

**Paoli Pike Corridor Master Plan**  
**East Goshen Township – Chester County, PA**

**ALTERNATIVE FUTURES FOR GOSHENVILLE**

June 7, 2017

At the June 7<sup>th</sup> Planning Commission Meeting on the Paoli Pike Corridor Master Plan, we should continue our discussion regarding “Alternative Futures for Goshenville”. Generally speaking, we need to focus on both sides of Paoli Pike from Boot Road to Route 352. However, we could extend our thinking about Goshenville in the context of the Blacksmith Shop, the Plank House, and the Goshen Corporate Center.

Assuming that the Paoli Pike Trail is built in the locations contemplated, how do we see Goshenville transforming over the next 20 years? Should we consider minor changes, moderate changes, or major changes (in addition the Traffic Calming Enhancements made within the Cartway of Paoli Pike)?

1. Minor Changes

- 1.1. 8 foot to 10 foot wide Trail where space permits (south side)
- 1.2. Upgraded Crosswalks
- 1.3. Street Trees



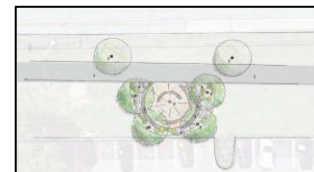
2. Moderate Changes

- 2.1. 4 foot to 6 foot wide concrete sidewalk (north side)
- 2.2. Street Lights & Banners
- 2.3. Piers, Fencing & Low Hedges in selected areas
- 2.4. Adaptive re-use of Existing Buildings for Retail Use



3. Major Changes

- 3.1. New Buildings closer to the Trail, to replace certain existing Buildings
- 3.2. Triangle Park & Promenade Plaza



We will further address the possible transformation of Goshenville Village at further Committee Meetings. This exercise is intended to initiate the discussion.

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**EXISTING LAND USE AND**  
**PROPERTIES WITH ENHANCEMENT POTENTIAL**

June 7, 2017

At the June 7<sup>th</sup> Planning Commission Meeting on the Paoli Pike Corridor Plan, we should initiate a discussion regarding Existing Land Use and Properties with Enhancement Potential.

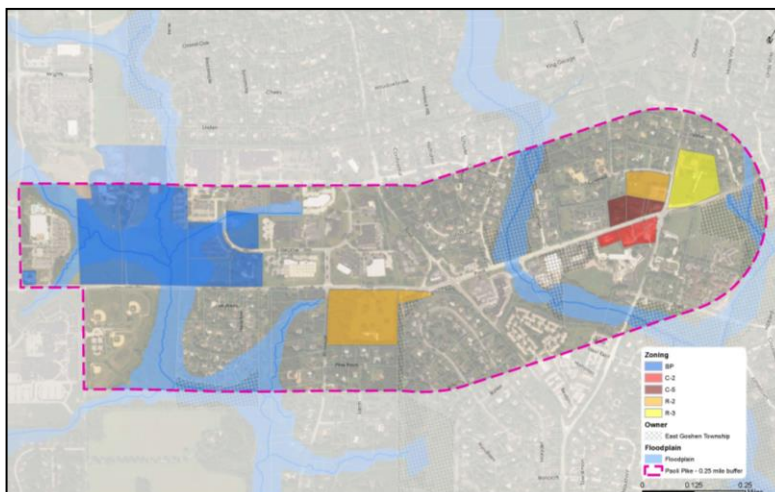
Relative to the attached map, we could analyze enhancement potential relative to two (2) value-added considerations:

1. Will the enhancement contribute to adding new opportunities for walking, shopping, living, working, and/or recreating along Paoli Pike and, therefore, add **High Value** to the Corridor?
2. Will the enhancement contribute to transforming a vacant building, vacant lot, or underperforming building into a new use and, therefore, add **Moderate Value** to the Corridor?

High and Moderate Value Enhancements could include:

- a. New Buildings closer to the Trail (and more accessible to the Trail Users);
- b. Adaptive Re-Use of Existing Buildings;
- c. Expanded Use of a Single Use Building; and
- d. Buildings and/or Uses accessible to the general public (typically without the need for an appointment to enter the building).

The attached map, titled: “Existing Land Use and Properties with Enhancement Potential” includes outlines for properties with “Enhancement Opportunities”. After these properties are Enhanced, they will contribute positive economic value to the Corridor, as more people would be able to walk, shop, or recreate.



Existing Land Use and Properties with Enhancement Potential