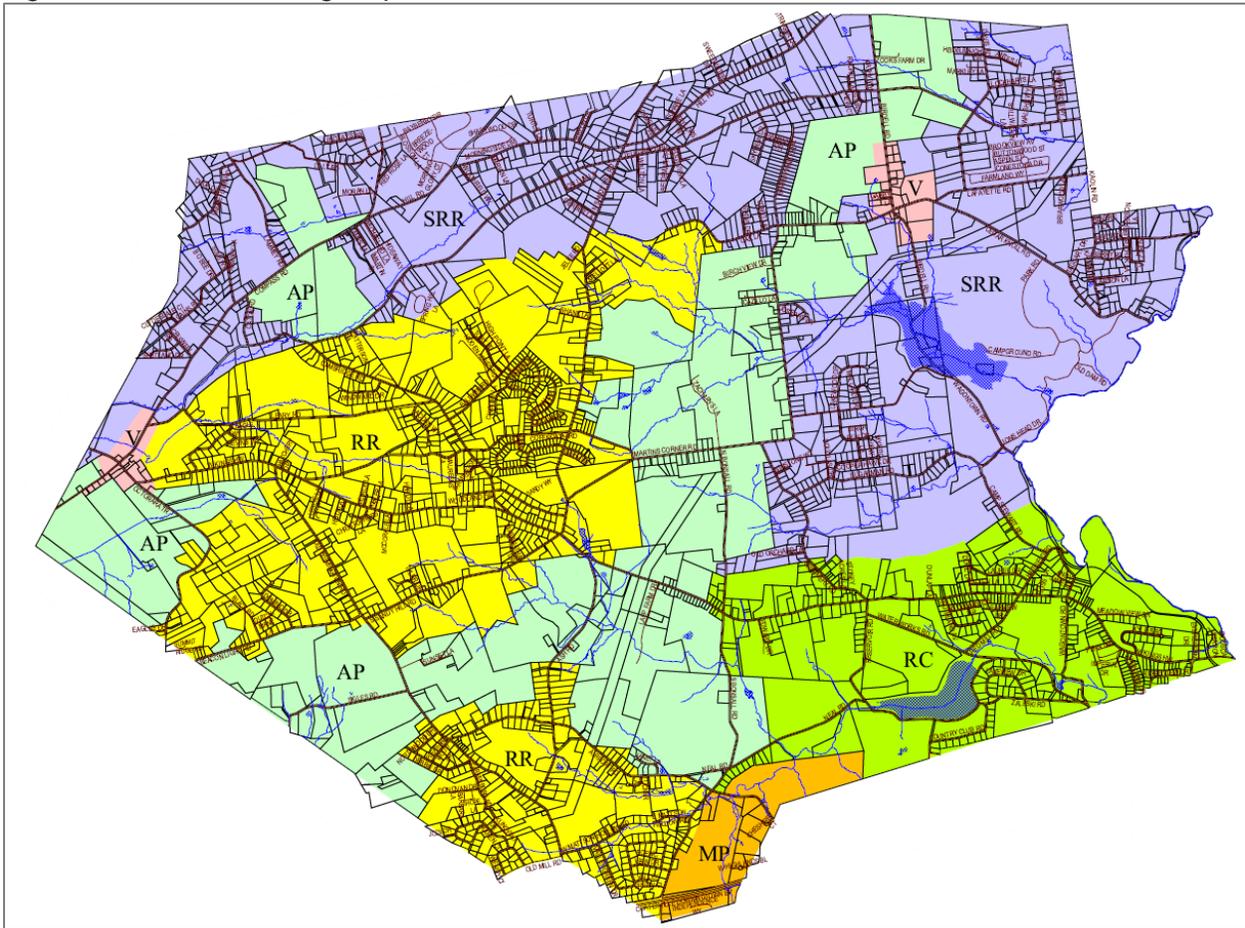


Background

1. Overview: West Caln Township is a predominantly rural Township. It is bordered to the southeast by the more developed Valley Township and the City of Coatesville.
2. Existing sewer, water, and road infrastructure (see Priority Issue 2 and 3): The vast majority of the township is served by on-lot septic and water supply. The Township's roads are rural, two-lane roads; the US 30-Airport Road and US 30-Route 82 interchanges are in close proximity to the Township's southern boundary.

3. Existing land use (see Background section): According to 2020 Chester County Tax Assessment records, the Township contains:
 - 6,147 acres (44%) of agricultural and vacant/open/wooded land
 - 4,760 acres (34%) of residential land
 - 1,989 acres (14%) of park/recreation and county/state owned land
 - 229 acres (2%) of commercial/office, industrial and institutional land
 - 900 acres (7%) of utilities and roads
4. Housing (see Background section): The number of housing units in the Township grew rapidly since 1990 but slowed from 2000 to 2017 (Table 6). The demand for new housing is projected to reach 945 units by 2045 (Table 7).
5. Current Zoning: The Township's current zoning ordinance was adopted in 2005 and various sections were later amended. A brief summary of the zoning districts' development standards follows. The Zoning Map is shown on the next page (**Figure 12**).
 - AP zoning district - provides for agricultural preservation through the center of the Township.
 - SRR zoning district - provides for cluster residential development at one (1) dwelling unit per acre with 60% open space set aside.
 - RR zoning district - provides for cluster residential development at 1.75 dwelling units per acre with 50% open space set aside. For tracts 30 acres or more, multi-family development is permitted on 15% of the tract at four (4) dwelling units per acre.
 - V zoning district - encompasses the villages of Compass and Martins Corner and provides for residential and small-scale commercial use.
 - RC zoning district - provides for a mix of housing types as well as non-residential uses.
 - MP zoning district – provides for multi-family, commercial, and industrial uses.

Figure 12: Current Zoning Map



Source: West Caln Township

6. **Build-out analysis:** A build-out analysis was conducted to estimate the amount of additional development the Township could accommodate if land use policy remained unchanged and the Township developed according to existing zoning parameters. This was prepared for both residential and nonresidential development.

It is important to note that:

- The numbers generated by the build-out analysis are estimates based on GIS mapping; they are not based on engineered, parcel-specific development plans, and as such they are estimates of potential development.
 - The build-out analysis does not imply that all the estimated development will occur, nor does it predict a timeframe for development; some parcels might be developed at some time in the future and some parcels might never be developed.
- a. **Residential Build-Out:** The residential build-out analysis was prepared by estimating the net buildable area for all residentially zoned tax parcels and then multiplying the net buildable area by the permitted zoning density (i.e., permitted lot size or number of dwelling units per acre). Any existing dwelling units on a parcel were subtracted.

The residential build-out analysis estimates that there are 3,283 existing dwelling units and that **8,016 new dwelling units** could be developed, for a total of 11,299 dwelling units (**Table 15**). The largest number of new units occurs in the RR (4,103) and SRR (1,385) zoning districts.

Table 15: Estimated Residential Build-Out

Zoning District	Gross Acres	Net Acres (see note 1)	Density/Minimum Lot Area	Existing Dwelling Units (see note 3)	Additional Dwelling Units	Total Dwelling Units
AP - Ag Preservation	3,346	3,128	(see note 2)	130	253	383
SRR - Site Responsive Residential	4,705	4,332	1 du/net ac.	1,385	1,855	3,240
RR - Rural Residential	3,449	3,307	1.75 du/net ac.	1,244	4,103	5,347
V - Village (Compassville)	52	32	20,000 sq. ft.	21	47	68
V - Village (Martins Corner)	88	87	30,000 sq. ft.	30	71	101
RC - Rural Center	1,622	1,400	1 du/gr. ac.	467	783	1,250
MP - Multi-Purpose	253	226	6 du/gr. ac. (multi-family)	6	904	910
Total	13,515	12,512		3,283	8,016	11,299

Notes:

1. Based on the Zoning Ordinance’s net lot area definition, which deducts rights-of-way, easements, surface water, floodplains, wetlands, and very steep slopes.
2. Varies based on farm or non-farm tract and tract size.
3. Based on Chester County tax assessment data.

- b. Accommodating Projected Housing Demand: Based on DVRPC population estimates there is a projected demand for 924 new housing units by 2045 (see Background section). The build out analysis demonstrates that the Township can easily accommodate this demand.



- c. Non-Residential Build-Out: The build-out analysis for nonresidential development estimates the potential additional floor area (building square footage) that could be developed based on the maximum impervious coverage permitted on tax parcels in each nonresidential zoning district. It assumes a one-story building with accommodation for parking at a ratio of five cars per 1,000 square feet of floor area. Existing impervious cover is deducted.

As shown in Table 16 below, the non-residential build-out estimates that there is one-million square feet of existing non-residential floor area and that **6.5 million square feet of new non-residential building floor area** could be developed, for a total of 7.5 million square feet. The largest amount of non-residential development would occur in the RC zoning district (4.3 million square feet).

Table 16: Estimated Non-Residential Build Out

Zoning District	Gross Acres	Permitted Impervious Cover	Existing Floor Area (Sq.Ft.)	Additional Floor Area (Sq.Ft.)	Total Floor Area (Sq.Ft.)
AP - Ag Preservation	3,346		84,239	0	84,239
SRR - Site Responsive Residential	4,705		130,320	0	130,320
RR - Rural Residential	3,449		82,968	0	82,968
V - Village (Compassville)	52	50%	76,518	246,475	322,993
V - Village (Martins Corner)	88	40%	2,924	242,320	245,244
RC - Rural Center	1,622	50% (on-lot swr/wtr)	274,402	4,328,614	4,603,016
MP - Multi-Purpose	253	55% (on-lot swr/wtr)	381,694	1,668,932	2,050,626
Total	13,515		1,033,065	6,486,341	7,519,406

Planning Implications

The future development of the Township will be a function of accommodating new development that compliments West Caln's rural character exemplified by its farmlands, open spaces, and natural and historic resources. To advance this vision, the Township should ensure that the principal regulatory tools – zoning and land development ordinances – promote these values. The Township will also need to work with other public and private sector agencies, organizations, companies, investors and property owners in pursuing its land use goals.

The build out analysis demonstrates that the Township can accommodate much more than the projected demand for new dwelling units. However, it also shows that the largest number of potential new dwelling units would be in the SRR and RR zoning districts, which encompass most of the central and northern parts of the Township. This suggests a sprawling pattern of development that would likely stress existing roads and could bring public sewer and water into the Township's interior. The RR zoning district also permits multi-family development under certain conditions, which would further increase the number of potential new housing units and exacerbate adverse impacts.

On the other hand, areas in the Township's southern region, which are close to the US Route 30 interchanges and the existing developed areas of Valley Township and Coatesville, and where extension of public sewer and water service is most feasible and cost effective, would accommodate much less development under current zoning.

Rather than pushing the largest amount of new development to its interior regions, the Township should direct the bulk of new development to its southern region where it can be coordinated with existing development, planned improvements to the US Route 30 interchanges, and existing and potential sewer and water infrastructure extensions. It should also work to preserve farmland and open space, especially in its interior areas where there are still large contiguous tracts.

Pennsylvania law requires each municipality to accommodate each type of housing (single-family, two-family, multi-family, and mobile homes) in order to provide affordable choices. This is known as "fair share." The Township must continue to provide for a fair share of all types of housing, but should direct higher-density multi-family housing to the southern part of the Township near the US Route 30 interchanges in order to reduce traffic impacts on interior rural roads and minimize the need for public sewer and water extensions.



Recommendations

The following recommendations are illustrated by the Future Development Plan (**Figure 13**). The recommendations guide future development to “growth areas” that are in proximity to the US 30 interchanges, the Highlands Corporate Center, the Coatesville Train Station, and existing public sewer infrastructure of Valley Township and Coatesville. These growth areas are surrounded by a “moderate density residential” area, which transitions to “low density rural residential” and “agricultural preservation” areas in the Township’s interior. All development would be required to adhere to natural and historic resource protection standards and would occur in conjunction with efforts to preserve farmlands and open spaces.

1. Amend the Zoning Ordinance to implement the Future Development Plan:
 - a. Growth Area: High Density Residential and Non-Residential: Create a high density residential and non-residential district in the vicinity of the Highlands Corporate Center with access to the US 30-Airport Road interchange. This area could accommodate multi-family residential uses, and perhaps mixed-residential, as well as non-residential uses. It would be proposed for public sewer and public water service, and road improvements would accompany new development as needed. This area would also be a “receiving area” for a Transfer of Development Rights (TDR) program (see item g. below).
 - b. Growth Area: Moderate Density Residential: This area includes part of the current RC zoning district and the portion of the RR zoning district located in the southwest of the Township. These areas would be modified to serve as a transition zone from the high-density growth areas to the farmlands of the Township’s interior. Public sewer and water service is proposed for a portion of this area in the vicinity of Valley Green Drive to remedy failing septic systems.
 - c. Low Density Rural Residential areas: The low density rural residential areas consist of the existing SRR and RR zoning districts with recommended adjustments as follows:
 - i. In the current SRR district, make the cluster development option more feasible by eliminating or reducing the minimum lot area requirement and permitting on-lot septic in the open space.
 - ii. In the portion of the current RR district located in the central part of the Township, reduce the permitted density of the cluster development option, eliminate or reduce the minimum lot area, and permit on-lot septic in the open space. Also eliminate the “mixed residential” (i.e., multi-family) provisions because multi-family development is too intense for this part of the Township.

- d. Agricultural Preservation areas: Keep the current AP district regulations and consider expanding this district to other adjacent farm parcels.
- e. Rural Villages: Amend the Village District (Zoning Ordinance, Article VII) to include Wagontown and permit mixed residential and commercial uses (single-family, two-family, multi-family, and mixed-use apartments over commercial) at the scale of a rural village. Any new development in the any of the villages should be compatible with, and maintain the character and scale of a rural village as exemplified by existing buildings and features.
- f. Design Guidelines for the Villages: Update the Village District Special Design Standards (Zoning Ordinance, Section 703) to include Wagontown, and expand the design guidelines to include additional specifications and amenities along with illustrations and graphics.
- g. Transfer of Development Rights: Create a Transfer of Development Rights ordinance to help implement the Future Development Plan by permitting land owners in the Township's rural interior to sell their development rights to land owners in the designated "growth areas," thereby preserving interior properties and directing development to more suitable locations within the Township.



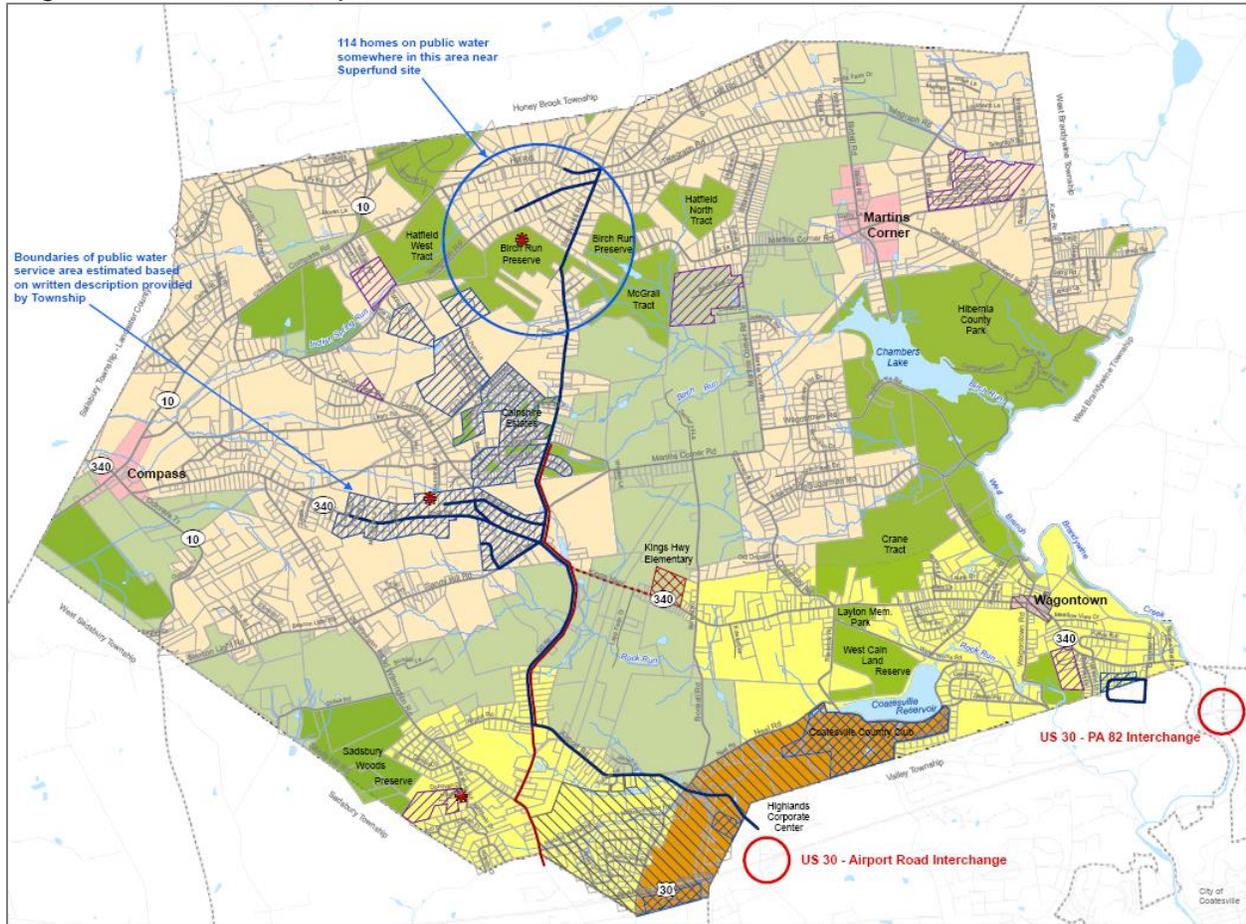
Farmland in Ag Preservation District



Village of Compass

2. Farmland and Open Space Preservation: Create a committee to identify areas for potential farmland and open space preservation, and to provide outreach to landowners regarding preservation tools, such as TDR, agricultural easements, conservation easements, and similar mechanisms.
3. Official Map: Adopt an official map, which identifies land that the Township wants to reserve for future public use, such as future roads, community facilities, parks, and similar areas. The Township is granted the right of first refusal should these lands come up for sale.

Figure 13: Future Development Plan



- | | |
|--|---------------------------------------|
| Growth Area - High Density Residential and Non-Residential | Planned Public Sewer Extension |
| Growth Area - Moderate Density Residential | Planned Sewer Line |
| Low Density Rural Residential | Planned Public Sewer |
| Agricultural Preservation | Existing Infrastructure |
| Rural Village | US Route 30 Interchange |
| Existing Protected/Preserved Land | Existing Sewer Line |
| Proposed Public Sewer and Water | Existing Water Line |
| | Existing Public Sewer and/or Water |
| | Existing Community Sewer and/or Water |
| | Superfund Site |

PRIORITY ISSUE #2 – UTILITIES: SEWER AND WATER SERVICE

Community Goal

1. To coordinate future development with existing public sewer infrastructure so that extension of such infrastructure into rural areas can be minimized, and to encourage the installation of public sewer service to targeted areas that have a concentration of septic system failures.
2. To coordinate future development with existing public water infrastructure so that extension of such infrastructure into rural areas can be minimized, and to encourage the installation of public water service to targeted areas that have a concentration of substandard well water quality.

Public Input

Township residents are generally not in favor of extending public sewer and water service beyond the areas in which it is currently available out of concern that it will enable development to encroach on farmlands and open spaces. However, some residents have expressed concern about problems they are experiencing with malfunctioning on-lot septic systems and/or substandard/contaminated well water. Residents that live in areas impacted by the Superfund sites, particularly the Old Wilmington Road Groundwater Contamination Site, are especially concerned about the quality of the groundwater. (Note: A water filtration system is currently in place for homes affected by the Old Wilmington Road site. Residents near the William Dick Lagoons site and the Blosenski Landfill site were connected to public water service in the 1990s).

Background

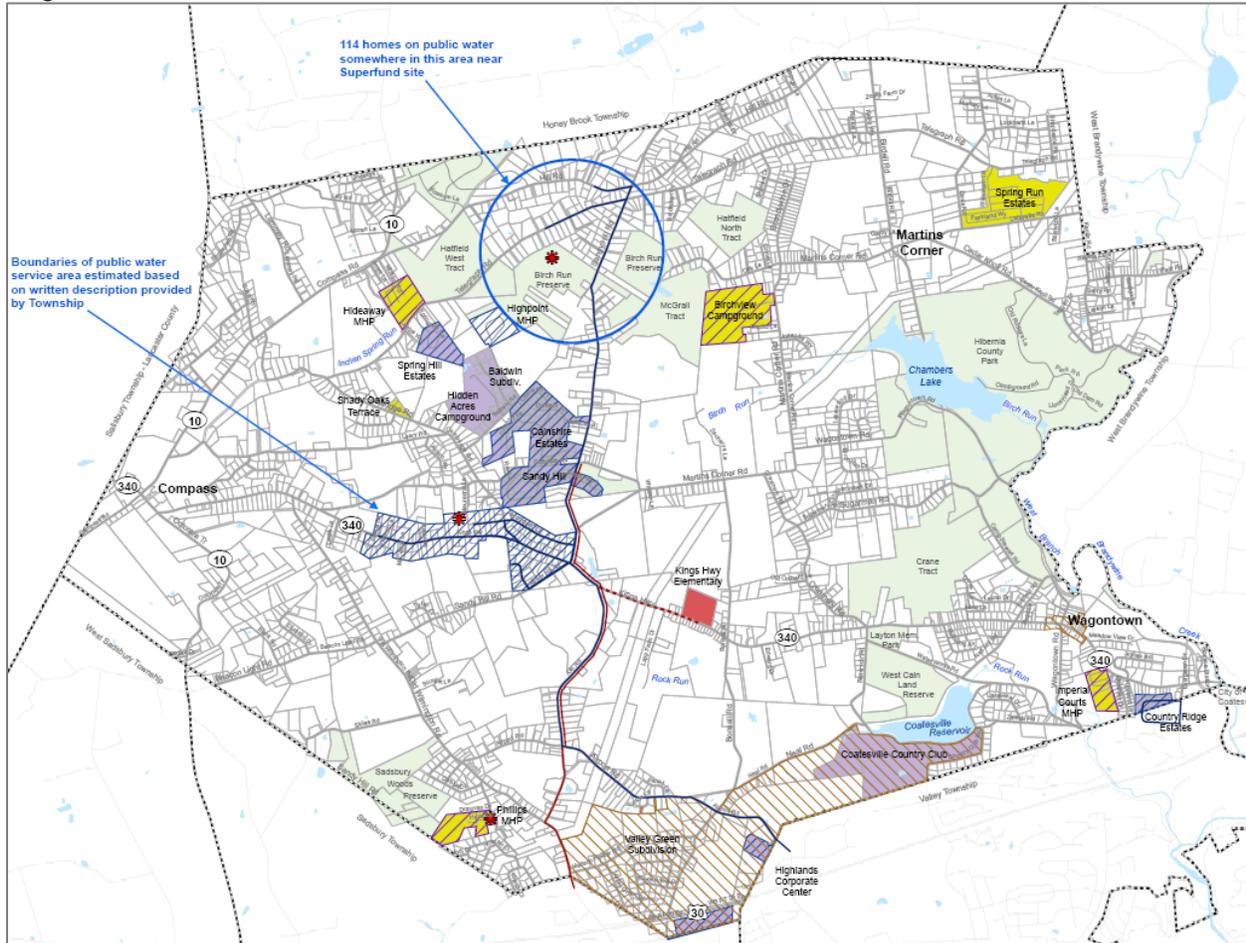
1. Sewer and water service areas are shown on Figure 14 on the following page.
2. The draft Act 537 Sewage Facilities Plan, which began in 2011, was rejected by the PA Department of Environmental Protection in 2016 or 2017 due to a lack of information on septic system failures (the plan used a database of septic pumping, but not system failures or other issues). Preparation of an updated Act 537 Plan is underway.
3. Engineers are also currently compiling an inventory of existing septic system failures and issues in the Township, which will be completed in 2021 or 2022.

Public Sewer

1. Public sewer service is provided by the Pennsylvania American Water Company and the Valley Township Municipal Authority. Wastewater is treated at the Coatesville Wastewater Treatment Plant located in South Coatesville.
2. Pennsylvania American Water Company: The Calnshire West, Sandy Hill, and Baldwin subdivisions; Spring Hill Estates and Highpoint mobile home parks; Hidden Acres Campground; and the Coatesville Country Club are served by the Pennsylvania American Water Company. Wastewater from the Coatesville Country Club is conveyed directly to the Coatesville Wastewater Treatment Plant through Valley Township. Wastewater from the other developments is conveyed to the Sadsbury Township sewer system, which is then conveyed to the Coatesville Wastewater Treatment Plant.
3. Valley Township Municipal Authority: Highlands Corporate Center and the Country Ridge subdivision are served by the Valley Township Municipal Authority. Like the Coatesville Country Club, wastewater is conveyed through Valley Township to the treatment plant.

4. Kings Highway Elementary School will be connected to public sewer in the near future. The connection will run from the school to the Ash Road main via Rt. 340. Engineers are currently conducting a survey of the area around the school to determine if there is a need to extend service into adjacent area.

Figure 14: Sewer & Water Service



Existing Service

Sewer Service

- Existing Sewer Line
- Existing Public Sewer Service
- Existing Community Sewer Service

Water Service

- Existing Water Line
- Existing Public Water Service
- Existing Community Water Service
- 114 homes on public water somewhere in this area near Superfund site

Planned and Proposed Service

- - - Planned Sewer Line
- Planned Public Sewer Service
- Proposed Public Sewer and Water (per Future Development Plan)
- ✱ Superfund Site

Community Sewer Systems

1. Birchview Campground and four mobile/manufactured home parks—Imperial Courts, Phillips, Shady Oak Terrace, and Hideaway—are served by community on-lot systems. Spring Run Estates is served by a community sewerage system that discharges into an unnamed tributary of the West Branch Brandywine Creek.

On-Lot Septic Systems

1. The remainder of homes in the Township (i.e., those not on public or community sewer service) are served by individual on-lot septic systems. The homeowner is responsible for maintaining the system.
2. Residents of the Valley Green subdivision have expressed concern about problems they are experiencing with malfunctioning on-lot septic systems. Five homes are now served by individual small flow treatment systems; however, some residents contend that site conditions prevent installation of an alternative system on their properties, and according to recent correspondence from the PA DEP, that agency does not consider multiple small flow systems in a development to be a viable option. In addition, according to the 2011 draft Act 537 Sewage Facilities Plan (which was not adopted), the Chester County Health Department recommended that this area be considered for public sewer.
3. The Township does not have an on-lot septic system maintenance ordinance.

Public Water

1. Public water service is provided to limited areas of the Township by the Pennsylvania American Water Company Coatesville Division.
2. Public water serves the Calnshire West, Sandy Hill, and Country Ridge subdivisions; Spring Hill Estates and Highpoint mobile home parks; Highlands Corporate Center; and homes near the William Dick Lagoons and Blosenski Superfund sites. Homes near the Old Wilmington Road Superfund site could potentially be placed on public water service depending on the outcome of on-going EPA studies (see discussion of Superfund sites below).
3. Community water systems serve Hideaway, Imperial Court, Maplewood, and Perry-Phillips mobile home parks, and Birchview Campground.

Superfund Sites

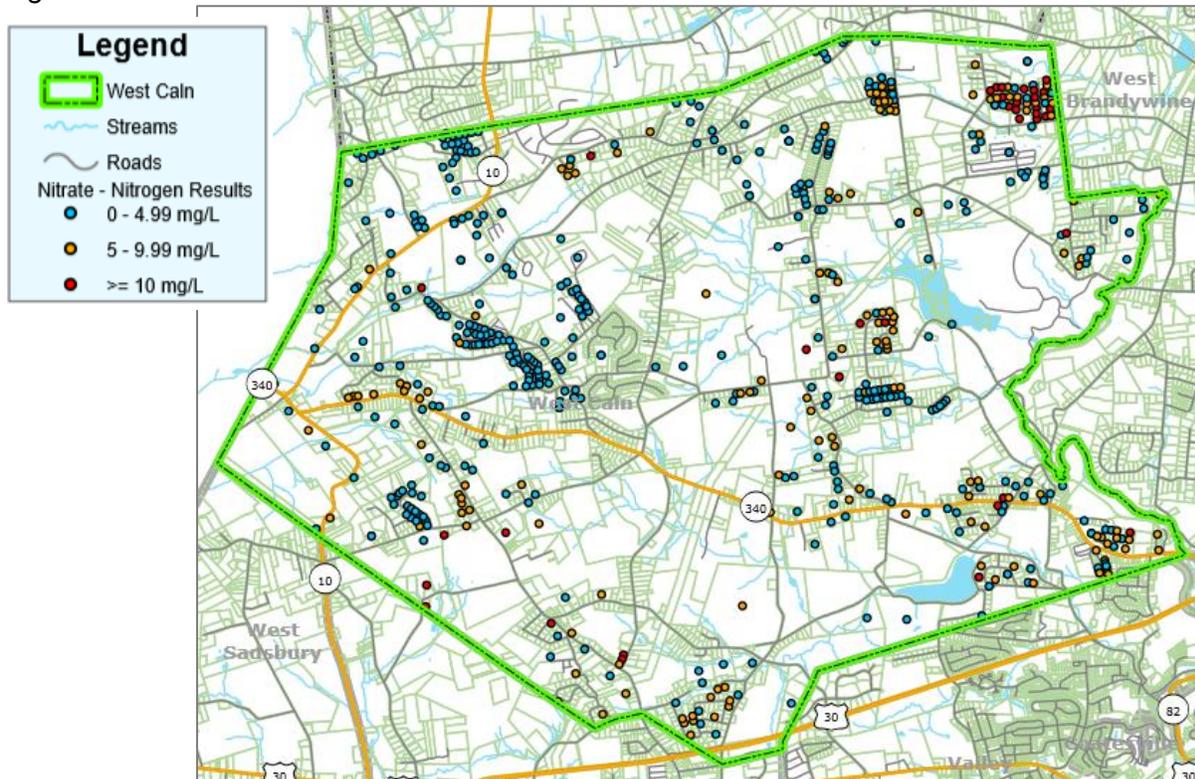
1. William Dick Lagoons - This site was contaminated from the late 1950s to 1970 when rinse water from the interior cleaning of tank trailers was held in three unlined lagoons. In 1987, the EPA sampled private wells and springs used by local residents and found several to be contaminated with trichloroethylene (TCE). Public water supply was installed to 114 residents in the late 1990s and groundwater treatment is ongoing.
2. Blosenski Landfill – Soil, surface water, and groundwater were contaminated by municipal and industrial waste disposed of at this site from the 1940s to 1971. Public water was extended to 75 residents in 1990 and a groundwater treatment system was installed in 1998.

3. Old Wilmington Road Groundwater Contamination – Residential wells in proximity to this site were found to be contaminated with volatile organic chemicals and manganese. A water filtration system was installed, and the EPA is currently conducting studies to determine the nature and extent of contamination and evaluate potential site remedies. EPA expects to issue its report in early- to mid-2021, and whether it recommends extension of public water to the affected homes remains to be seen.

Private/On-lot Wells

1. Residents that are not served by public water rely on private wells for their water supply. This applies to the majority of the Township.
2. The impact on groundwater from the three Superfund sites remains a concern of many residents. The EPA, PA DEP, and Chester County Health Department continue to monitor and treat groundwater at these sites (see above and Priority Issue # 5)
3. Also, of concern is contamination from nitrates resulting from agricultural run-off (**Figure 15**). According to data and mapping prepared by the Chester County Health Department, nitrates have been detected in wells throughout the Township. There is a cluster of drinking water wells with substandard nitrate levels (>10 mg/L) or near substandard levels in the area of Lockharts Lane.

Figure 15: Nitrate Concentrations



Source: Chester County Health Department

Planning Implications

1. According to the draft 2011 Act 537 Plan:

“It was recommended to the Township by Federal officials that future projects should not add water to or withdraw water from the area surrounding the Superfund sites, as any potential change in the water balance could change the direction and concentration of the contaminate dispersion plume. This recommendation was also shared by the PA DEP.

Based upon this recommendation, the Township made certain land development considerations and permitted public water and public sewer service to be extended into and through the center of the Township. In addition, several land development projects changed their plans from sewage disposal systems that would promote groundwater recharge to the local watershed to a system that would collect and convey the sewage out of the local watershed to the public sewer system in Coatesville.”

2. In an effort to ensure that the quantity and quality of groundwater is preserved and that those residents currently dependent on groundwater do not experience reductions in water supplies caused by new development, the Township will need to evaluate the impact of proposed development on groundwater supplies.
3. While extension of public sewer and water into the Township’s interior may spur development that could encroach on agricultural land and alter residents’ rural lifestyle, the Township must also consider the public health implications in areas where drinking water is impacted by the Superfund sites and/or substandard nitrate levels. If public sewer and water are to be extended to these areas, then steps should also be taken to preserve areas that contribute to the rural economy and lifestyle.

Recommendations

1. Closely coordinate development with existing sewer/water service areas to minimize extension of public sewer and water into rural areas (except where EPA or other studies demonstrate the need for public sewer or water to alleviate a public health threat, such as at a Superfund site).
2. Update the Township’s Act 537 Sewage Facilities Plan (a study of on-lot septic systems is underway), and once adopted, work to implement its recommendations.
3. Consider extending public sewer and water service to neighborhoods that are experiencing chronic septic system failures and/or well water contamination.
4. Adopt an on-lot sewerage management ordinance to promote proper operation and maintenance of septic systems.
5. Closely coordinate with the EPA, PA DEP, and Chester County Health Department to address ongoing remediation activities at the three Superfund sites. Be prepared to provide comment and engage with residents and the EPA on its forthcoming study and recommendations for the Old Wilmington Road site.
6. When reviewing subdivision and land development plans and permit applications in areas impacted by the Superfund sites, abide by EPA guidance and institutional/land use controls.
7. Make educational materials available to residents on water conservation and proper septic system maintenance.

PRIORITY ISSUE #3 - TRANSPORTATION/CIRCULATION: ROADS, TRAFFIC, & SPEEDING

Community Goals

1. Provide excellent road maintenance services on Township roads.
2. Enable more opportunities for safe walking and bicycling
3. Reduce the incidence of speeding on Township roads.
4. Coordinate future development with existing road and transportation infrastructure so that new development does not overwhelm the capacity of the Township's rural roads and lead to traffic congestion.

Public Input

On the community survey and at the public workshop, Township residents expressed a need for road and transportation improvements, especially as the Township continues to grow and develop in the future. Some residents are dissatisfied with road maintenance services while others cite traffic congestion near the elementary school, vehicles speeding on several roads in the Township, and a need for more opportunities for safe walking and bicycling.

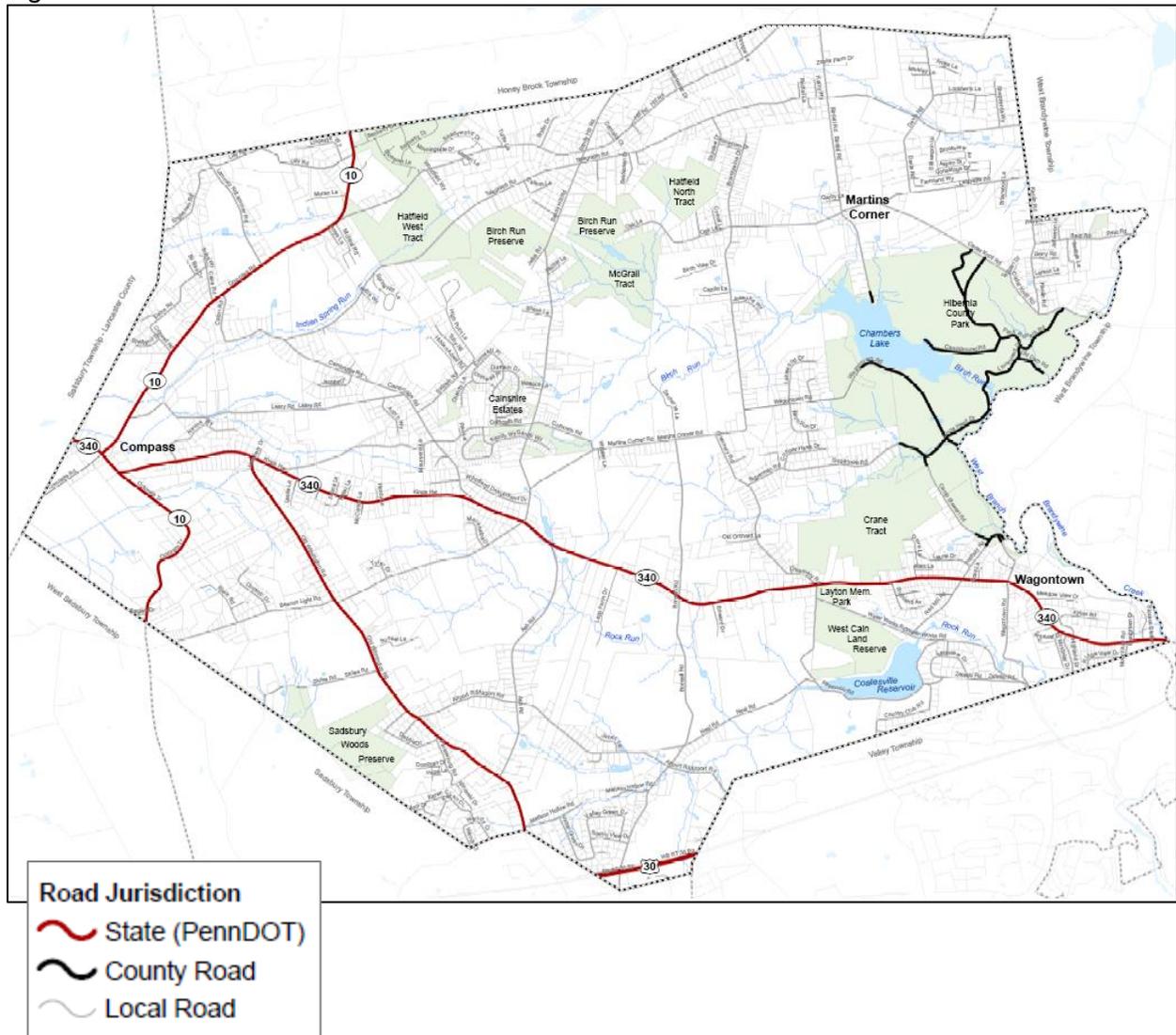
Background

Roads

1. West Caln Township contains 105 miles of roadway including 15 miles of roads owned and maintained by PennDOT, 4 miles owned and maintained by Chester County, and 86 miles of local roads owned and maintained by the Township (**Figure 16**).
2. PA 340 (W. Kings Highway), PA 10 (Compass Road / Octorara Trail), and Old Wilmington Road are the main roads through the Township. The US Route 30 Bypass crosses the southern tip of the Township and is the main east-west highway connecting West Caln to the greater region. The remaining roads in the Township are rural in both function and character, originally designed to serve the local traffic of a sparsely populated agricultural community.
3. Airport Road / US 30 interchange improvements are planned in conjunction with improvements to the US 30 Bypass along 14.5 miles of the highway corridor. This phase of the project runs from Old Mill Road in Sadsbury Township to just beyond Wagontown Road in Valley Township. It involves reconfiguration of the interchange ramps and reconstruction of the highway and bridges. It is projected to be completed by 2030.
4. For a transportation improvement project to receive state or federal funding, it must first get listed on the Chester County Transportation Improvements Inventory (TII), and then on the DVRPC's 25-Year Long Range Plan and Transportation Improvement Program (TIP). So, the Chester County TII contains a list of needed transportation improvements recognized as being important to the County, but these projects may or may not achieve listing on the DVRPC TIP and, therefore, may or may not receive state or federal funding. Chester County TII projects located in West Caln Township are shown on **Figure 5** (see Background) and listed below:
 - a. PA 10 safety improvements from Honey Brook Township to Sadsbury Township

- b. PA 340 / PA 10 intersection – widening and drainage
 - c. Replace or rehabilitate bridge on Lion’s Head Road over Birch Run
5. Township residents have cited several specific issues pertaining to road maintenance, snow plowing, speeding, and needed road and intersection improvements.
 6. Road sharing among automobiles and horse-drawn buggies on roads poses a hazard to buggy occupants, horses, and motorists.

Figure 16: Road Jurisdiction



Public Transportation

1. Amtrak and SEPTA are the major public transportation providers for the region. There are no Amtrak or SEPTA facilities in West Caln Township. The nearest Amtrak train stations are Coatesville, Parkesburg, and Thorndale Stations.
2. Improvements to the Coatesville Train Station, including station, platform, and parking improvements are in progress.
3. SEPTA regional rail service currently ends at Thorndale Station, but SEPTA has agreed to extend service to Coatesville Station. SEPTA service to Coatesville is presumed to begin after the completion of the new Coatesville station.
4. Krapf bus provides service between Coatesville and Exton on its Route A bus, and the ChescoBus LINK service (managed by TMACC) connects from Coatesville to Parkesburg through Sadsbury Township.
5. Paratransit is provided by Krapf's Rover service and ChescoBus. Anyone can use Rover, but it is designed to serve persons with transportation needs. Rover also provides a Shared Ride Program for seniors. ChescoBus provides serve ADA accessible service to persons within $\frac{3}{4}$ of a mile a fixed LINK or SCOOT route.
6. The Chester County Public Transportation Plan includes several projects in proximity to West Caln Township that may benefit residents. They are:
 - a. Park-and-ride lot at US 30 / PA 10
 - b. Commuter service between Parkesburg and Oxford
 - c. Improvements to the Parkesburg Train Station
 - d. Park-and-ride lots at US 30 / Airport Road and US30 / PA340
 - e. Commuter service between Coatesville and Honey Brook

Walking and Bicycling

1. Due to the prevalence of narrow and winding rural roads with no shoulders or sidewalks, opportunities for safe walking and biking in the Township are limited.
2. Sidewalks: The Township has less than one-half mile of sidewalks on two small residential streets (Sandy Way and Tina Lane).
3. Bicycling: Bicycling is permitted on Hibernia Park's interior roads and all but one off-road trail in the park. Bicyclists also use the Township's roads despite the lack of shoulders or bike lanes.



4. The Township Subdivision and Land Development Ordinance requires the installation of sidewalks on all existing and proposed streets, and to parking area and green spaces. Pedestrian, bicycle, and equestrian trails *may* be required at the discretion of the Township.
5. The Zoning Ordinance requires the installation of sidewalks only in the Village District, Rural Center District, shopping centers, drive throughs, and uses with interior circulation.
6. Existing Trails: Off-road walking/hiking/running trails exist in Layton Park (~1.25 miles), Birch Run Forest Preserve, Hibernia County Park (~6 miles) and Sadsbury Woods Preserve (~6 miles).
7. Proposed Trails (see Figure 24 Recreation & Trails):
 - a. Extension of the Brandywine Creek Riverwalk between Hibernia Park and Coatesville
 - b. Brandywine-Hibernia Trail along the West Branch Brandywine Creek from Hibernia Park north to the Struble Trail (proposed Struble Trail extension?)
 - c. PECO ROW Trail along the PECO right-of-way through West Caln Township into Sadsbury Township to the southwest and West Brandywine Township to the northeast.
 - d. The *Brandywine Creek Water Trail Feasibility Study* has recently been completed for the development of a water trail along the Brandywine Creek from Coatesville (on the West Branch) and Downingtown (on the East Branch) downstream to Brandywine State Park, just north of the Delaware border. This study is available at -- <https://www.brandywine.org/conservancy/projects/brandywine-water-trail>.

Planning Implications

1. Improvements to the regional transportation system will benefit West Caln residents by enabling more efficient and safe access to the Route 30 Bypass, opening more opportunities to take public transportation, and improving the public transportation experience. At the same time, increasing the Township's access will lead to increased development pressure and more demand on the Township's rural roads originally designed to serve the local traffic of a sparsely populated agricultural community. To proactively and effectively manage this growth and its associated traffic, the Township should coordinate future development with planned transportation improvements and guide development accordingly, as illustrated by the Future Development Plan (see Priority Issue #1).
2. The Township's road network is comprised of narrow and winding rural roads originally designed to serve the local traffic of a sparsely populated agricultural community. New development places ever greater demand on these roads until their capacity is exceeded. Traffic congestion increases, road safety declines, and in many cases the rural character of roads is lost as they are improved to accommodate suburban development. The Township can minimize adverse impacts on its existing roadways by coordinating future development with existing road capacity/function and planned transportation improvements. Future development proposals should also be accompanied by a study that analyzes existing road capacity and traffic impacts that would result from the development.

3. The lack of walking and bicycling opportunities is typical of a rural community where roads were not designed for these functions and trails have not been officially designated for public use. However, as the Township grows, the demand for walking and bicycling infrastructure will increase. The time to plan for and build a walking/hiking/bicycling network is now, before more development occurs and while the opportunity to secure easements, install sidewalks and trails, and establish connections exists. New developments and future road improvements should be required to install pedestrian and bicycle infrastructure and amenities, and the Township should work toward connecting people to destinations such as shops, employment centers, parks, and train stations.
4. The Township Public Works department has a staff of six and is responsible for maintaining and plowing Township-owned roads, among other duties. The Township should address issues cited by residents. If additional resources are required, then the Township must evaluate its budget and options. Issues that exist on state-owned roads are the responsibility of PennDOT and the Township is limited in its ability to address those issues other than to petition PennDOT on behalf of its residents.

Recommendations

1. Closely coordinate development with existing road capacity and with planned transportation system improvements.
2. Require a traffic impact study for all major development proposals and evaluate proposals with consideration given to added traffic and potential road improvements necessitated by the development.
3. Establish a road maintenance schedule to budget for and systematically address the issues cited by residents that pertain to Township-owned roads.
4. Increase speed limit enforcement throughout the Township.
5. Apply and enforce Zoning Ordinance and SALDO provisions requiring installation of sidewalks/walking paths in new developments and connections to adjoining properties, and expand sidewalk installation requirements to better accommodate pedestrian circulation.
6. Adopt a policy (e.g. a Complete Streets Policy) that advocates for inclusion of pedestrian and bicycle infrastructure in future road improvement projects.
7. Transportation improvement projects that propose to use state or federal funds must be included in the Chester County TII and, subsequently, the DVRPC TIP. The Township should continue to advocate for inclusion of needed improvement projects on the TII and TIP.
8. Adopt an official map, which identifies land that the Township wants to reserve for future public use, such as future roads, community facilities, parks, and similar areas. The Township is granted the right of first refusal should these lands come up for sale.

PRIORITY ISSUE #4 – KEEPING OF HORSES FOR TRANSPORTATION

Community Goal

Develop regulations pertaining to the keeping of horses for transportation that do not place an excessive burden on residents who use horses for transportation, minimize potential impacts on neighboring properties, protect the health of the horses, and protect the health, safety, and welfare of all township residents.

Public Input

Many residents state that the current township ordinance requiring a minimum of three acres to keep one horse creates an excessive financial burden for those who use horses as their primary mode of transportation, and makes the township unaffordable to others wishing to move here. These residents want the township to reduce the minimum acreage requirement, while others are opposed to any reduction of the minimum acreage requirement, fearing that odors will encroach on neighboring properties.

Background

1. Many West Caln Township residents use a horse as their primary means of transportation. These residents keep their horses on their properties much like other residents keep their cars on their properties. However, residents that keep horses must abide by a township ordinance that regulates the keeping of horses or seek a variance from the ordinance.
2. Section 1212 of the West Caln Township Zoning Ordinance permits the keeping of animals, including horses. The ordinance requires a minimum of three acres to keep one horse. Each additional horse requires an additional 1.5 acres.
3. West Caln Township's Zoning Hearing Board grants two to three variances per year, permitting the keeping of one horse per acre with conditions applied for manure management and odor control.
4. A large amount of acreage, such as three acres, is typically required for horses in order to provide sufficient area for pasture and exercise. However, horses that are used for transportation do not need a large amount of land for pasture and exercise since they are fed by their owners and get exercise by providing transport.
5. According to the Penn State Extension, horses used for transportation require less acreage for the reasons noted above and while some townships require one horse per acre, a "ballpark" figure is one acre including a house and a horse (i.e., one horse on ½ acre managed and with a barn).
6. The keeping of animals, including horses, typically requires an accompanying nutrient management plan where the owner states how he/she will manage and dispose of the animal waste.
7. **Table 17** below shows townships in Lancaster County that have ordinances or pending ordinance amendments pertaining to horses for transportation. These ordinances were supplied by the Lancaster County Planning Commission. The acreage requirements range from two horses on ½ acre to one horse per acre.

Table 17: Lancaster County Ordinances for Keeping of Horses

Lancaster County Ordinances/Pending Ordinance Amendments - Horses for Transportation		
Municipality	Zoning District	Acreage Requirement
Strasburg Twp.	AG, RR as accessory use	2 horses on lots <2ac
Providence Twp.	Accessory use to residential	1 horse/acre, max 4 horses
East Hempfield Twp.	AG, LDR, MDR, VR, VC as accessory use	20K sq.ft. in lot area for principal use & horse barn, max 2 horses
East Drumore Twp.	R1, R2, C as special exception	1 horse per acre, max 3 (?) horses
Little Britain Twp.	Special exception	1 horse per acre, max 2 horses

Source: Lancaster County Planning Commission

Planning Implications

West Caln Township should evaluate its ordinance regulating the keeping of horses as it pertains to horses that are used as the owner's primary means of transportation. The Township can leave the ordinance unchanged, requiring a minimum of three acres for one horse, which would continue to burden existing residents, possibly forcing them to leave the Township and possibly preventing future residents from moving into the township due to the cost of the required land; or the Township can amend the ordinance to reduce the minimum acreage requirement. If the Township were to reduce the minimum acreage requirement, it must simultaneously require a nutrient/manure management plan and odor controls in order to eliminate impacts on neighboring properties.

Recommendations

1. Consider amending the Zoning Ordinance to:
 - a. Reduce the minimum acreage required to keep a horse that is used as the property owner's primary means of transportation to one horse per acre with a maximum of two horses.
 - b. Require a barn or shed of sufficient size for the keeping of the horse(s) and establish sufficient setback, nutrient/manure management, and odor control regulations to prevent adverse impacts on neighboring properties.

PRIORITY ISSUE #5 – SUPERFUND SITES

Community Goals

1. Work with the US EPA to complete the clean-up and remediation of the three Superfund sites located in the Township.
2. Once clean-up and remediation are complete, if possible, convert the Superfund sites into a land use that is viable and poses no health risk to the community.

Public Input

The existence of the three Superfund sites in the Township and the risks they pose to health and the environment are a concern to many residents, especially those living in proximity to the sites. Residents want the sites to be cleaned-up as quickly as possible and for steps to be taken in the interim to protect their health, the water supply, and their property values.

Background

1. There are three Superfund sites in West Caln Township: the Old Wilmington Road Groundwater Contamination site, the William Dick Lagoons, and the Blosenski Landfill (**Figure 17**).
2. Information on the three sites can be found at: <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>

Old Wilmington Road Groundwater Contamination:

<https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=0302420>

William Dick Lagoons:

<https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=0301252>

Blosenski Landfill:

<https://cumulis.epa.gov/supercpad/cursites/csinfo.cfm?id=0301376>

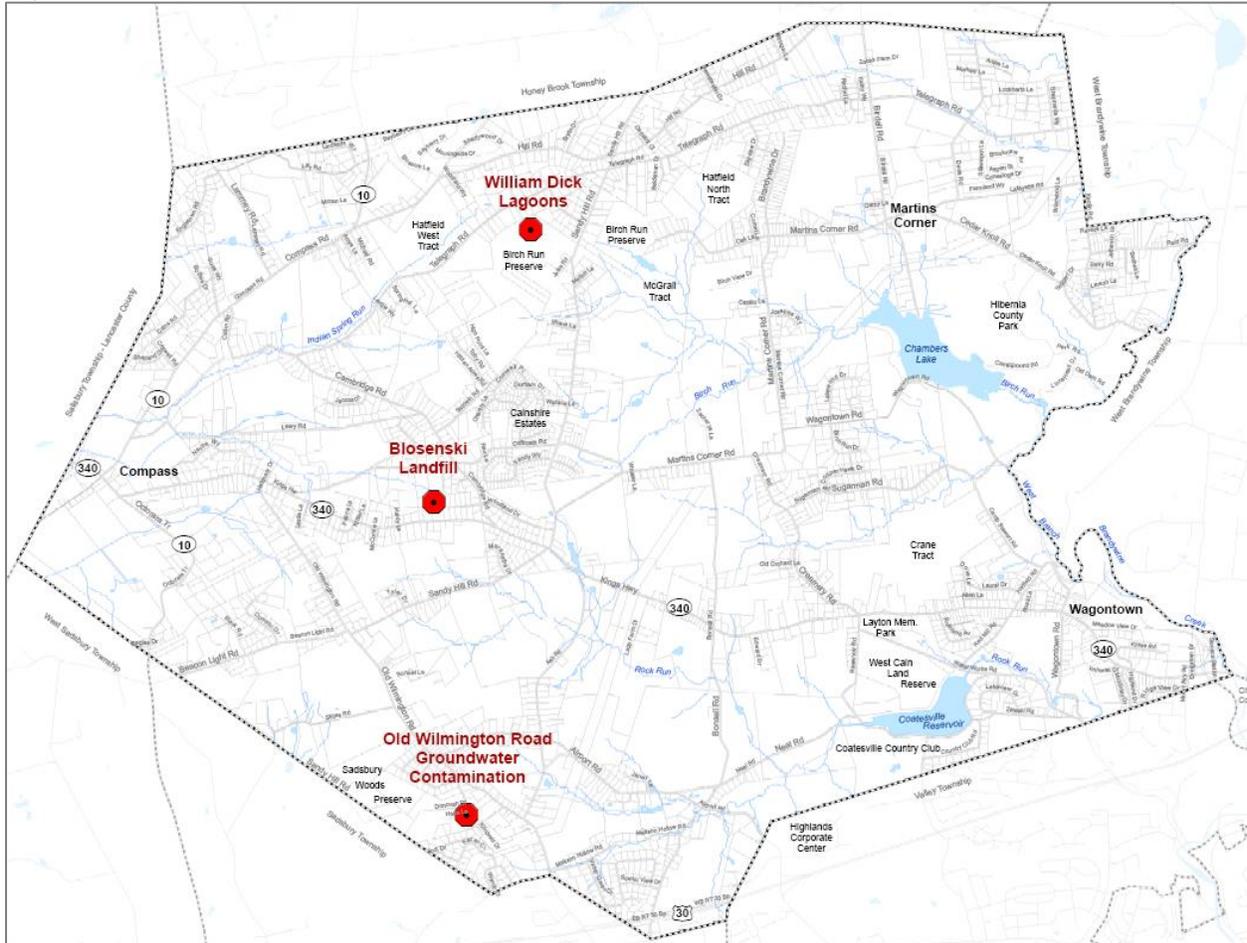
The following information is taken from the EPA's Superfund website and communications with EPA Community Involvement Coordinators:

- a. Old Wilmington Road Groundwater Contamination site:** This site is located on a parcel that is also the location of a mobile home park. The exact source of contamination at this site and the responsible party are unknown. It is believed materials were dumped at the site in the 1960s and 1970s. In the 1980s, residential wells were found to be contaminated with volatile organic compounds (VOCs) and manganese. VOCs are chemicals that can turn into vapors or gases, potentially affecting human health and the environment. A well that provided water to about 60 residents of a private mobile home park was found to be contaminated with elevated levels of trichloroethane (TCE), a type of VOC. A system was placed on the well to treat the contamination. EPA and the Pennsylvania Department of Environmental Protection (PADEP) frequently monitor and test the system to ensure it is working correctly.

Water filtration is currently in place for the affected homes. EPA is currently conducting a remedial investigation and feasibility study (RI/FS) to determine the nature and extent of contamination and evaluate alternatives to clean up the site. The RI/FS has consisted of sampling current monitoring wells, installing and sampling new monitoring wells, and

residential well monitoring. EPA is currently evaluating the results of residential well monitoring performed in late 2017 to determine if additional residential well treatment systems are necessary. The RI field work began in 2015. EPA hopes to complete the RI and begin the FS in mid- to late-2020. EPA will evaluate alternatives for cleaning up the groundwater in a Feasibility Study Report. The public will have the opportunity to share their input regarding the alternatives before the final cleanup is selected.

Figure 17: Superfund Sites



- b. William Dick Lagoons site:** The 4.5-acre site lies within the Township's Birch Run Preserve. It is currently fenced and there is a walking/hiking path around the site.

From the late 1950s to 1970, a company that cleaned petroleum products, latexes and resins from tank trailers dumped rinse water and residues into three unlined lagoons at the site, contaminating soil and groundwater.

The site's "long-term remedy," selected in 1991 and 1993 and updated in 1999, included extension of the public water supply, a hydrogeological study, implementation of an interim groundwater treatment system, and excavation and treatment of contaminated soil. EPA installed a public water supply to 114 residents in the area of the site in the 1990s. The hydrogeological study took place between 1997 and 1999. Operation of the interim groundwater treatment system began in 2008 and is ongoing. Contaminated soils were excavated and treated; some were treated and backfilled and some were disposed

of off-site. This was completed in 2014. EPA is currently in the process of a feasibility study that will lead to a final groundwater remedy. Activity and use limitations called “institutional controls” are in place to protect the site’s cap from disturbance. This will likely mean limits to the future use of the site.

- c. Blosenski Landfill site:** The Blosenski Landfill is a 13.5-acre site on two adjoining tax parcels. Disposal of municipal and industrial wastes at the unlined landfill took place from the 1940s until 1971. Wastes disposed of at the landfill included solvents, paints, leaking drums and tank truck contents. These activities contaminated soil, surface water, and groundwater with hazardous chemicals.

The EPA’s “Selected Remedy” for the site was determined in 1986 and modified in 1991 and 2013. The Selected Remedy consists of:

1. Extension of the public water system to nearby residents (75 residents) to protect against exposure to contaminated groundwater (completed in 1990);
2. Excavation of about 1,300 buried drums and contaminated soil in immediate contact with the drums. Approximately 350 cubic yards of waste and soils were shipped off-site for proper disposal (done in 1992 and 1995);
3. Installation of a groundwater collection and treatment system to remove contamination from the area’s aquifer (installed in 1998)
4. Installation of a landfill cap to prevent rainwater from coming in contact with the landfill’s materials (installed in 1995);
5. Installation of groundwater monitoring wells (installed from 1990 to 1996); and
6. Institutional controls to restrict land and groundwater use (see below).

In October 2012, the groundwater pump and treat system was shut down so that the Potentially Responsible Party (PRP) can study the aquifer and propose another method of groundwater remediation. In July 2015, a pilot study to determine the effectiveness of in-situ groundwater treatment was started. Results of the July 2015 study were reviewed by EPA and the PRP’s contractor. The PRP’s contractor submitted an addendum to the groundwater bioremediation study in July 2017, which addressed EPA’s comments and recommendations. The second phase of the bioremediation study began with additional on-site treatment in January 2018 with monitoring that followed in March, June, September, and December 2018

A Notice of Contamination (NOC) was filed at the Chester County Recorder of Deeds on September 21, 2017. EPA continues to pursue a more formalized Environmental Covenant for additional site protection. The NOC states that the property may be safely reused for industrial and commercial use (subject to local zoning regulations) but groundwater monitoring data demonstrate that a contaminated groundwater plume underlying the site and extending to land immediately south of the site exceeds safe drinking water standards and lists 29 contaminants of concern. Subsurface contaminated waste material remains at the site within the landfill. While the site does not represent a significant risk, installation of new groundwater wells within the plume could create an immediate threat of harm or endangerment to public health and the environment.

Institutional controls outline activities that should be avoided because they may increase the risk of exposure to contamination and create a significant threat of harm to public health or the environment. These activities are:

- Residential use of the property.
- Installation or operation of groundwater wells for any purpose other than sampling related to site investigation activities or the Selected Remedy.
- Any activity that would adversely impact the on-site groundwater extraction, treatment and discharge system.
- Any activity or physical alteration that disturbs the impermeable landfill cap (e.g., filling; drilling; excavation; removal of topsoil, rocks, or minerals; or change in topography). Vehicles shall not be parked on the cap.
- Disturbance of the site erosion control devices including drainage channels, riprap on the steep northern slope of the cap, and sedimentation basin.

EPA has conducted several five-year reviews of the Site's remedy. These reviews ensure that the remedy put in place protects public health and the environment, and functions as intended. The 2018 five-year review concluded that the remedy continues to be protective of human health and the environment. The next five-year review is scheduled for 2023.

Planning Implications

The Superfund sites impact the Township from both a public health perspective and a land use perspective. The immediate focus is on continuing the EPA's remediation and monitoring activities, which are on-going at all three sites, while taking steps to provide affected residents with clean drinking water. Residents affected by the Old Wilmington Road and Blosenski Landfill sites have been connected to public water, and the Township awaits the EPA's draft report and recommendations for the William Dick Lagoons site in the coming months.

From a land use perspective, institutional controls, environmental covenants, and health considerations will limit future use of the sites. The William Dick Lagoons site will likely remain within the confines of the Township-owned Birch Run Preserve. The Old Wilmington Road and Blosenski landfill sites are still privately owned. Any future land development or land use activity on the Superfund sites should respect the limits of the EPA's institutional controls, environmental covenants, and other restrictions that may be placed on the sites. The landowner and Township should contact the individual site's EPA Remedial Project Manager, EPA Site team, and EPA Site Attorney prior to undertaking any land use activity or issuing any permits/approvals.

Recommendations

1. Continue to monitor Superfund site remediation activities:
 - a. Continue to monitor progress on remediation activities at the three Superfund sites via the Superfund website and via periodic communications with each site's community outreach coordinator.
 - b. The EPA anticipates completion of its Feasibility Study for the Old Wilmington Road Groundwater Contamination site within 12 months. The Feasibility Study will contain recommended remedies and allows for public comment. Connecting affected homes to public water may or may not be included as a recommendation. Township officials and residents should watch closely for the release of this report and be prepared to provide comments. Potential future reuse of this site is unknown until the EPA completes its studies and a remedy is selected.
2. Maintain awareness of EPA's Institutional Controls, Notice of Contamination, environmental covenants, and other site restrictions.
 - a. The 4.5-acre William Dick Lagoons site lies within the Township's Birch Run Preserve. Institutional controls are in place to protect the site's cap from disturbance. The site should remain within the preserve. It should remain fenced and it should be clearly marked to alert Preserve users of its status.
 - b. The EPA's NOC warns against residential development on the Blosenski Landfill and suggests the site could accommodate commercial or industrial land use (subject to local zoning regulations). However, the site is in the Township's RR-Rural Residential zoning district which permits only two types of commercial use (funeral home and commercial accessory use). Furthermore, any future reuse of the site should abide by the EPA's institutional controls, which warn against use of groundwater, disturbance of the landfill cap and disturbance of systems that are in place for groundwater treatment and erosion control. The Blosenski Landfill site is privately owned. If a development proposal or any other future land use activity arises, the Township should evaluate the proposal/activity with serious consideration given to the NOC and any environmental covenants that the EPA may file in the future.
 - c. Any future land development or land use activity on the Superfund sites should respect the limits of the EPA's institutional controls, environmental covenants, and other restrictions that may be placed on the sites. The landowner and Township should contact the individual site's EPA Remedial Project Manager, EPA Site team, and EPA Site Attorney prior to undertaking any land use activity or issuing any permits/approvals.

NATURAL & HISTORIC RESOURCES PROTECTION PLAN

Community Goals

Protect historic and natural resources to retain the Township's rural character and capitalize on their health, quality of life, and economic benefits.

Public Input

On the Community Survey, more than 50% of survey respondents ranked Woodlands, Farmlands, Wildlife, Stream Water Quality and Historic Architecture as high when asked what they most like about living in West Caln Township. In addition, historic and natural resource preservation receive some of the highest scores when asked about actions needed to improve the quality of living in West Caln Township.

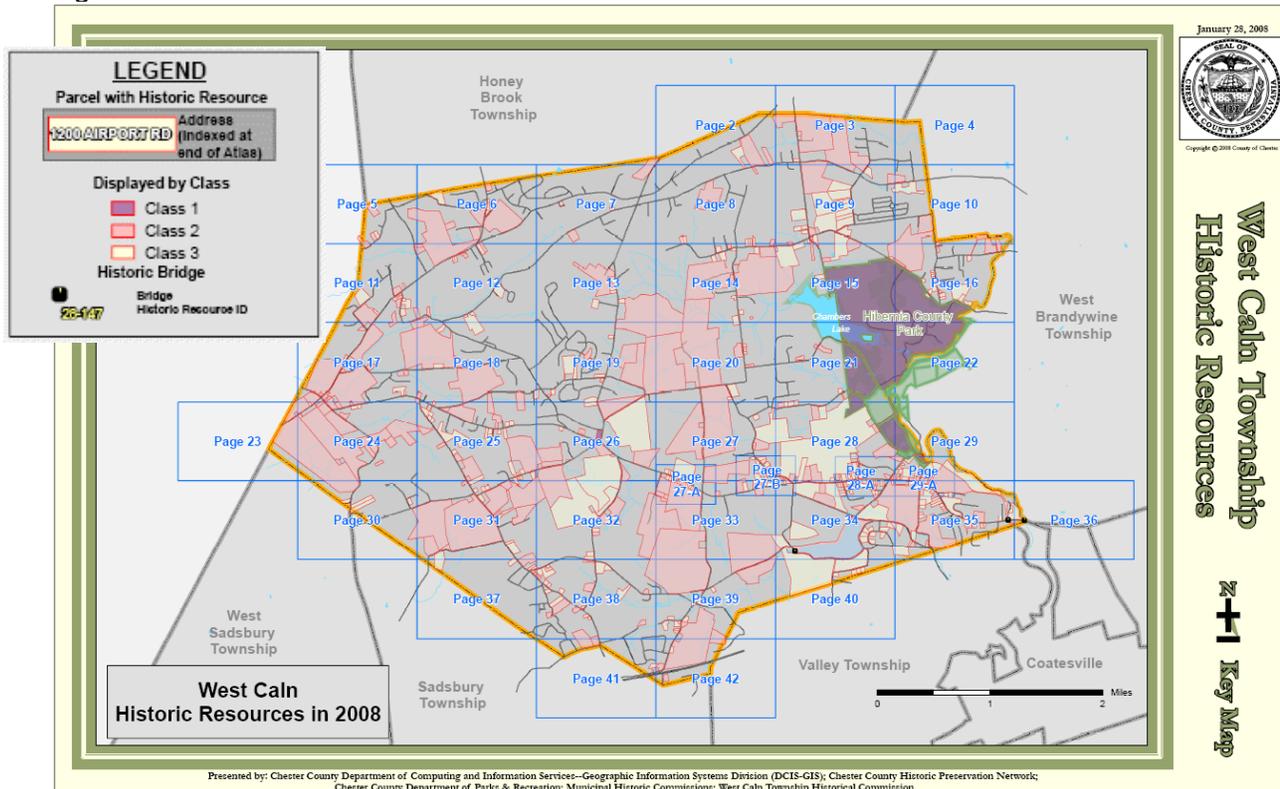


Background

Included below are maps of Historic Resources, Natural Resources, Stream Quality and Watersheds, and Farmland Soils.

1. The Historic Resource map (**Figure 18**) dated 2008, is from the West Caln Township Historic Resources Atlas, which was created by the Chester County Parks and Recreation Department in partnership with the Chester County Historic Preservation Network and the Township. The map is keyed to an inventory of historic properties included in the Atlas. The full Historic Resources Atlas is available for viewing at the Township building.
2. The Brandywine Creek Greenway (<https://www.brandywine.org/conservancy/greenway>) encompasses much of West Caln Township (see **Background, Figure 7**). It is a regional planning initiative of the Brandywine Conservancy that involves 27 municipal partners in Chester and Delaware counties, New Castle County, and the City of Wilmington. The vision is to create a 40-mile long conservation and recreation corridor along both branches of the Brandywine from the Christina River in Wilmington to the Pennsylvania Highlands in Honey Brook Township. The Brandywine Creek and its network of parks and trails form the western limit of the Circuit Trails, a regional trail network of the greater Philadelphia region. The Greenway contains over 36,000 acres of protected open space, one National Historical Park, one state Scenic Byway, three major state parks, over forty municipal parks, and 69 miles of trails and sidewalks situated throughout the corridor.

Figure 18: Historic Resources



Source: Chester County Historic Resources Atlas

3. A Natural Resources map delineates the following environmental features (**Figure 19**):
 - a. Contiguous areas of Woodland
 - b. Streams
 - c. Wetlands, as mapped in the National Wetlands Inventory <https://www.fws.gov/wetlands/>
 - d. Stream/Wetland Margin (100 ft) -- This is from the edge of streambank/wetlands. The zoning ordinance addresses the streambank as the *Riparian Forest Buffer*.
 - e. Moderate Slope (15%-25%) and Very Steep Slope (25% +) – These are defined in the Zoning Ordinance.
 - f. Lakes/Ponds
 - g. 100-Year Floodplain – As delineated by the 2017 Federal Emergency Management Agency (FEMA) maps.
 - h. Hydric Soil that is saturated, flooded, or ponded, long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of wetlands vegetation.
 - i. Protected/Preserved Land – Which includes lands owned by the Township and County, in addition to lands with private conservation and agricultural easements.
4. The Stream Quality and Watersheds map shows stream water quality use designations and watersheds (**Figure 20**). These designations are assigned by the PA DEP, along with water quality criteria necessary to protect those uses. High Quality (HQ) and Exceptional Value

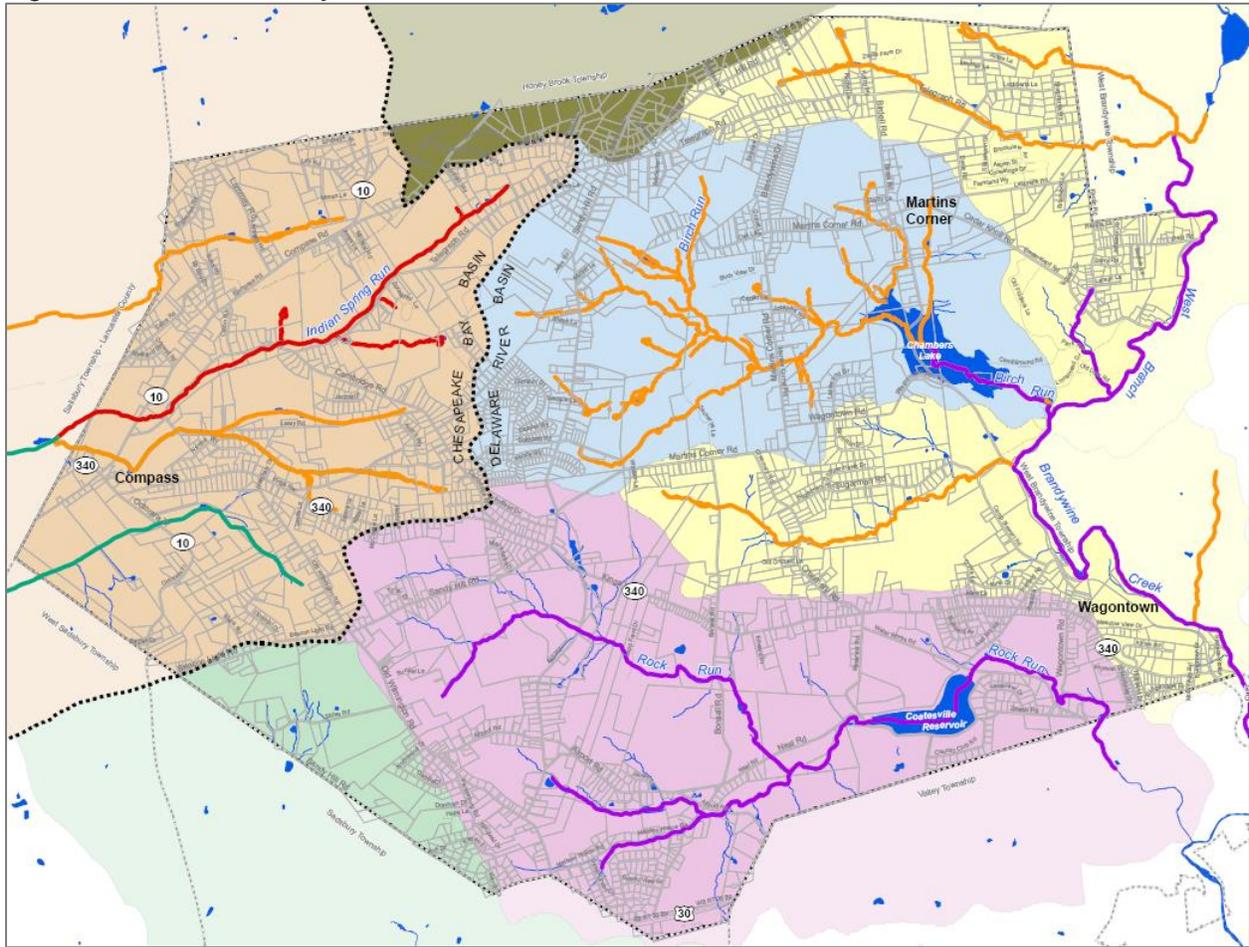
(EV) streams are “special protection waters” that meet certain criteria. The quality of EV waters must be maintained and protected, whereas the quality of HQ waters may be lowered, but only subject to DEP approval and only to accommodate an important social or economic development provided all designated uses are protected.

- The Farmland Soils map shows “prime farmland soil” and “farmland soil of statewide importance” (**Figure 21**). Protection and proper stewardship of these soils is critical to the Township’s agriculture industry.

Figure 19: Natural Resources



Figure 20: Stream Quality and Watersheds



 Stream

 Lake/Pond

Stream Quality/Designated Use

 EV - Exceptional Value

 HQ - High Quality

 CWF- Cold Water Fishes

 TSF - Trout Stocking

Watershed

 W. Branch Brandywine Creek

 Birch Run

 Pequea Creek

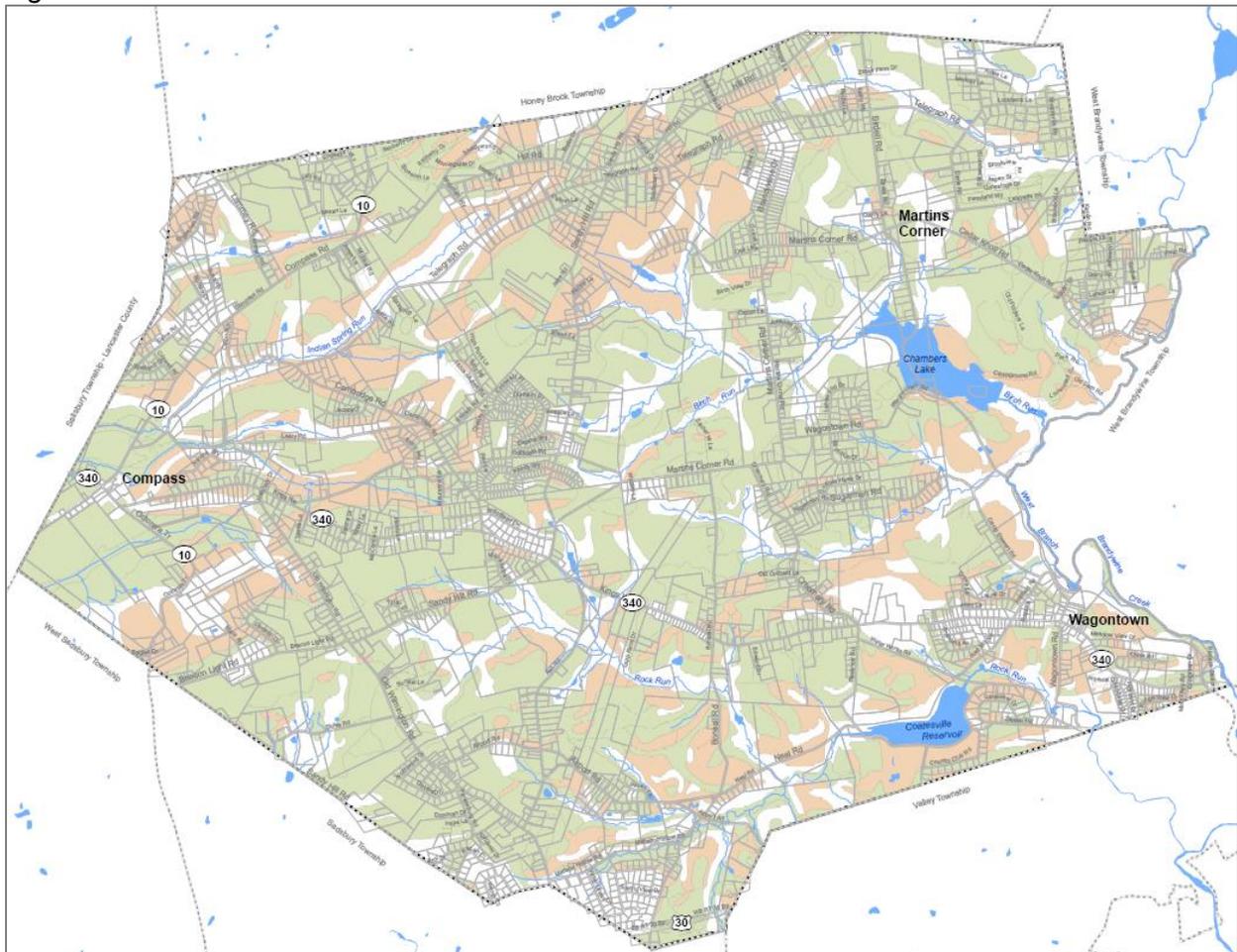
 Rock Run

 Buck Run

 Two Log Run

 Drainage Basin Boundary

Figure 21: Farmland Soil



- Prime Farmland Soil
- Farmland Soil of Statewide Importance

Planning Implications

Natural and historic resources are important elements of the Township landscape and character and future development should be designed to respect and complement these features. Article X of the Township Zoning Ordinance, Natural Resource Protection Standards, contains sufficient protection measures, although those pertaining to streams and wetlands could be updated to current state legislation (see recommendation 3 below).

Farmland soils receive some degree of protection in so far as they lie within the Agricultural Preservation District.

Historic resource protection is addressed in various sections of the Subdivision and Land Development Ordinance, which was extensively updated in 2010. These SALDO provisions include the requirement for an Historic Resources Impact Study for any new construction or land disturbance within 250 feet of any historic resource. The Township's Historical Commission was established by ordinance adopted in 1995. It conducts research and reviews and serves only in an advisory capacity to the Board of Supervisors. Zoning Ordinance §1138, Uses Within An Historic Resource, provides some protection by providing use options for historic resources.

Recommendations

1. Brandywine Creek Greenway Plan. In reference to natural and historic resources, the BCG plan seeks to protect riparian areas, woodlands, and habitat, and link historic resources to the greenway so that the "story of the Brandywine Valley" will be told to visitors. West Caln Township should consider and review the BCG plan's "Municipal To-Do Lists" and "Implementation Tool Kit" to implement the recommendations of the BCG plan as they pertain to the Township.
2. Adopt the Natural Resources Map included in this section as part of the Zoning Ordinance and require that resources delineated on the map be shown on subdivision and land development plans.
3. Review and amend the natural resource protection standards in Article X of the zoning ordinance to ensure they adequately address the protection of resources shown on the Natural Resources Map included in this plan.
 - a. Consider increasing the width of the Zone One riparian buffer to 50 feet on all streams.
 - b. Consider increasing the total width of riparian and wetland buffers to 150 feet within Exceptional Value and High-Quality watersheds.
4. Help to develop names for unnamed streams and tributaries, including an amendment to the Land Development and Subdivision Ordinance to require applicants to pursue the process for naming streams. Below is a link to a brochure prepared by the Chester-RidleyCrum Watersheds Association on how to apply to the US Board on Geographic Names to formally name a stream.
<https://www.chesco.org/DocumentCenter/View/17249/You-Can-Name-a-Stream?bidId=>
5. Continue to protect farmland soils through application and enforcement of the Agricultural Preservation Zoning District and consider expanding that district to include adjacent parcels that contain farmland soils.

6. Historic Resources

- a. Review the 2008 Historic Resources Map and Inventory included in this plan and make the inventory and map readily available to promote awareness and appreciation of the Township's historic resources.
- b. Update/rewrite the Historical Commission Ordinance, specifically to address the following:
 - i) Consistency with the SALDO terms and provisions.
 - ii) Update/correct terms in the ordinance, such as the reference to a Board of Architectural Review which is legally known as *Board of Historical Architectural Review* (commonly referred to as HARB) in the Pennsylvania legislation (Act 167 of 1961).
- c. Amend the Zoning Ordinance to add historic resource protection standards and to encourage economically viable alternative uses for historic resources. Zoning standards at a minimum should address:
 - i) Adaptive Reuse - Allowing a historic resource to be used for a purpose other than its original use.
 - ii) Allowing modifications of modern area and bulk standards that are not compatible with the historic resource to increase the potential for its use or adaptive reuse.
 - iii) Demolition/Demolition by Neglect - Requiring the submission of an application for demolition, removal, or relocation of historic resources, including intentional demolition and demolition by neglect, and providing for a review of demolition applications by the historical commission in order to assess possible alternatives to demolition, removal, or relocation.
 - iv) Giving an incentive (e.g., a development density bonus) for providing open space surrounding a historic resource.
 - v) Giving an incentive (e.g., a development density bonus) for renovation or adaptive reuse of a historic structure into a dwelling unit or other use and requiring preservation of the structure's historic integrity.
- d. Continue to identify and document historic resources and where warranted, submit nominations for listing on the National Register. Identify and evaluate historic landscapes that warrant protection through inclusion in open space.
- e. Incorporate historic resources into recreation and trail planning in order to bring people closer to those resources. Utilize interpretive signs to raise awareness of the resources and their history.
- f. Help educate owners of historic resources to inform them of available preservation tools such as the sale and/or donation of preservation easements.
- g. Conduct public outreach and education on the Township's historic resources. This could include featuring a historic site and/or information about historic preservation in the Township newsletter and/or on the township website, creating an actual or virtual tour of historic buildings, holding events related to the Township's history and historic resources, and hosting educational programs for all ages.

COMMUNITY FACILITIES & SERVICES PLAN

Community Goal

1. Provide for community facilities and services to meet existing and future demand in a manner that is economical and enhances residents' quality of life.
2. Establish pedestrian and bicycle paths and link these paths to eventually form a network that connects residents to local and regional destinations.

Public Input

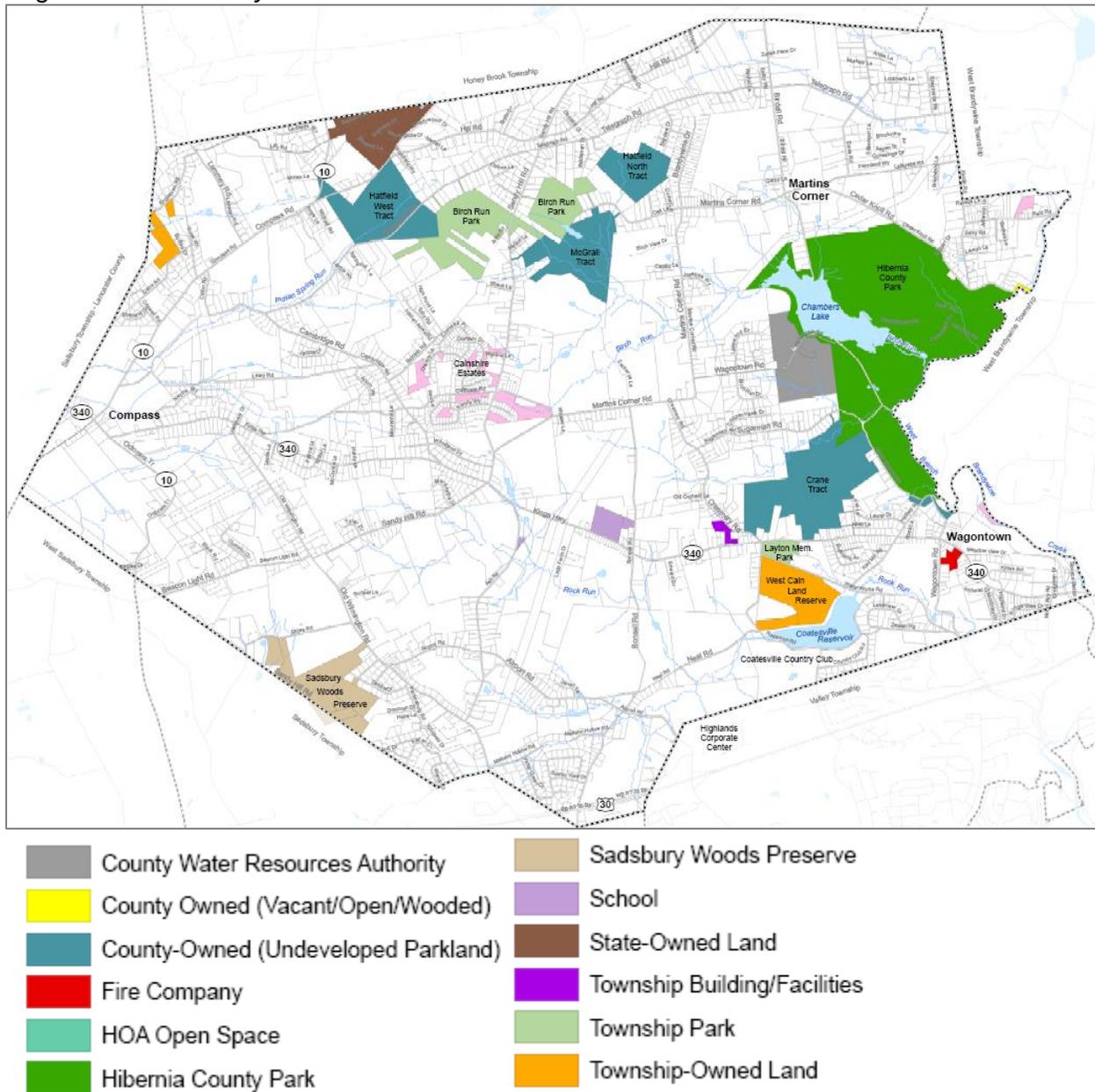
According to the community survey, residents are very satisfied with police and emergency services. They are satisfied with Township administrative services and road maintenance, although these were ranked slightly lower on the survey, and several respondents expressed dissatisfaction with road maintenance and plowing. Residents are very satisfied with parks, playgrounds, trails, and fishing/waterway activities, and less satisfied with events/programming, bicycling, and youth athletic programs.

Background

Community Facilities are shown in **Figure 22** and **Figure 23** on the following pages.

1. The West Caln Township municipal building is located on West Kings Highway/PA Route 340. Township operations are performed by a full-time Manager, Assistant Manager, and Administrative Assistant, and a six-member Public Works department.
2. The Township is governed by a three-member Board of Supervisors elected by township residents. The Board is assisted by a Planning Commission, Zoning Hearing Board, Agricultural Security Advisory Committee, Park and Recreation Board, and Historical Commission.
3. Public safety is overseen by the West Caln Township Police Department and the Township's Emergency Management Coordinator.
4. Fire and ambulance services are provided by the Wagontown Fire Company, located in Wagontown, and Westwood Ambulance Service, located in Coatesville.
5. King's Highway Elementary School, part of the Coatesville Area School District, is located in on PA 340 in West Caln Township.
6. The Township owns two public parks:
 - a. Layton Park is 16 acres and contains over 1 mile of walking/jogging paths, three pavilions, three athletic fields (soccer, baseball, and softball), a tennis court, a basketball court, and a street hockey rink.
 - b. Birch Run Preserve is 169 acres of open space with picnic tables and a nature trail. Improvements to facilities are in progress.

Figure 22: Community Facilities



7. The Township also owns the West Caln Land Reserve, an unimproved 88-acre tract of open space adjacent to the Coatesville Reservoir.
8. Hibernia County Park contains over 900 acres with 6 miles of trails, camping, fishing, picnic areas, play areas, and pavilions. Music festivals and other events are held in the park. The park is also home to historic Hibernia Mansion where visitors can take a guided walking tour of the 18th-19th century iron plantation mansion.
9. Chester County owns the Crane, McGrail, Hatfield West, and Hatfield North tracts, which are currently undeveloped parklands that are not open for public access.

10. Sadsbury Woods Preserve, owned by Natural Lands, contains 508 acres in Sadsbury and West Caln Townships with 7 miles of trails.



Hibernia Park

11. The Commonwealth of Pennsylvania owns 82 acres along the Township's northern boundary. This was formerly the site of the proposed "Lawrence development".
12. The Township Subdivision and Land Development Ordinance requires the dedication of park and recreation land for any application proposing more than ten dwelling units, or payment of a fee in lieu of land dedication. The required amount of land is equal to 10% of the gross tract area of the development. The ordinance refers to the Township's *Open Space, Recreation and Environmental Resources Plan* of 1995.
13. The Township Subdivision and Land Development Ordinance requires the installation of sidewalks on all existing and proposed streets, and to parking area and green spaces. Pedestrian, bicycle, and equestrian trails *may* be required at the discretion of the Township.
14. The Zoning Ordinance requires the installation of sidewalks only in the Village District, Rural Center District, shopping centers, drive throughs, and uses with interior circulation.
15. The Township has less than one-half mile of sidewalks on two small residential streets - Sandy Way and Tina Lane (**Figure 23** on next page).

16. Proposed Trails (identified by Chester County) are shown in **Figure 23** (see next page):
- a. Extension of the Brandywine Creek Riverwalk between Hibernia Park and Coatesville
 - b. Brandywine-Hibernia Trail along the West Branch Brandywine Creek from Hibernia Park north to the Struble Trail (proposed Struble Trail extension?)
 - c. PECO ROW Trail along the PECO right-of-way through West Caln Township into Sadsbury Township to the southwest and West Brandywine Township to the northeast.
 - d. A study is underway to assess the feasibility of a water trail along the Brandywine Creek from Coatesville (on the West Branch) and Downingtown (on the East Branch) downstream to Brandywine State Park, just north of the Delaware border.

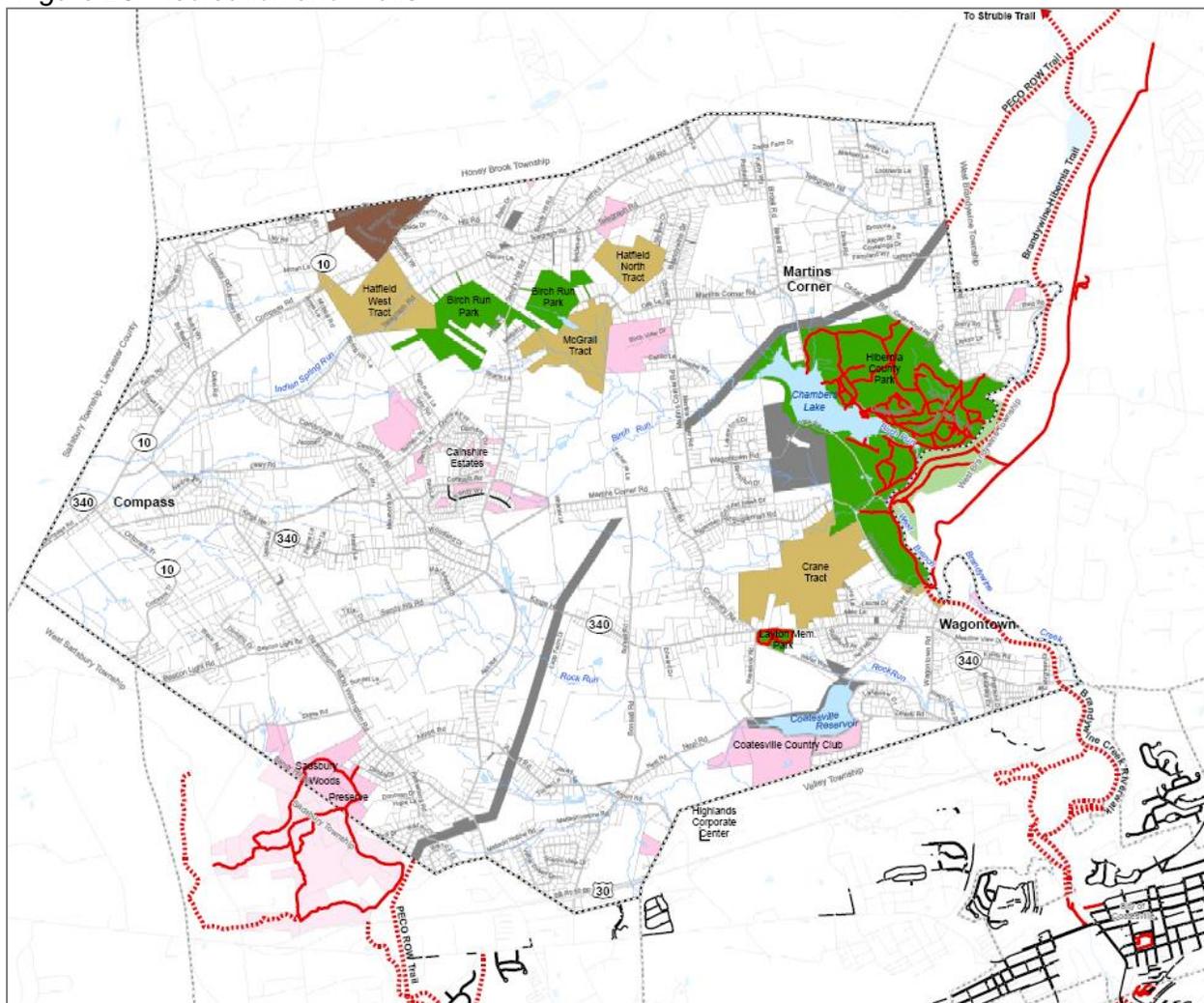
Planning Implications

As West Caln Township continues to grow, so will the demand for government services, emergency services, parks and recreation, and pedestrian and bicycle facilities. It must monitor demand on its police and emergency service providers, and coordinate the provision of community facilities and services with population growth and the development pattern advocated by the Future Development Use Plan (Map 2) so that demand can be met in the most economical and efficient manner.

The Township should keep its mandatory dedication of park and recreation land ordinance (SALDO, Section 526), but should consider updating the 1995 *Open Space, Recreation and Environmental Resources Plan* on which it is based. In addition, the required amount of park and recreation land to be dedicated is usually based on a land-per-person figure rather than a percentage of tract area. The dedication can include land for trails, as well.

Although the Subdivision and Land Development Ordinance requires sidewalks on all streets, there are only two streets that actually have them – Sandy Way and Tina Lane – and these sidewalks total less than one-half mile. This indicates that perhaps the sidewalk requirement is routinely waived during the subdivision and land development approval process, the sidewalk requirements of the Zoning Ordinance are not enforced, and/or all other development occurred prior to adoption of the sidewalk requirements. Whatever the case may be, if the Township wants to enable people to walk, wheel, and bicycle to destinations via a connected network, then it must apply and enforce its sidewalk and trail ordinances. The best time to establish this network is during the subdivision and land development process; once properties are developed without sidewalks and trails; it is much more difficult to go back and install them.

Figure 23: Recreation and Trails



Existing

-  Sidewalk
-  Trail
-  Public Park/Recreation
-  Private Recreation/Open Space
-  State Forest
-  Utility/ROW

Future

-  Proposed Trail
-  Proposed Public (County) Park

Recommendations

1. Continue to support the West Caln Township Police, and fire, ambulance, and emergency management services.
2. Support County efforts to open new parkland on the Crane, McGrail, Hatfield West, and/or Hatfield North tracts.

3. Update the 1995 *Open Space, Recreation and Environmental Resources Plan* and include trails, pedestrian, and bicycle facilities in the plan.
4. Amend the SALDO's mandatory dedication of park and recreation land standards to base the required amount of dedicated land on population rather than tract size, and to include land for trails.
5. Consider amending the Zoning Ordinance to expand the requirement for sidewalks to other districts in addition to the Rural Center and Village Districts.
6. Apply and enforce the sidewalk requirements and trail provisions of the SALDO and Zoning Ordinance.
7. Secure trail easements to enable the future establishment of proposed trails.
7. Adopt an official map, which identifies land that the Township wants to reserve for future public use, such as future roads, community facilities, parks, trails, and similar areas. The Township is granted the right of first refusal should these lands come up for sale.

APPENDIX: LARGE FORMAT MAPS
(Attached as separate document)