

ENVIRONMENTAL MANAGEMENT CENTER
BRANDYWINE CONSERVANCY

P.O. BOX 141 CHADDS FORD PENNSYLVANIA 19317 • 610/388-2700 • FAX 610/388-1575

MEMORANDUM

TO: 2015 Comprehensive Plan Update Task Force
Mark A. Gordon, Zoning Officer
East Goshen Township

FROM: John E. Theilacker, AICP, Associate Director for Municipal Assistance
Tony S. Robalik, AICP, Associate Planner
Environmental Management Center

DATE: June 19, 2013

SUBJECT: Task Force Materials for Comprehensive Plan Update

Cc: Jeannine Speirs, Chester County Planning Commission
Steve Kehs, Triad Associates, Inc.

Attached are several documents for you to review in advance of our Monday night, June 24th, meeting: a meeting agenda, a list of comments from the June 3rd Community Visioning Session, an updated slide showing a proposed township population projection for the 20-year planning period, and several natural resource-related maps. Printed versions of the attached maps will be provided to you on Monday night, and we will also distribute sample portions of comprehensive plans for deciding upon the Township's draft plan format.

Although not as well attended as we might have hoped for, we did have a dedicated core of Township residents at the June 3, 2013 Community Visioning Session so thanks for your help in getting these people out for this important meeting. Those who attended were certainly willing to roll up their sleeves and share their thoughts on a range of comprehensive plan-related topics. We thank all of the Task Force members who attended and participated; thank Mark Gordon for staging the room and providing the refreshments; and thank Susan Carty for introducing the event. Attached is a summary of the comments provided that evening through three focus groups, referred to as Map #1, Map #2, and Map #3. There is some really great input here. If we've recorded something that doesn't match your recollection of your group discussion, please let us know so we can update this list. All three of the group maps will be hung on our meeting room wall Monday evening by 6:45 p.m. if you wish to come early and review them. A community vision will be distributed no later than next Monday evening for the Task Force to review from this collection of comments, and we will discuss that draft and next steps.

After our May 30th Task Force meeting, Tony met with Mark to review the existing land use, developable parcel, and zoning maps and update them based on Mark's input. Those updated

AGENDA

COMPREHENSIVE PLAN TASK FORCE MEETING #4

2015 COMPREHENSIVE PLAN UPDATE EAST GOSHEN TOWNSHIP

June 24, 2013

ITEMS

- 1. Review of June 3rd Community Visioning Session Comments**
John Theilacker and Tony Robalik, Brandywine Conservancy
- 2. Review and Affirmation of 20-year Population Projections**
Tony Robalik and Susan Carty
- 3. Review of Updated Existing Land Use Inventory and Residential Build-out Analysis**
Tony Robalik
- 4. Discussion of Comprehensive Plan Update Document Format**
John Theilacker and Tony Robalik
- 5. Discussion of Natural Resource Protection Topic and Conservancy Board Input**
John Theilacker, Tony Robalik, Sandy Synder
- 6. Public Comments**
Susan Carty
- 7. Adjourn**

maps are attached. From a revised build-out analysis and township and regional building permit data, we have updated our 20-year population projection for the Township, and Tony will review that projection on Monday evening. We are asking for Task Force acceptance of this projection for use in the comprehensive plan update.

Also at our Monday evening Task Force meeting we will focus on the topic of natural resource protection. We will look for the Conservancy Board's input on this topic, and had provided some materials to Sandy Snyder in advance of her Board meeting last week. Tony and I will review several resource inventory maps we have prepared with the Task Force (attached) on existing woodlands, riparian buffers, and water resources to help facilitate discussion. We encourage all of the Task Force members to review the current comprehensive plan's chapter (Chapter 4) on natural resource protection. You should review the goals and objectives, and identified action steps in Chapter 10, to see if these are still relevant – do they help the Township to achieve its vision? Which action steps have been taken and can be dropped, which are no longer applicable, what should be added? Were there issues or needs identified in the recently completed Sustainable Communities Assessment (SCA) that also should be addressed here? We will want to identify with the Task Force the most important natural resource protection issues that the plan update should address.

We will also be discussing possible organizational formats for the draft plan update, and will provide some samples Monday evening for review and comments. Thank you very much, and we'll see you Monday night, June 24th, 2013, starting at 7:00 p.m.

Attachments (8)

East Goshen Township Community Visioning Session – June 3, 2013

Topics, Questions, and Recorded Responses

A. Residential areas and redevelopment

1. *Using a dot, show where houses are being torn down in your neighborhood or others for larger homes, or being remodeled and expanded.*

Map #1

Yellow dot near Colonial Lane

Map #2

Yellow dots near Broad Street and Center Street
(School Lane circled?)

Yellow dot on Margo Lane

Yellow dot on Strasburg Road between Rte. 352 and Reservoir Road

Yellow dot at intersection of Sarasota and Generals

Map #3

Yellow dot on lot on Linda Vista Dr.

Two homes on Monte Vista empty

Columban Fathers /Peralis property (?)

Cluster residential housing - watch foreclosed, empty, neglected houses

2. *Circle such neighborhoods that deserve special protection against redevelopment in future.*

Map #1

Large lot neighborhood south of East Strasburg at far right corner of Township
Older neighborhood in lower left corner of Township on west side of Chester Creek (townhomes and condos)

Map #2

Hershey Mills community - is this protected through deed restrictions?

Three to four parcels west of Line Road and south of Boot Road intersection

Parcels south of Boot Road, fronting on and west of Thorncroft Drive

Map #3

Goshen Fire Company parcels east of Ellis Ave.

Four parcels west of Rte. 352 above new condo's at Cloud Place

Price Farm

Hicks Farm

3. *Use a sticky and list what could enhance the livability of your neighborhood.*

Map #1

Speed bumps on Line Road

Trails/Access routes

Street trees

Walking trails (Chester Creek to Reservoir)

Take down the pile of dirt and keep golf balls on the golf course

Map #2

Trail connections

Biking provisions

More trees in some places; pruning overgrown trees in others

Map #3

Sidewalks

Access to bike trail

Street lights at West Chester Pike and Chester Hollow Rd.

Street trees/lights are fine - common space fine - no complaints

B. Parks and Recreation

1. *Using dots, indicate the two township parks you and your family frequent the most.*

Map #1

1 dot on East Goshen Park

1 dot on Mill Creek Ballfield

Map #2

6 dots on East Goshen Park

6 dots on Applebrook Park

Map #3

2 dots on East Goshen Park

2 dots on Applebrook Park

1 dot on Wetland Boardwalk

1 dot on Mill Creek Ballfield

2. *What recreational facilities would you like to see the township provide or provide more of, and show where you would like to see them located?*

Map #1

Walking trails along Chester Creek to Milltown Reservoir

Map #2

More activities and safe play facilities/areas for small children at East Goshen Park – children's use of park roads and parking areas/conflicts with vehicles can be dangerous.

Map #3

Don't need a full time rec. director; should have been eliminated years ago or have salary fully paid by program fees

Too much "stuff" in parks – reduce the clutter

3. *Draw where you would like to see a new walking trail provided - in orange.*

Map #1

Walking trails along Chester Creek to Milltown Reservoir

Map #2

(No trails visibly marked)

Map #3

(No trails visibly marked)

Trail plan prepared by Township 10 years ago

Can't walk/bike on Route 3 but people still do it anyway

4. *Draw where you would like to see a new nature trail provided.*

Map #1

No nature trails indicated (although walking trails could be the same)

Map #2

Nature trail follows Ridley Creek from wetland park/Applebrook Park trail south toward Ashbridge Nature Center (on municipal land)

Bridge needed for nature trail or wetland park

Map #3

Nature trail (not obvious) but appears combined bike/walking trails follows Chester Creek north from Milltown Reservoir to Paoli Pike and then east on Paoli to Applebrook Park, then south along Ridley Creek to Ashbridge Nature Center (Tony says this trail started as biking then added walking function). But definitely paved

5. *Do you and your family use the new West Chester regional YMCA?*

One – did but then quit. None of the others did.

C. Transportation

1. *Indicate no more than three major problematic roads or roadway intersections and describe the problem.*

Map #1

Traffic too fast on east Boot Road and Line Road north of Boot Road

(Solution offered - speed bumps needed on Line Road)

Unsafe intersection at King Road and Rte. 352 (North Chester Road)

Circle drawn at Greenhill Road and Culbertson Court intersection

Map #2

Dangerous intersection circled at Linden Lane and Boot Road intersection – dangerous hill nearby with sight distance concern

Obstructed intersection – E. Boot Road and N. Chester Road

Map #3

Need to synchronize lights along Boot Road at Rte. 202 ramps, Wilson Road intersection, unnamed road intersection, Paoli Pike intersection, (Greenhill?) Ellis Ave and West Chester Pike – dangerous intersection – light timing
King and N. Chester Road (352)
Timed light and road alignment
Circle drawn at Reservoir and Rte. 3 intersection and “one way” written in

2. *Draw where you would most like to see a new bike trail and/or bike lane provided for commuting purposes.*

Map #1

(No trails or bike lanes visibly marked)

Map #2

New bike lane along north side of Rte. 3.
New bike lane along east side of Rte. 352 (N. Chester Rd.)
New bike lane along north side of Paoli Pike

Map #3

Walk/bike on West Chester Pike for apartment goers

3. *Indicate your favorite biking trail within the Township.*

Map #1

(No trails visibly marked)

Map #2

(No trails visibly marked)

Map #3

They don't exist

4. *Would you ride a bike to work if a safe route was provided?*

Map #1

(No responses)

Map #2

50/50

Map #3

No; yest

5. *Would you use public transit to get to work if available?*

Map #1

(No responses)

Map #2

Yes

Map #3

I think the need exists

D. Environmental Sustainability

1. *Locate two of your favorite natural areas in the township on the map.*

Map #1

Chester Creek Restoration Area
Applebrook Park – along Paoli Pike
Mrs. Grace – Ashbridge property

Map #2

Supplee Valley
Wetland boardwalk
Applebrook Park (along Paoli)
Clymer Woods
Hershey Mill Dam
Reservoir – (Milltown)

Map #3

Applebrook Park (linking to stream drainage area and Natural Lands Trust in Willistown above (tributary) to Ridley Creek (Ashbridge))
Wetland Park (boardwalk)

2. *Circle two of the most scenic areas, roads, or vistas in the township.*

Map #1

Entire southeast corner shown as scenic
Paoli Pike from Rte. 352 intersection to Township Line Road shown as scenic
Scenic view of Hicks Farm from Paoli Pike

Map # 2

Scenic area - Millcreek Reservoir
Scenic route – Boot Road from Township Line Rd. to Goshenville
East Strasburg Road – Conservancy Farms
Morstein Road – scenic
Hershey Mill Road - scenic
Applebrook Park/golf course (scenic vista)

Map #3

Scenic Roads – Manley Rd. from Dutton Mill to Edith Lane
East Strasburg across the Conservancy farms
Line Road from Dutton Mill to Boot and slightly beyond to north and west
Reservoir Road from Bramble Lane south to dam and Ellis Lane
Price Farm frontage
N. Chester/Boot (across New Kent frontage)
Paoli along Applebrook Park
Scenic – Hershey Mill Dam prop.

3. *Place a dot on a historic building, structure, or feature closest to your neighborhood that should be preserved if possible.*

Map #1

Preserve Hershey Mill dam and house

Map #2

19 plus dots!

Map #3

7 dots

What really defines East Goshen Township are the historic structures. Therefore all should be preserved.

4. *Use a dot to show where the most threatened natural, open, or agricultural lands in the Township are.*

Map #1

Price Farm

Hicks Farm

Map #2

Price Farm

Hicks Farm

Hicks (along Airport Rd.)

(area behind Suplee Valley?)

Lewis Farm property (far north)

Map #3

(No dots visibly apparent, although Hicks and Price Farms circled earlier in yellow by this group as deserving special protection)

5. *Circle where there are opportunities in the Township for environmental or landscape restoration?*

Map #1

Shoreline of Milltown Reservoir along Reservoir Road

Map #2

(No circles visibly apparent)

Map #3

(No circles visibly apparent)

6. *Should the Township retain Milltown Reservoir?*

Map #1

(No comments readily apparent)

Map #2

(No comments readily apparent)

Map #3

(No comments readily apparent)

E. Commerce and Town Center

1. *Use a red dot to show where do you do most of your convenience shopping? (If outside the township. Place dot outside and name location.) In other words, where do you shop for groceries, pharmaceuticals, cards/gifts, and the things you need on a day to day basis?*

Map #1

Shop Rite
Giant (in-town and out)
CVS
Goshen shopping center
Swiss Farm Drive-Thru

Map #2

Wawa (new one)
Shopping center on Route 3 (Giant) in Westtown Township
Shop Rite
CVS (2)
Goshen Shopping Center
Swiss Farms (2)
Giant (in-town) (3)
Worthington Town Center - Wegmans
Sam's Club Exton
BJ's – Downingtown

Map #3

Shopping center on Route 3 (Giant) in Westtown Township
Shop Rite
CVS
Giant (in-town)

2. *Using a sticky, what would you like to have here that you're not getting, that you really miss?*

Map #1

No more commercial
Dunkin Donuts/Starbucks
Better farmers market / Whole Foods/Trader Joe's
Fill up empties
Good clothes/jewelry

Map #2

More quality shops
Restaurants
Trader Joe's
Food

High end clothing

Map #3

Commercial – none needed

Shop Rite because Giant is too small

Hardware store (2)

Office supply

Fresh produce

3. *Using a sticky, if you could make one suggestion as part of this planning process that you think would bring new business to the Township or otherwise expand economic opportunity what would it be?*

Map #1

Dining with liquor license

Restaurant

Liquor license

Dining

Map #2

Fine dining with liquor license

Trader Joe's

More quality shops – Trader Joe's

Food

High end clothing

Map #3

Restaurants

Buy Waterwork if Scott ever sells

Encourage B and B's to come to EGT

Wet Township again for restaurants

4. *Describe to your moderator what a "town center" means to you and can you envision that for East Goshen?*

Map #1

Kohl's or other high end anchor?

No liquor license

Better signage at Town Center

Map #2

(No responses?)

Map #3

Signage is a problem

No taxes

Greedy landlords

What if we don't want more commercial?

We don't have boutiques

Lost supermarket and Supercuts

Too much service

Signs too small

Marketing and signage
Has to be something everybody goes to
Change the Township to wet
I think the Town Center as something up in New England
Black box has been empty for years

F. Route 3 Corridor

1. *Circle the areas of Route 3 most attractive to you*

Map #1

"Best" circled east of Chester Creek, north side of Rte. 3

Map #2

Two XX's on Rte. 3 west of Chester Creek on north side ("attractive")

Map #3

(No circles visible on map)

2. *Circle the areas of Route 3 least attractive to you*

Map #1

"Least" circled west of Chester Creek and south of Rte. 3 (Milltown stores)

Map #2

(Group felt that Route 3 was just fine as is)

Map #3

(No circles visible on map)

3. *Use a sticky and list a few uses would you like to see along Route 3 in the Township*

Map #1

(Nothing easily documented)

Map #2

(Nothing easily documented)

Map #3

Bed and breakfast

4. *Do you drive, or avoid, Route 3 in or near the township?*

Map #1

(Nothing easily documented)

Map #2

(Nothing easily documented, although group thought that Route 3 corridor within the Township was just fine)

Map #3

(Everyone in group indicated they drove on Route 3 and didn't see any particular problems within the Township portion)

Population Projections for East Goshen Township, Chester County, 2010–2030

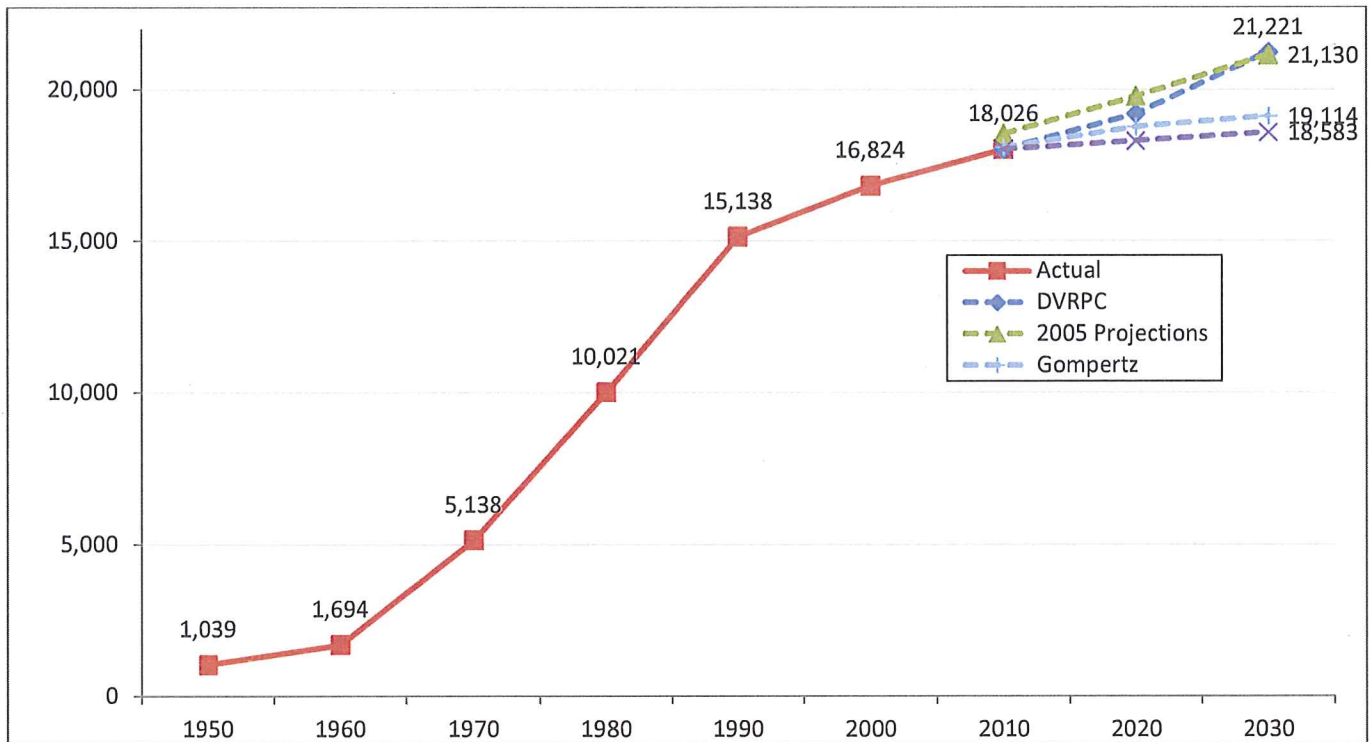


Table 1. Population Projections.

Year	Actual	Gompertz	DVRPC	2005 Comp Plan	Build-Out
1950	1,039				
1960	1,694				
1970	5,138				
1980	10,021				
1990	15,138				
2000	16,824				
2010	18,026	18,084	18,026	18,530	18,026
2020		18,767	19,202	19,780	18,305
2030		19,114	21,221	21,130	18,583

Table 2. Growth Rates of Population Projections.

Year	Actual	Gompertz	DVRPC	2005 Comp Plan	Build-Out
1950-1960	63%				
1960-1970	203%				
1970-1980	95%				
1980-1990	51%				
1990-2000	11%				
2000-2010	7%				
2010-2020		4%	7%	7%	2%
2020-2030		2%	11%	7%	2%

This chart presents four growth projections for East Goshen. They are:

1. **DVRPC.** The Delaware Valley Regional Planning Commission, in conjunction with the Chester County Planning Commission, devises growth projections for all municipalities in its region. Projections for townships are based on county projections which are then disaggregated based on a mathematical model.
2. **2005 Comp Plan.** This is the growth projection from the 2005 Comp Plan. It is based on the DVRPC / Chester County Projection that was current at that time, and follows similar methodology.
3. **Gompertz.** This is a mathematical projection created by English mathematician Benjamin Gompertz. As with all mathematical projections, there is an implicit assumption that the future will be like the past. The Gompertz curve projects S-shaped growth, meaning a low-growth early period (prior to 1960), a high-growth middle period (1960 – 1990), then low growth again for the foreseeable future. (A variety of mathematical models were looked at for this effort, and the Gompertz, or S-shaped curve, fit best.)
4. **Build-out.** The build-out projection is based on the Conservancy's ultimate build-out analysis for the township. Assuming existing zoning, accounting for environmental constraints, assuming full build-out occurs by 2030, and also assuming constant household size of 2.22 (as it was in 2010), this is what the township's population will be at the end of the study period.

draft
**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
MEETING MINUTES
May 30, 2013**

The East Goshen Township Comprehensive Plan Task Force held their regularly scheduled meeting on Thursday, May 30, 2013 at 7:00 pm at the East Goshen Township building. Members in attendance were:

Susan Carty, Task Force Chairman, Planning Commission
Dan Daley, Planning Commission
Sandra Snyder, Conservancy Board
Kathryn Yahraes, Historical Commission
Erich Meyer, Park & Recreation Commission
Marty Shane, Township Supervisor

Consultants present were:

John Theilacker, Project Manager, Brandywine Conservancy
Tony Robalik, Associate Planner, Brandywine Conservancy

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer

Others:

Monica Close, Historical Commission member
Janet Emanuel, Zoning Hearing Board member

COMMON ACRONYMS:

<i>BC – Brandywine Conservancy</i>	<i>OSRER – Open Space, Recreation & Environmental Resources Plan</i>
<i>BOS – Board of Supervisors</i>	<i>SCA – Sustainable Communities Assessment</i>
<i>Comp Plan – Comprehensive Plan</i>	<i>SWM – Stormwater Management</i>
<i>CPTF – Comprehensive Plan Task Force</i>	<i>TDR – Transferable Development Rights</i>
<i>CAP – Climate Action Plan</i>	<i>TND – Traditional Neighborhood Development</i>
<i>DBH – Diameter, Breadth & Height of trees</i>	<i>TOD – Transit Oriented Development</i>
	<i>VPP – Vision Partnership Program</i>

Call to Order & Pledge of Allegiance

Susan Carty called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. There was a moment of silence to remember our troops.

Minutes Approval

Sue noted that the minutes of the April 22, 2013 meeting were approved.

Proposed Meeting Schedule & Topics for Discussion

John reviewed the list of meeting dates and noted that the cultural/historical review was moved to July. He also noted that for the June 24th meeting, “Approve population/housing projections” and “Identify/discuss Plan goals and/or issues” were added. This last item was added in order to have flexibility.

1 Sue mentioned that she heard recently that the poverty level was shifting from urban to suburban due to
2 lower paying jobs that are being created in the suburbs. John commented that, depending on where you
3 are in Chester County, affordable housing is an issue. Marty feels this issue affects mostly southern
4 Chester Co. Mark mentioned that in East Goshen rents are still up and other costs of living are high.
5 Also, public transportation is needed to come from the urban areas.
6

7 **SCA for East Goshen Township**

8 Tony reviewed the SCA for East Goshen. Some changes were made from last month and are very minor.
9 He will do a file comparison so everyone can see where the changes are. Mark mentioned that
10 Township consultants also reviewed it and had some comments. John pointed out that they didn't use
11 all of the comments from the Township consultants. Marty doesn't want anything in the plan that can't
12 reasonably be done. He wants to be careful of what is in the SCA and not in the Comp Plan. Mark
13 pointed out that the SCA is a document that shows where we are today. It will also help develop the
14 Comp Plan. Dan agreed with John that, over the years, ideas change; i.e. sidewalks – residents who
15 have been here a long time don't want sidewalks, but now that is changing.
16 John wants the BOS to review the SCA and give feedback. Mark suggested sending it to the Planning
17 Commission first and they can make a recommendation to the BOS. John asked Mark to provide the
18 comments from the Township consultants for the PC.
19

20 **June 3, 2013 Community Visioning Session**

21 John feels the Township has done an excellent job of promoting this meeting and notifying people about
22 it. John reviewed the agenda for the CVS and explained how the meeting will be organized.

23 1. There will be a welcome and introduction by Sue. John will explain the process.
24 2. Brandywine and Triad representatives will show where we are now and where we are going
25 through slides, maps, photos, charts, etc. They will also discuss neighborhoods, commerce,
26 environment, history, culture, recreation, government services, trends & forecasts, and goals from the
27 current CP.

28 3. The audience will be seated at tables with a Brandywine or Triad representative. There will
29 be a map of the Township on the table that the participants can draw on. They will express their ideas
30 using markers, dots, etc. about these topics:

- 31 • Commerce & Town Center
- 32 • Parks & Recreation
- 33 • Non-motorized transportation (trails, etc.)
- 34 • Environmental & cultural/historic sustainability
- 35 • Residential areas & redevelopment
- 36 • Route 3 corridor

37 At the end, a representative from each table will share the group's ideas/comments.

38 4. A Brandywine representative will explain the process for completion of the CP and close
39 the meeting.

40 Sue has been involved in other Visioning Sessions. John would like to have a CPTF member at each
41 table. He provided a list of goals from the current Comp Plan.
42

43 **Township and Regional Demographics and Projections**

44 Tony Robalik reviewed the demographics power point presentation he prepared. It was very interesting
45 and he will change the format of a few of the charts.
46

1 **Existing Land Use Inventory and Residential Build-out Analysis**

2 John provided maps of the Township as follows:

- 3 1. Land use
4 2. Zoning Districts
5 3. Build out analysis

6 He asked for feedback if some of the items don't appear to be correct. The Land Use map will be used
7 in the CP.
8

9 **Redevelopment Potential and Residential "Fair Share" Doctrine**

10 John explained what the "Fair Share" Doctrine is. The State has no standard for when a municipality is
11 considered built out and meets their fair share. This is usually decided in court when a developer sues.
12 He told about West Whiteland and the case that they have. The courts supported WW, who had 6.6%
13 vacant land. The developer has appealed it to the State Supreme Court. Based on this case, John feels
14 East Goshen should be considered built out. He suggested that the Township Solicitor look at the
15 ordinance to see whether the zoning should be changed to include multi-family and mobile home units.
16

17 John reviewed the items for discussion at the June 24th meeting, which will include a recap of the
18 Visioning Session.
19

20 **Adjournment**

21 The next regular meeting will be Monday June 24, 2013 at 7:00 pm and will be held in the small
22 meeting room. The meeting was adjourned at 9:30pm.
23

24 Respectfully submitted,
25

26
27 Ruth Kiefer
28 Recording Secretary

draft
**EAST GOSHEN TOWNSHIP
COMPREHENSIVE PLAN TASK FORCE
COMMUNITY VISIONING SESSION MINUTES
June 3, 2013**

The East Goshen Township Comprehensive Plan Task Force held a special Community Visioning Session, which was open to all residents, on Monday June 3, 2013 at 7:00 pm at the East Goshen Township building. Members in attendance were:

Susan Carty, Task Force Chairman, Planning Commission
Dan Daley, Planning Commission
Sandra Snyder, Conservancy Board
Kathryn Yahraes, Historical Commission
Erich Meyer, Park & Recreation Commission
Marty Shane, Township Supervisor
Al Zucarello, Commerce Commission

Consultants present were:

John Theilacker, Project Manager, Brandywine Conservancy
Tony Robalik, Associate Planner, Brandywine Conservancy
Steve Kehs, Triad Associates Inc.

Township Staff:

Mark Gordon, Dir. Of Code Enforcement/Zoning Officer
Rick Smith, Township Manager

Others:

Senya Isayef, Township Supervisor
Janet Emanuel, Zoning Hearing Board member
Several township residents

Welcome

Susan Carty welcomed everyone and explained the process of the Comprehensive Plan update, how a Chester County grant was helping to supplement the cost of the update, and introduced John Theilacker. John made a power point presentation about East Goshen Township. The questions to answer are:

1. Where are we now?
2. Where are we going?
3. Where do we want to be?
4. How do we get there?

He mentioned that East Goshen, which is 10 sq. miles or 6400 acres, is largely developed and redevelopment should be the focus. Other facts about East Goshen are:

- In the 2010 census, the population was 18,206 or 2.7 people/acre
- The median age is 47.3
- There are 8,655 housing units, \$400,000 is the median value of a home and 41% are single attached homes.
- Township ownership of open space containing streams is rare.
- There are high quality resources in the 2 watersheds that come through the township.
- The Township has parks, preserves, open space, and a wetland walkway.
- The Township is rich in living history. Some historic resources are Class 1 & 2.

- 1 • Government resources are the police department, fire department, elementary school and the
2 Township Building.

3
4 John introduced Steve Kehs who is a sub-consultant to the Brandywine Conservancy to help with
5 economic issues. He met with the Commerce Commission and looked at existing services, available
6 labor, median household income, which is greater than Chester County, and the lower concentration of
7 retail services. This may mean there is opportunity for more retail services, but East Goshen is close to
8 West Chester and Paoli. There is a very high percentage of residents with higher education and special
9 skills.

10
11 John continued the power point presentation and spoke about the future. Population growth is projected
12 to be slow through 2030. Potentially developable land is limited. He reviewed the Future Land Use
13 map.

14 He also reviewed the goals of the 2005 Comprehensive Plan.

15 He explained that the process for the session will be for everyone to be seated at a table. On each table
16 is a map of East Goshen, colored circles and dots, and colored markers. The focus areas will be:

- 17 • Residential & redevelopment
18 • Parks & recreation
19 • Transportation
20 • Environmental
21 • Commerce & town center
22 • Rt 3 corridor

23 When he reads a question, the residents should use the supplies to indicate their answers on the map.
24 Each table will have a moderator.

25
26 After the questions were completed, the map from each table was displayed and explained by a member
27 from that table. John will prepare a draft of the results.

28
29 John reminded everyone that the Task Force will be meeting the 4th Monday each month for about the
30 next 18 months. The next regular meeting will be Monday June 24, 2013 at 7:00 pm and will be held in
31 the small meeting room. The meeting was adjourned at 9:15 pm.

32
33 Respectfully submitted,

34
35
36 Ruth Kiefer
37 Recording Secretary

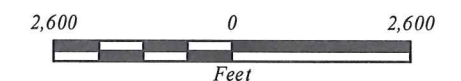
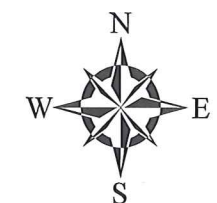
Riparian Analysis

*East Goshen Township,
Chester County*



LEGEND

- Major roads
- Roads
- Streams
- Bodies of water
- Woodlands
- Tax parcels
- Adjacent municipalities
- Township boundary
- Riparian buffers**
 - Riparian reforestation opportunities
 - Wooded riparian buffers



Brandywine Conservancy

Environmental Management Center
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Data Sources: All base data from Chester County GIS Dept., 2012.
Land use from Chester County Tax parcel records, 2012 (edited by Brandywine Conservancy, 5/2013).

Map created: May 24, 2013



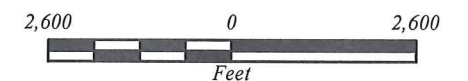
Water Quality

East Goshen Township,
Chester County



LEGEND

- Major roads
- Roads
- Watershed boundaries
- Non-impaired streams (PA)
- Impaired streams (PA)
- Streams
- Bodies of water
- Tax parcels
- Adjacent municipalities
- Township boundary

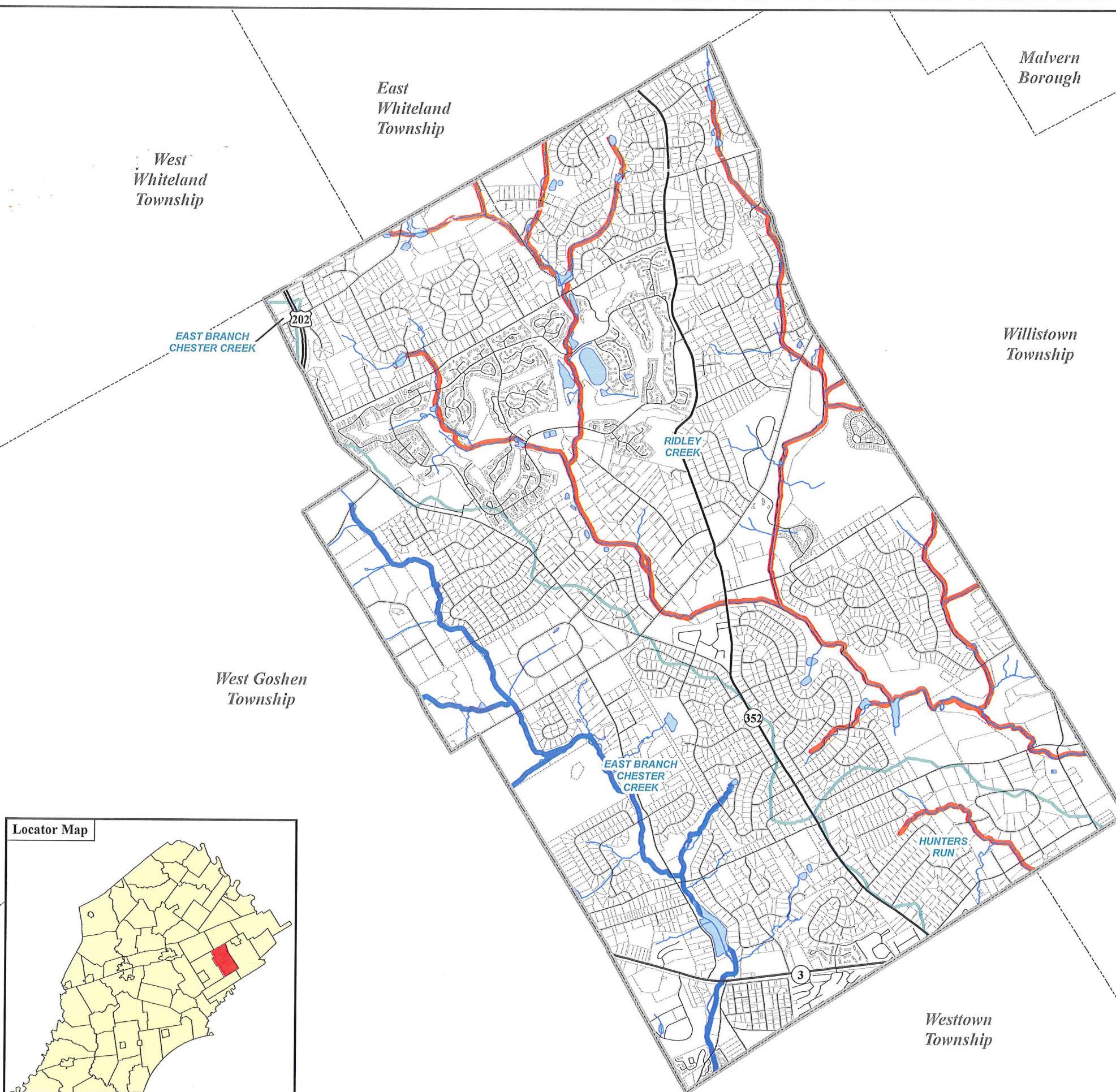


Brandywine Conservancy

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Data Sources: All base data from Chester County GIS Dept., 2012. Land use from Chester County Tax parcel records, 2012 (edited by Brandywine Conservancy, 5/2013). Impaired and non-impaired streams and watershed boundaries from PADEP, 2012.

Map created: June 18, 2013



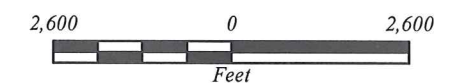
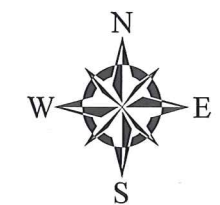
Woodland Classification Analysis

*East Goshen Township,
Chester County*



LEGEND

- Major roads
- Roads
- Streams
- 1st order streams
- Bodies of water
- Woodlands
- 50 ft. stream buffer
- 100 ft. stream buffer
- Steep slopes (>15%)
- 20 ft. wetland buffer
- 50 ft. wetland buffer
- Tax parcels
- Adjacent municipalities
- Township boundary

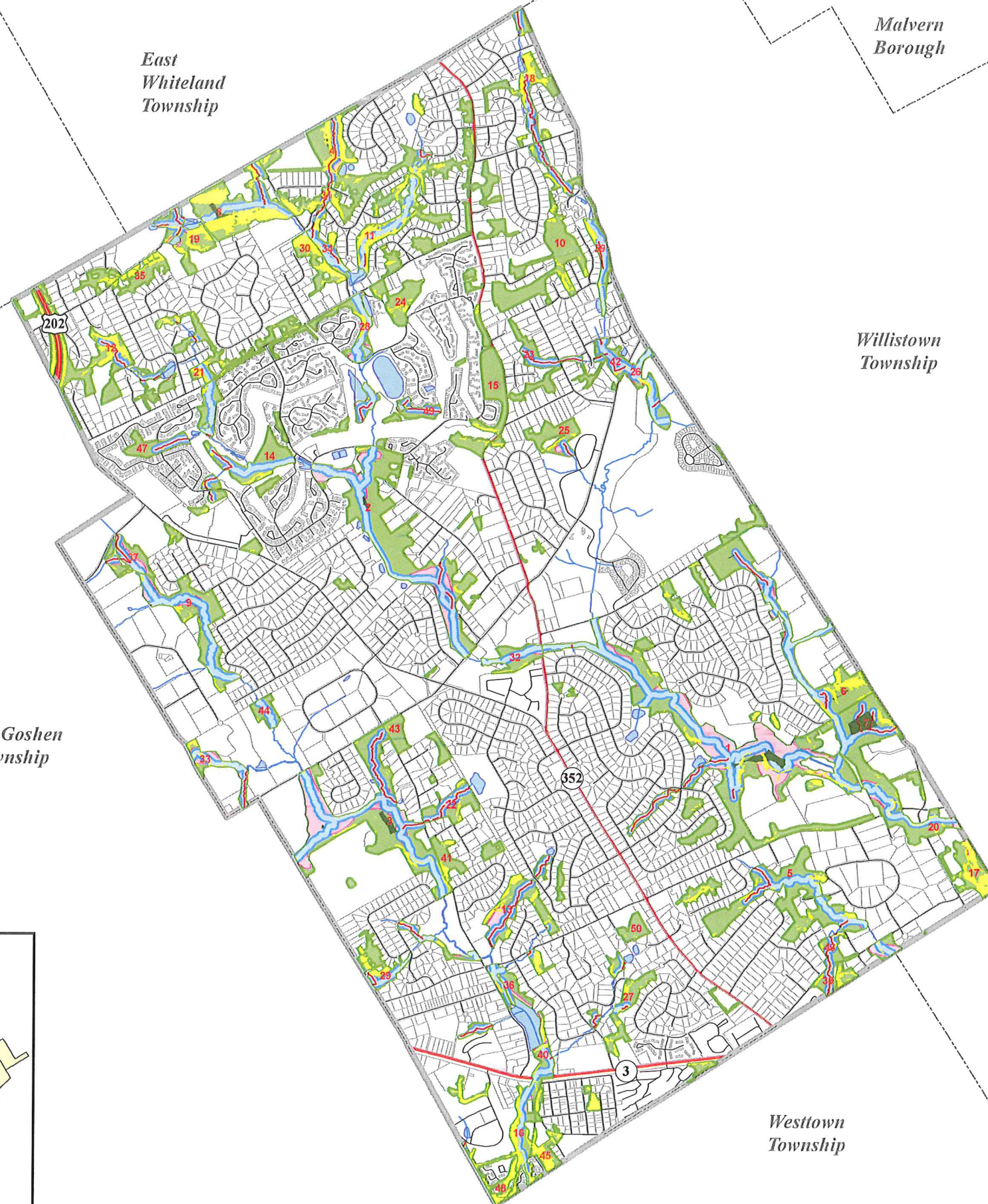


Brandywine Conservancy

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Data Sources: All base data from Chester County GIS Dept., 2012.
Land use from Chester County Tax parcel records, 2012 (edited by Brandywine Conservancy, 5/2013).

Map created: May 24, 2013



Locator Map



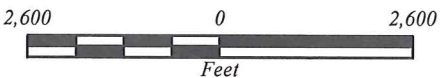
Build Out Analysis

East Goshen Township,
Chester County



LEGEND

- Parcels available for development
- Major roads
- Roads
- Streams
- Bodies of water
- Tax parcels
- Adjacent municipalities
- Township boundary



Brandywine Conservancy

Environmental Management Center
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

Data Sources: All base data from Chester County GIS Dept., 2012. Wetlands from NRCS, 2009. Floodplains from FEMA, 2006. Riparian buffers created by Brandywine Conservancy based on Chester County streams and HQ/EV waterways from EPA. Steep sloped generated by Brandywine Conservancy based on 5 ft. contours from Chester County, 2000. Woodlands from DVRPC, 2000 (edited by Brandywine Conservancy, 5/2013).

Map created: June 7, 2012

Malvern
Borough

Summary by Zoning District

Zoning District	Gross Acreage	Net Acreage	Possible Lots	Population*
R-1	0.0	0.0	0	0
R-2	490.2	337.4	237	526
R-3	8.5	8.1	12	27
R-4	0.0	0.0	0	0
R-5	3.2	1.7	2	4
Total	501.9	347.1	251	557

* Based on average household size in 2010 of 2.22

Willistown
Township

Westtown
Township

East
Whiteland
Township

West
Whiteland
Township

West Goshen
Township

Locator Map



Existing Land Use

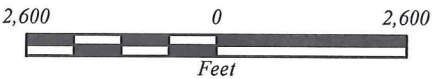
East Goshen Township,
Chester County



LEGEND

Total Township acreage = 6,504.2 ac.
Total Open / Undeveloped acreage* = 2,231.4 ac.; 34.3%
(* - includes agricultural acreage)

- Major roads
- Roads
- Streams
- Bodies of water
- Adjacent municipalities
- Township boundary
- Land use**
 - Agricultural (339.9 ac.; 5.2%)
 - Open space/recreation (1,771.1 ac.; 27.2%)
 - Single family residential (3,030.9 ac.; 46.6%)
 - Two-family residential (16.0 ac.; .2%)
 - Multi family residential (167.4 ac.; 2.6%)
 - Mixed use - residential / commercial (25.9 ac.; .4%)
 - Commercial (107.6 ac.; 1.7%)
 - Industrial (223.3 ac.; 3.4%)
 - Institutional (168.9 ac.; 2.6%)
 - Utility/maintenance (5.5 ac.; 0%)
 - Vacant (121.0 ac.; 1.9%)



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Data Sources: All base data from Chester County GIS Dept., 2012.
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Brandywine Conservancy, 5/2013).

Map created: June 7, 2013

Locator Map



West
Whiteland
Township

East
Whiteland
Township

Malvern
Borough

Willistown
Township

West Goshen
Township

Westtown
Township