



WELCOME  
TO  
EAST FALLOWFIELD  
TOWNSHIP



**EAST FALLOWFIELD  
TOWNSHIP  
COMPREHENSIVE PLAN**



**Chester County, Pennsylvania**



**DRAFT**



**June 10, 2015**





**Comprehensive Plan for East Fallowfield Township**  
**Chester County, Pennsylvania**

June 10, 2015

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ADOPTED: \_\_\_\_\_, 2015

*This plan was funded in part through a grant from the Vision Partnership Program sponsored by the County Board of Commissioners. The Plan is prepared to achieve the goals and objectives of Landscapes 2, the Chester County Comprehensive Plan to manage growth.*



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# 1. INTRODUCTION, GOALS & OBJECTIVES

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East Fallowfield Township’s last comprehensive plan was adopted in 1999. With this update, the Comprehensive Plan is consistent with the goals and objectives of the Chester County Comprehensive Plan, Landscapes 2, and helps to implement policy objectives that positively influence the township’s future, and seeks to promote responsible land use and environmental stewardship. In addition, this update incorporates the vision for the future development of East Fallowfield Township (EFT) as expressed by Township residents at public meeting, a resident survey and at a public workshop held expressly for this project and attended by over 150 residents. This chapter provides introductory information about EFT; the definition, history, purpose, content and adoption process of the Plan; and the goals and objectives of the Plan.

While the Comprehensive Plan Update addresses all required elements of Article III of the Pennsylvania Municipalities Planning Code, EFT had five (5) major goals for this endeavor:

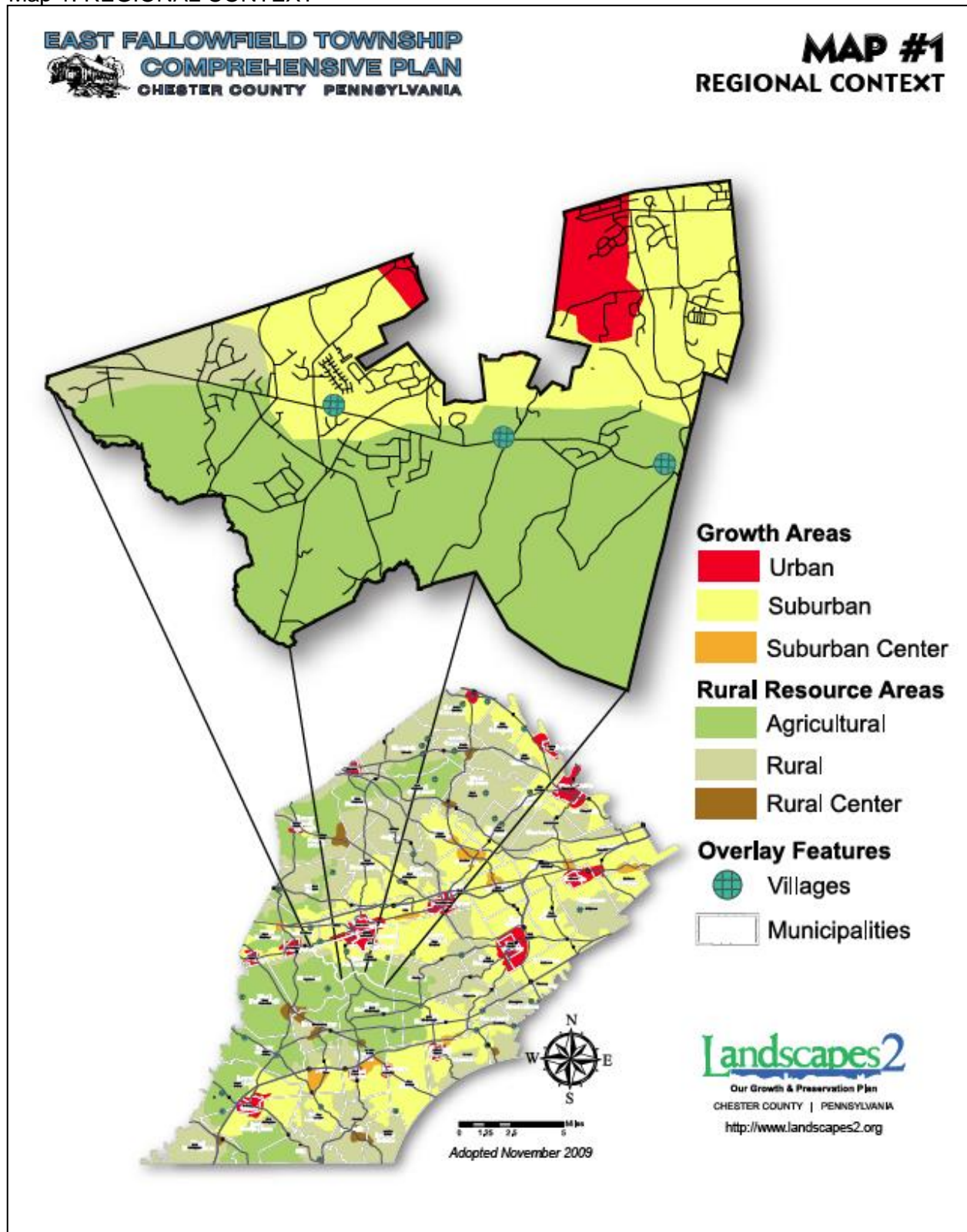
1. With a 45% increase in population over the last ten years, the township recognizes the need to manage growth in a way that will be economically, environmentally, and culturally sustainable.
2. To help advance the Plan for the Brandywine Creek Greenway development as a partnership of sixteen municipalities and the Brandywine Conservancy.
3. To incorporate contemporary planning practices and to align these practices and policies with those in the Chester County Landscapes 2, Linking Landscapes, and Watersheds Plans.
4. To strengthen the EFT growth boundary policy coinciding with the Landscapes 2 Suburban Landscape based on an analysis of existing and proposed infrastructure.
5. To incorporate existing and proposed trails into a Township-wide trail network to provide linkages among the Township’s communities, open spaces, parks and trail system to promote healthy, active lifestyles, a viable economy, and sustainability.

## **A. REGIONAL SETTING**

East Fallowfield Township, Chester County is a township of the second class, with a 2010 population of 7,449. It is approximately 15.6 square miles in area and is located in the central-western portion of Chester County, bordered by the Boroughs of South Coatesville and Modena, and the Townships of Caln, West Brandywine, Newlin, West Marlborough, Highland, Sadsbury, and Valley. The City of Coatesville lies just to the north of East Fallowfield. The City of Philadelphia is approximately 35 miles to the east via straight-line distance, or approximately 48 miles via driving route (see Map 1 below).

The West Branch Brandywine Creek crosses the northeastern section of the Township on its way from South Coatesville, Modena and areas north to Newlin Township and areas eastward. Buck Run forms the Township’s western boundary with Highland Township. It then meanders in and out of East Fallowfield along the Township’s southern border until it reaches its confluence with Doe Run in the southeastern corner of the Township. Buck Run then continues on its way in a northeasterly direction, again meandering in and out of the Township, until it finally drains into the West Branch Brandywine Creek in Newlin Township.

Map 1: REGIONAL CONTEXT





Major roadways that connect East Fallowfield to the wider region are PA Route 82 (Doe Run Road), and Strasburg Road. Route 82 bisects the western portion of the Township in a north-south direction. It runs northward through the City of Coatesville and continues on to Elverson. Heading southward, it crosses into West Marlborough Township then runs in a southeasterly direction to Kennett Square and the Wilmington, Delaware area. Strasburg Road traverses the middle of the Township in an east-west orientation. It provides westward access to Lancaster County, and eastward access to Marshallton and West Chester, the county seat.

U.S. Route 30, located a short distance to the north of the Township and accessed via Route 82, provides access to Lancaster and Harrisburg and areas in western Pennsylvania. To the east, it provides access to Exton, towns along the “Main Line,” and Philadelphia. Connections can also be made via Route 30 to the Pennsylvania Turnpike.

U.S. Route 1 is located approximately ten miles to the south of the Township and has three interchanges accessible via Route 82. Route 1 provides access to the Boroughs of West Grove and Oxford, and to areas in northern Maryland on in to Baltimore. To the east, it connects to Kennett Square, Chadds Ford, and Painters Crossing, where further connections can be made to Route 202, Route 322, then on to Interstate 95.

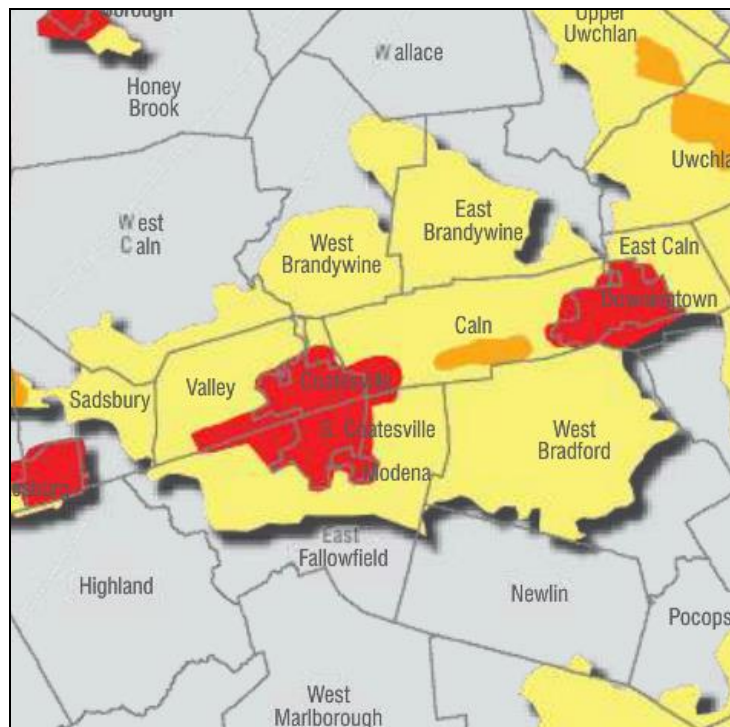
## **REGIONAL PLANNING CONSIDERATIONS**

This Comprehensive Plan Update puts forth policies intended to enhance the quality of life of the citizens of East Fallowfield Township, while being mindful of regional planning initiatives that impact the Township. Subsequently, it advances these regional planning efforts in so far as they are in the best interest of the Township. A number of regional planning initiatives are in effect, including the Chester County Landscapes<sup>2</sup> Plan, the Brandywine Creek Greenway Plan, and Chester County Economic Development Plan, *Vista 2025*. The Township is also part of the Western Chester County Council of Governments, and is within the service area of the Western Chester County Chamber of Commerce. A summary of these regional initiatives and organizations follows:

### **Chester County Landscapes<sup>2</sup>**

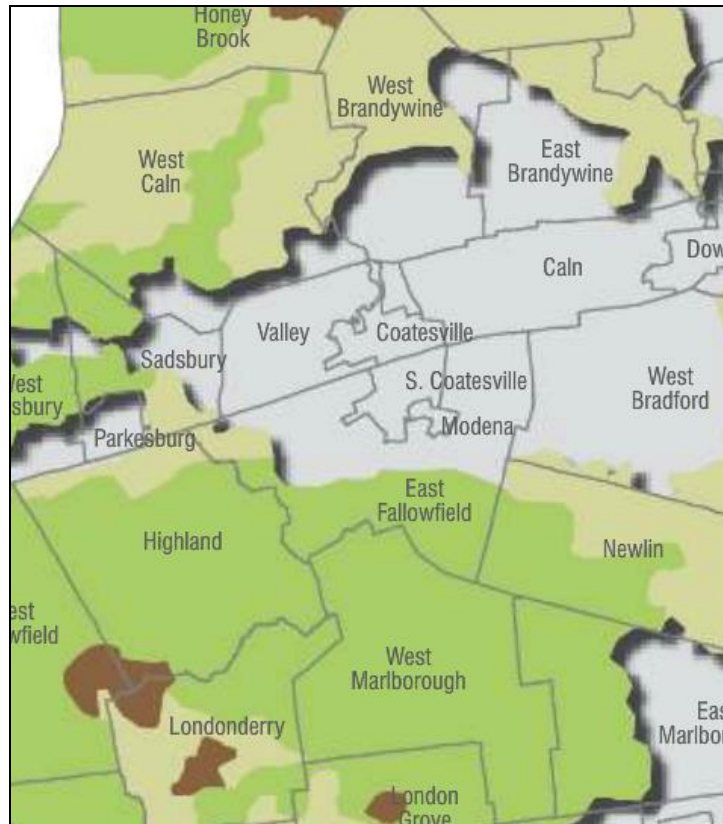
Chester County Landscapes<sup>2</sup> classifies East Fallowfield Township as both a Suburban Landscape within the designated Growth Area and an Agricultural Rural Resource Area. It also identifies a Natural Resource Landscape, as well as Villages within the Township. Each is described below:

- ***Suburban Landscape*** - Landscapes<sup>2</sup> recognizes the more developed northern half of the East Fallowfield Township as a Suburban Landscape within the designated Growth Area. The Suburban Landscape is characterized by Landscapes<sup>2</sup> as being “dominated by the built environment,” primarily comprised of single-family residential subdivisions with some concentrations of non-residential development. It “has an auto-oriented transportation network and is primarily served by public sewer and water systems” (Landscapes<sup>2</sup>, p. 30). The Suburban Landscape is envisioned as an area that will accommodate “substantial future growth” and redevelopment. However, development and redevelopment of neighborhoods will be undertaken in a manner and form that avoids sprawl; includes a mix of housing types, densities, and supporting land uses; enables access to nearby jobs and destinations through various transportation modes; and includes open space for recreation and the protection of natural resources.



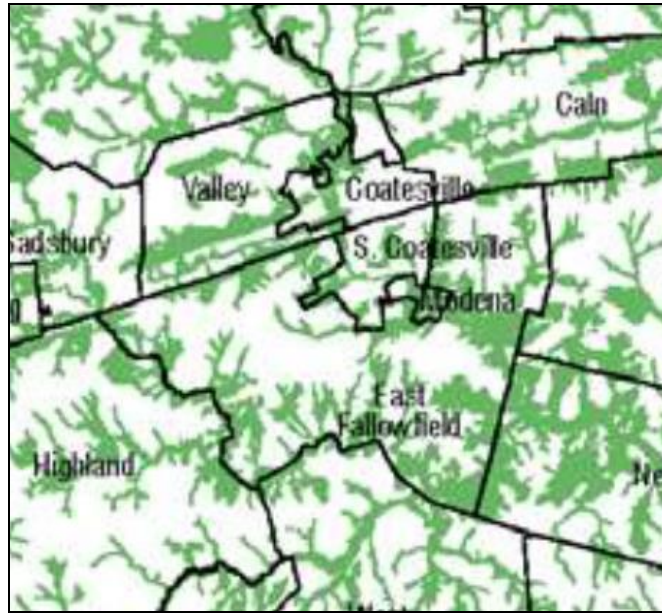
Suburban Landscape (yellow) in the vicinity of East Fallowfield Township. (Source: Chester County Landscapes2, p. 28).

- Agricultural Landscape** - Landscapes2 classifies the approximate southern half of East Fallowfield Township as an “Agricultural Rural Resource Area.” The Agricultural Landscape is characterized by Landscapes2 as being “dominated by a concentration of active farms, Agricultural Security Areas in proximity to farms, large clusters of land permanently protected by agricultural easements, and areas with municipal commitment to adopt Effective Agricultural Zoning” (Landscapes2, p. 34). Areas with this landscape are the major contributors to Chester County’s position among the top agricultural economies in Pennsylvania. To support continued viability of the County’s and state’s agricultural economy, areas within the Agricultural Landscape are envisioned to remain in farming and farm related business, with the necessary supportive infrastructure. Protection of agricultural land is the primary objective. Land uses that are not compatible with agricultural activity are strongly discouraged and public sewer and water lines are not to be extended into the Agricultural Landscape.



*Agricultural Landscape (green) in the vicinity of East Fallowfield Township. (Source: Chester County Landscapes2, p. 32)*

- *Natural Resource Landscape* - The Natural Resource Landscape is comprised of streams, floodplains, and forests. In East Fallowfield Township, this includes lands within the stream valleys of Buck Run and West Branch Brandywine Creek and their tributaries. Protection of the Natural Resource Landscape is preferred; however, if development near this Landscape is unavoidable, it should be of very low intensity, and disturbance of the Natural Resource Landscape should be severely limited.



Natural Resource Landscape in East Fallowfield Township  
(Source: Chester County Landscapes2, p. 37)

- **Villages** - Villages, as characterized by Landscapes2, reflect the County’s heritage. They contain historic resources and give communities an identity. Villages in East Fallowfield Township are Towerville, Hephzibah, and Mortonville. Landscapes 2 advocates limited, small-scale development compatible with a village’s historic character; historic preservation; and adaptive reuse of historic buildings. Ercildoun and Humphreyville are other villages in the township, but are not included in the County Plan.



Villages in East Fallowfield Township  
(Source: Chester County Landscapes2, p. 38)

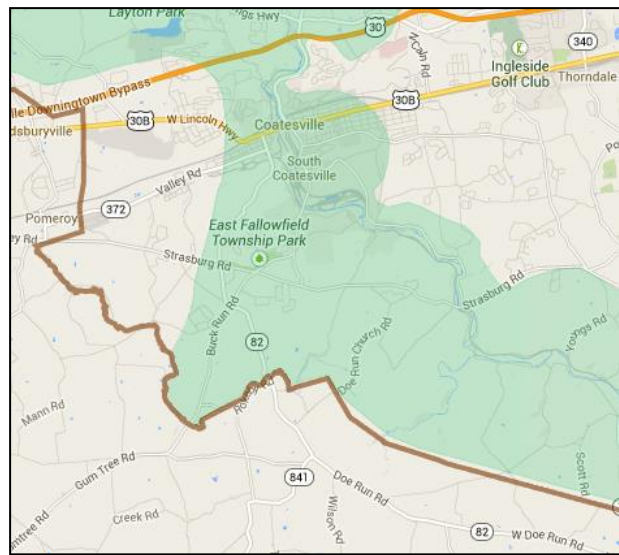
**Brandywine Creek Greenway Plan**

East Fallowfield Township is one of 24 municipalities that comprise the Brandywine Creek Greenway Coalition. The Coalition, lead by the Brandywine Conservancy, has undertaken a planning effort to establish and protect the Brandy Creek Greenway. The Greenway “connects into a comprehensive network of greenways, open space, and trails to the north in the Pennsylvania Highlands Greenway and to the south in the First State National Monument in Delaware and the Delaware Greenways system” (<http://www.brandywinegreenway.org/index.php>). The “Major Corridor” of the Brandywine Creek Greenway (BCG) “is both land- and water-based, is generally linear, and varies in width depending upon its locational context. The Major Corridor serves to link various components of the greenway that include six Hubs that are primary destination points with multiple functions; eight Destination Points that feature public events or special functions; 18 Gateways that offer orientation portals to the greenway; 26 creek access points; and 230 miles of existing and planned trails” (<http://www.brandywinegreenway.org/index.php>).

The goals of the BCG Plan are to protect the Brandywine Watershed’s natural, historic, and scenic resources and mitigate flooding; promote recreation; provide safe walking, bicycling, and equestrian use; promote education of resources related to the Brandywine Creek; and contribute to economic activity in urbanized areas within the Greenway.



*Brandywine Creek Greenway Study Area (brown outline) and Major Corridor (green area)*



*Brandywine Creek Greenway in East Fallowfield Township*

**Western Chester County Council of Governments**

The Western Chester County Council of Governments (COG) was formally established in early 2013. It includes East Fallowfield, Caln, Honey Brook, East Brandywine, West Brandywine, Valley and West Sadsbury townships; the City of Coatesville; and Atglen, Parkesburg, Modena and South Coatesville boroughs. The council is made up of two elected representatives from each municipality, one delegate and one alternate. It meets monthly at the Caln Township municipal building. Meetings are open to the public. The COG is in the process of officially forming as a nonprofit organization, and a website will be created with links to all of its member municipalities.

The COG's primary mission is to leverage its strength as a multi-municipal entity to secure contacts and grants, and to develop cost-saving strategies for its member municipalities. Initiatives currently being evaluated include joint-municipal cooperation on equipment sharing, health plans, stormwater, and emergency operations planning and training<sup>1</sup>. Also under consideration is the possibility of working with the Chester County Planning Commission to assess developable properties for potential economic growth<sup>2</sup>.

#### Western Chester County Chamber of Commerce

The service area of the Western Chester County Chamber of Commerce encompasses 22 municipalities, including East Fallowfield Township. It's vision "is to create a thriving region that is well connected, innovative, and accessible for community and business growth."<sup>3</sup> It promotes this vision by connecting its members to "new ideas, resources, and relationships" to assist them in achieving their goals<sup>4</sup>.

Because its primary concern is business development, the Chamber is actively engaged in promoting sites it has identified as "potential future development/redevelopment sites for commercial, industrial, and institutional uses." The Chamber provides information about these sites to commercial realtors, investors, brokers, and marketing agencies in an effort to bring reinvestment to the region. There are currently no such sites identified in East Fallowfield Township. All sites (approximately 34) are located in the City of Coatesville, South Coatesville and Modena Boroughs, and Valley Township.

#### Buck & Doe Run Watershed Partnership

The Buck and Doe Run Watersheds occupy portions of eleven municipalities in western Chester County, including East Fallowfield Township. The mission of the Buck & Doe Run Partnership, headquartered in Unionville, Pennsylvania, is to engage municipalities and other stakeholders in the preservation and enhancement of the watershed, and to promote watershed stewardship. The Partnership raises awareness of the watershed and its value to the region through educational programming and dissemination of informational material. It supports stream restoration projects, municipal initiatives, and other projects that protect and improve the Buck and Doe Run Watershed. This Partnership has been dormant in recent years but if/when revived will provide another avenue for protection and preservation of East Fallowfield's streams and riparian corridors.

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<sup>1</sup> Western Chester County Council of Governments.  
<https://www.facebook.com/WesternChesterCountyCouncilOfGovernments?ref=stream>

<sup>2</sup> Ibid.

<sup>3</sup> Western Chester County Chamber of Commerce. <http://www.westernchestercounty.com/2012/about.htm>

<sup>4</sup> Ibid.

## **B. TOWNSHIP GOVERNANCE**

As a township of the second class, EFT is governed by a five (5) member Board of Supervisors (BOS) elected to six (6) year staggered terms, with the assistance of an appointed Township Secretary/Treasurer. The BOS appoints Solicitors to represent the Township, the Planning Commission, and the Zoning Hearing Board. Additional appointed professional consultants include a Township Engineer and a Code Enforcement Officer /Building Inspector. Other elected positions include Auditors and the Tax Collector.

Pennsylvania townships can be organized as first class, second class or home rule townships. There are currently 91 first class, 1,457 second class, and 27 home rule townships in Pennsylvania.

The primary difference between first and second class townships is structural. In townships of the first class, the governing body is made up of elected 'commissioners.' There are either five commissioners elected at large or up to 15 elected by wards. The commissioners have four-year overlapping terms. The governing body of second class townships is composed of three 'supervisors' who are elected at large. Two additional supervisors may be elected if approved by referendum. All are elected at large for six-year terms.

Home rule gives municipalities -- cities, boroughs and townships -- the power to determine the structure of their government and what services it will perform. A home rule municipality no longer has its powers and organization determined by the state legislature. A home rule municipality drafts and amends its own charter and can exercise any power or perform any function not denied by the state Constitution, the General Assembly or its home rule charter.

Other elected township officials may include a tax assessor, tax collector (second class), three auditors or controller, and a treasurer (first class). Appointive officers include the secretary, township manager if desired, chief of police, fire chief, engineer, solicitor and others.

To become a township of the first class, a second class township must have a population density of 300 persons per square mile (*EFT currently has 465 residents per square mile*), and voters must approve a change of classification in a referendum. Many townships meeting the density requirement have remained second class.

## **C. COMPREHENSIVE PLAN**

Comprehensive plans and their contents with regard to MPC requirements are generally described below.

### **1. Definition and Purpose**

A comprehensive plan is a document that sets forth municipal goals, objectives and policies that guide future growth and development. The MPC requires that municipal comprehensive plans be "generally consistent" with the policies of county comprehensive plans.

### **2. Plan History**

The existing EFT Comprehensive Plan was adopted in 1999 and contained recommendations for land use and infrastructure requirements intended to be reviewed and updated periodically.

### 3. Plan Content

The contents of the Plan are derived from several sources including MPC requirements, input from Township residents, and documented inconsistencies with county policy documents.

#### **MPC Requirements**

The MPC, Article III, "Comprehensive Plan," Section 301 states that comprehensive plans should include maps, tables, and text regarding the following plan elements:

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

### 4. Public Participation

This Plan incorporates the vision for the future development of the Township as expressed by Township residents in a series of public meetings with the Comprehensive Plan Task Force. Additional input was obtained from personal interviews with interested residents and members of the business community, and through a township-wide resident survey and at a public workshop, which was attended by 150 residents. (See Appendix for more details of the public participation process and results.)

### 5. Plan Adoption Process

In order for this Plan to be adopted and become Township policy, the Township must adhere to the following series of steps prescribed in the Municipalities Planning Code:

- The Township Planning Commission presents the *Draft Plan* at a public meeting.
- The Planning Commission meets to discuss and approve changes to the *Draft Plan* to address comments at the Public Presentation and from the County review. The Planning Commission recommends the *Final Draft Plan* to the Board of Supervisors.
- At least forty-five (45) days prior to the public hearing, the Board of Supervisors distributes copies of the *Final Draft Plan* to the Chester County Planning Commission, adjacent municipalities [Valley, Caln, West Bradford, Newlin, West Marlborough and Highland Townships, and South Coatesville and Modena Boroughs] and the Coatesville Area School District for review and comment. Review comments from the County, School District and adjacent municipalities shall be made to the BOS within forty-five (45) days of receipt of the *Final Draft Plan*.



- The BOS holds a public hearing on the *Final Draft Plan* pursuant to public notice.
- The BOS votes to adopt the Plan by resolution.
- The BOS approves and publishes the Plan.

**D. PLAN GOALS AND OBJECTIVES**

The goal statements included in this Plan are utilized to formulate specific land use and infrastructure policies, objectives and implementation strategies. They are organized according to categories that reflect the MPC technical requirements for Plans and specific areas of concern indicated during the public participation process:

1. Community Character

Goal	Objectives
Provide for the maintenance of the Township’s landscapes, public spaces and existing neighborhoods.	<ol style="list-style-type: none"> <li>1. Identify current significant landscapes and scenic areas in the Township.</li> <li>2. Designate scenic roadways through the Township and develop criteria and tools to help ensure the maintenance of their scenic qualities.</li> <li>3. Require development initiatives to relate lots and buildings to the specific conditions of the site, including both natural and man-made resources.</li> </ol>

2. Environmental, Cultural and Historical Resources

Goal 1	Objectives
Protect and enhance EFT open spaces and critical resources – its farm fields and meadows, woods, stream valleys, and other water resources, historic sites and structures and scenic resources – which, in combination, create the Township’s unique community character, remaining rural atmosphere and quality of life.	<ol style="list-style-type: none"> <li>1. Develop tools to implement the Brandywine Greenway Plan.</li> <li>2. Continue to encourage the placement of voluntary preservation and conservation easements on agricultural lands and open spaces.</li> <li>3. Seek to permanently preserve continuous riparian or open space buffers along stream corridors, as well as in and around areas of wetlands and steep slopes; seek to restore woody vegetation to these areas where needed.</li> <li>4. Facilitate creation of permanently protected greenway corridors to link existing protected open space areas through land preservation or purchase of easements and rights-of-way.</li> <li>5. Promote the permanent protection of historic <i>resources</i>.</li> <li>6. Educate township property owners regarding the financial benefits of open space protection.</li> <li>7. Coordinate open space planning and protection with neighboring municipalities and Chester County.</li> <li>8. Enforce stormwater management regulations and encourage pro-active practices to minimize and mitigate stormwater runoff and flooding.</li> </ol>

Goal 2	Objectives
<p>Assure provision of an adequate level of recreational services and facilities to Township residents.</p>	<ol style="list-style-type: none"> <li>1. Coordinate with other public, quasi-public, and private agencies to maximize use of recreational lands, facilities and programs that these organizations may provide and that may be available to Township residents.</li> <li>2. Formalize a program and fund for acceptance of cash contributions to Township recreational efforts, including but not limited to, provisions for dedication of “fees in lieu thereof” (i.e., pursuant to the Municipalities Planning Code) for recreational lands from residential and nonresidential developers.</li> <li>3. Consider the Township’s growing population when planning future recreational facilities.</li> <li>4. Work toward establishment of a Township trails system, addressing appropriate linkages, destinations, accessibility, general suitability, and appropriate uses (e.g., pedestrian, bicycling, equestrian, and cross-country ski) considerations. Specifically, seek to interconnect protected open spaces, recreational areas, and residential neighborhoods.</li> <li>5. Pursue funding sources for recreational development through county, state and other potential funding sources.</li> </ol>

3. Land Use

Goal	Objectives
<p>Provide for future development in a manner that will protect and enhance the general welfare and quality of life in the Township.</p>	<ol style="list-style-type: none"> <li>1. Guide the location and intensity of future development to protect existing neighborhoods, open space and critical resources.</li> <li>2. Coordinate future land development with the logical and efficient extension of public utilities and services.</li> </ol>

4. Transportation

Goal	Objectives
<p>Provide and maintain a safe transportation network that serves the needs of all residents and encourages the development of alternative modes of transportation, including access to rail and bus service, and pedestrian/bicycle networks.</p>	<ol style="list-style-type: none"> <li>1. Inventory transportation and road improvement needs, and coordinate with the Chester County Planning Commission and Regional Transportation Improvement Program (TIP).</li> <li>2. Identify and recommend traffic calming techniques in the Township to ensure the safe movement of vehicles through residential areas.</li> <li>3. Investigate opportunities to create pedestrian trail and bikeway linkages between residential neighborhoods and community facilities.</li> <li>4. Prepare a pedestrian and bicycle circulation plan for the Township.</li> <li>5. Implement mechanisms to require new development to accommodate pedestrian and bicycle circulation.</li> <li>6. Coordinate planning with neighboring communities to enhance the flow of vehicular traffic through the region and provide for linkages of walking and bicycle paths.</li> <li>7. Investigate alternative modes of public transportation.</li> </ol>

5. Housing

Goal	Objectives
Insure that the Township has adequate housing options.	<ol style="list-style-type: none"> <li>1. Explore affordable housing options to address the needs of the Township’s population.</li> <li>2. Explore opportunities for the development of alternative housing types, including apartments.</li> <li>3. Accommodate senior housing, including “in-law suites” and 55+ communities.</li> <li>4. Comply with the Federal Fair Housing Act.</li> </ol>

6. Economic Development

Goal	Objectives
Continue to provide for appropriate commercial activities in the Township.	<ol style="list-style-type: none"> <li>1. Accommodate the development of retail opportunities associated with the agricultural operations in the township.</li> <li>2. Accommodate the development of retail and other non-residential uses in appropriate areas, such as the exiting villages/hamlets.</li> <li>3. Promote the development of the “grower’s market” in the township.</li> </ol>

7. Community Facilities and Services

Goal	Objectives
Provide community facilities and services to meet current and future residential and business requirements in the Township.	<ol style="list-style-type: none"> <li>1. Investigate and prioritize the following community services and facilities, and make recommendations to address:                             <ol style="list-style-type: none"> <li>a) Public water and sewer service.</li> <li>b) Police and emergency services.</li> <li>c) Township administration and code enforcement.</li> <li>d) Road maintenance and public works.</li> <li>e) Trash and recycling services.</li> <li>f) Park and recreational facilities and services.</li> </ol> </li> </ol>
Goal	Objectives
Pursue measures to protect ground water quality and supply.	<ol style="list-style-type: none"> <li>1. Document existing well water supply and quality issues.</li> <li>2. Explore opportunities and measures available to preserve and protect ground water supplies.</li> </ol>

8. Regional Coordination

Goal	Objectives
Encourage and participate in regional planning activities.	<ol style="list-style-type: none"> <li>1. Participate in regional planning initiatives, such as the Brandywine Valley Greenway Plan.</li> <li>2. Coordinate planning with neighboring communities to encourage the provision of public transportation.</li> <li>3. Coordinate planning with neighboring communities to enhance the flow of vehicular traffic through the region and provide for linkages of walking and bicycle paths.</li> <li>4. Coordinate planning with neighboring communities to ensure compatible land use for adjoining areas.</li> </ol>



## 2. PLAN RECOMMENDATIONS

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Comprehensive plan recommendations are presented in this chapter. Plan recommendations are based on observations and concerns expressed at Task Force meetings, the public workshop, the resident survey, and the goals and objectives set forth in Chapter 1.

It is recommended that this Plan be reviewed and updated by the Planning Commission every three (3) years to keep it current with land use and development changes. Moreover, it is recommended that progress with the implementation tasks identified in Chapter 3 be reviewed each year and an annual plan for task completion be formulated at the beginning of each year. The ultimate time horizon for this Plan is ten (10) years; the implementation strategies set forth in Chapter 3 should be completed by this time, and the plan should be reviewed again in 2025, in accordance with the PA MPC requirements.

The Plan recommendations are presented according to the specific plan elements as required in Section 301 of the PA MPC, discussed in Chapter 1 of this plan.

## A. PLAN FOR LAND USE

### Goals and Objectives

The land use goal is to “Provide for future development in a manner that will protect and enhance the general welfare and quality of life in the Township.” Land use objectives include directing new development so that open space and critical resources are protected and coordinating future land development with the logical and efficient extension of public utilities and services.

### Background

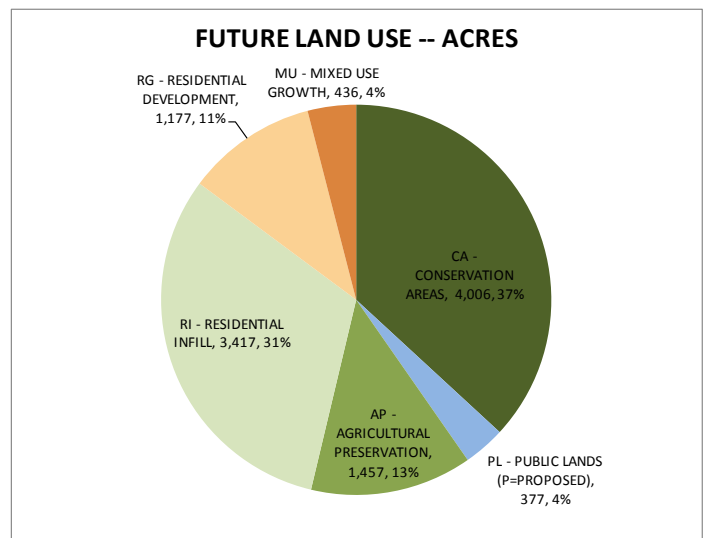
The Existing Land Use Inventory and Zoning Build-Out Analysis (see Appendix) addresses how the township will accommodate projected growth over the next 20 years. As evidenced by the resident survey and interviews, it is very important that the township maintain its rural character and lifestyle.

The Future Land Use Map (Map 2) shows the areas of the Township where the following recommendations concerning land use, zoning and development should be implemented.

#### 1. Future Land Use Plan

The Future Land Use Plan is the vision of the Comprehensive Plan on how land development should be managed in the township. The Future Land Plan, which is shown on Map 2, includes six (6) categories of land use and four (4) village development areas.

The recommended allocation of land among the six (6) land use categories is shown in the pie chart. Overall, half (50%) of the township is recommended for land conservation and preservation, and 42% is allocated for residential uses. Non-residential Mixed Use development is recommended to include 4% of the township. Public lands, which include township and school district lands, are recommended to cover 4%.



The individual elements of the Future Land Use Plan are discussed below. Potential new development under the recommended development parameters is presented for each area in terms of new dwelling units and floor area square feet of non-residential development. These estimates are based on the net developable acres of each parcel (i.e. gross acres less steep slopes, floodplains, riparian buffers and hydric soils) and the recommended development density for each area. Non-residential development is based on the permitted impervious coverage on the net acres, using an average of 2,750 square feet of impervious coverage for each 1,000 square feet of floor area. In addition to floor area, impervious coverage will include streets and parking. Given the small, generalized areas shown for Village Development, potential new development was not calculated for these areas.

# EAST FALLOWFIELD TOWNSHIP COMPREHENSIVE PLAN CHESTER COUNTY PENNSYLVANIA

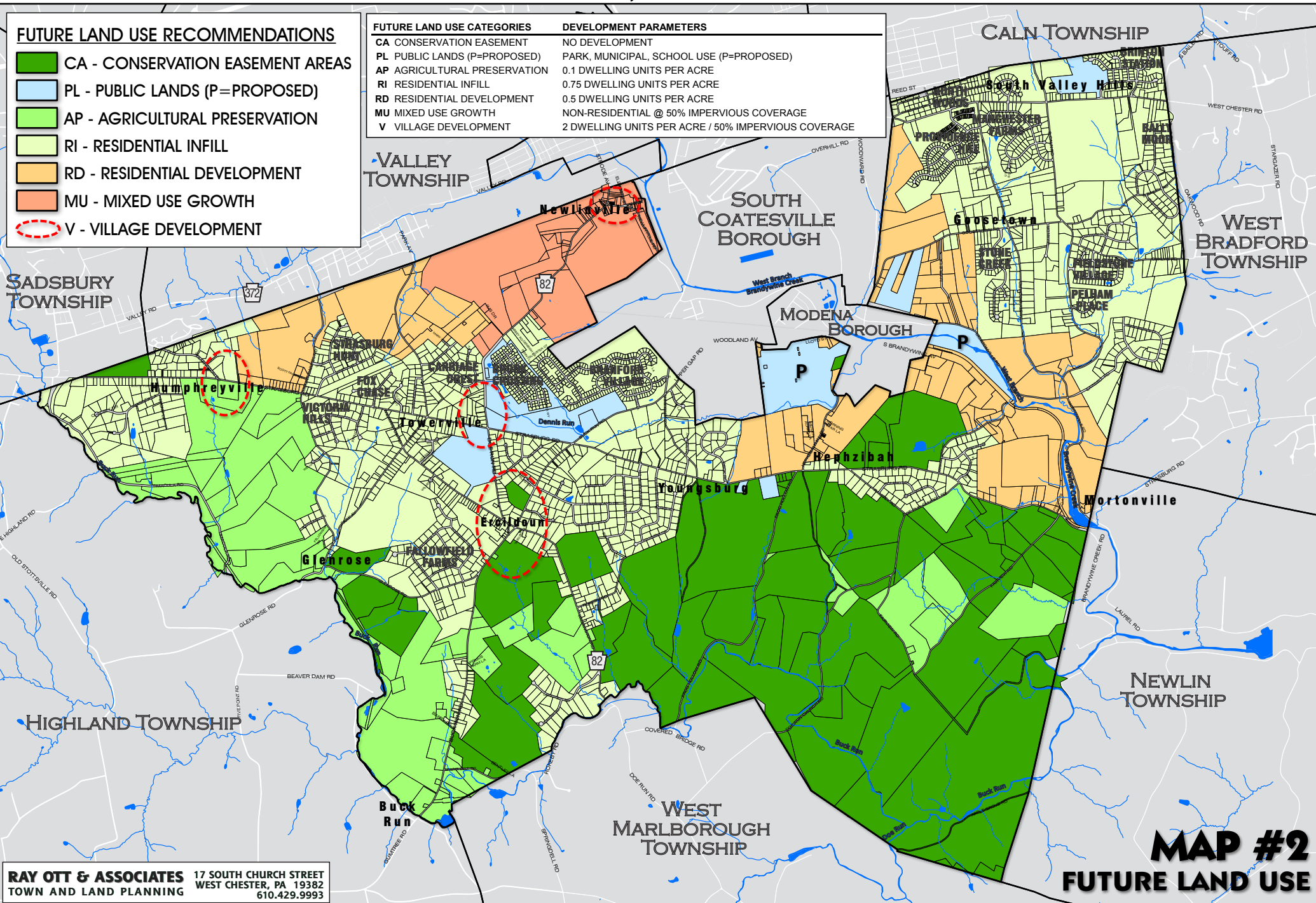


May 6, 2015

## FUTURE LAND USE RECOMMENDATIONS

- CA - CONSERVATION EASEMENT AREAS
- PL - PUBLIC LANDS (P=PROPOSED)
- AP - AGRICULTURAL PRESERVATION
- RI - RESIDENTIAL INFILL
- RD - RESIDENTIAL DEVELOPMENT
- MU - MIXED USE GROWTH
- V - VILLAGE DEVELOPMENT

FUTURE LAND USE CATEGORIES	DEVELOPMENT PARAMETERS
CA CONSERVATION EASEMENT	NO DEVELOPMENT
PL PUBLIC LANDS (P=PROPOSED)	PARK, MUNICIPAL, SCHOOL USE (P=PROPOSED)
AP AGRICULTURAL PRESERVATION	0.1 DWELLING UNITS PER ACRE
RI RESIDENTIAL INFILL	0.75 DWELLING UNITS PER ACRE
RD RESIDENTIAL DEVELOPMENT	0.5 DWELLING UNITS PER ACRE
MU MIXED USE GROWTH	NON-RESIDENTIAL @ 50% IMPERVIOUS COVERAGE
V VILLAGE DEVELOPMENT	2 DWELLING UNITS PER ACRE / 50% IMPERVIOUS COVERAGE



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**MAP #2**  
**FUTURE LAND USE**

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### Conservation Easement Areas

- 4,006 acres/91 parcels
- dwelling units: existing – 19 / potential new – 0



*Typical Conservation Easement Area & Agriculture Preservation Landscape*

Conservation Easement Areas include all lands currently preserved through either Conservation Easements or Agricultural Easements. Agricultural Easements are owned through either the Pennsylvania or the Chester County Agricultural Easement programs, while Conservation Easements are generally owned by a land conservancy, such as the Brandywine Conservancy or the Natural Lands Trust. While the exact land uses and management options permitted on these lands are specified in the individual easement documents, for the purposes of the Comprehensive Plan it is assumed that no additional development is permitted on these lands. While these lands are generally in the southeast quadrant of the township, there are some parcels in the southwest quadrant.

### Agricultural Preservation – 0.1 dwelling units per acre (10 acre lots)

- 1,457 acres/101 parcels
- dwelling units: existing – 35 / potential new – 57

The Agricultural Preservation areas generally consist of large parcels in the southwest quadrant of the township. There are also some parcels in the southeast quadrant that are not under conservation easements. All these areas are south of Strasburg Road, which is the general boundary for areas not proposed to be serviced with public water or sewer. It is recommended that these areas not be subdivided into lots measuring less than 10 acres, as is currently required in the township's RA- Rural Agriculture Zoning District.

**Residential Development – 0.5 dwelling units per acre (2 acre lots)**

- 1,177 acres/175 parcels
- dwelling units: existing – 111 / potential new – 195



*Residential Development Area north of Strasburg Road*

Residential Development includes areas with larger parcels north of Strasburg Road that are not part of existing residential developments. Portions of this area are served by public sewer and water, while other areas are currently served by on-lot septic systems and private wells. It is recommended that this area of the township serve as transition between existing developed areas of varying densities. The minimum lot size or overall net density of residential development in these areas should be limited to an average of 0.5 dwelling units per acre, or two (2) acre lots.

**Residential Infill – 0.75 dwelling units per acre (1.33 acre lots)**

- 3,417 acres/2,663 parcels
- dwelling units: existing – 2,378 / potential new – 503



*Residential Infill Landscape south of Strasburg Road*

Residential infill includes areas mostly developed or adjacent/surrounded by residential development. It is recommended that any development in these areas be designed to mimic and complement the existing streetscape character of their respective neighborhoods. While the minimum lot size should approximate lot sizes in the respective neighborhoods, it is anticipated that these lots will generally not be less than 1 1/3 acres, unless served with public water and sewer.

**Mixed Use Growth – non-residential, 50% impervious coverage**

- 436 acres/96 parcels
- dwelling units: existing – 54 / potential new – 0
- potential non-residential floor area: 3.8 million square feet

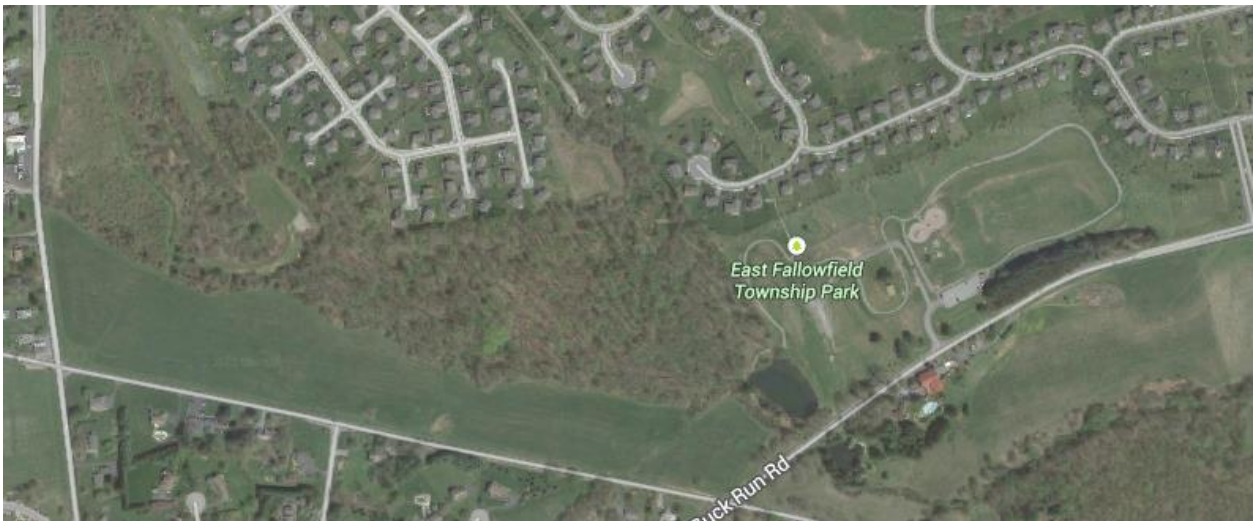


*Mixed Use Growth Area along Rt. 82*

The Mixed Use Growth area includes larger parcels along Rt. 82 in the northwest quadrant near Valley Township and South Coatesville Borough. This area is in existing public water and sewer service areas and in close proximity to Coatesville, the Rt. 30/Lincoln Highway Corridor and the Philadelphia – Harrisburg Amtrak passenger rail service corridor and is more suitable for development at higher intensities. It is recommended that this area be included in a mixed-use zoning district, which is similar to the township's existing MU -- Multi-Use Zoning District. A new "mixed-use" zoning district should require a master plan for sites larger than 15 acres and a land use mix, such as by limiting the percentage of developed land in a specific use. An example would be requiring that new development include at least two (2) or three (3) uses and that no more than 75% of the developed area be dedicated to any one use. A mix of uses within buildings should also be permitted and encouraged. Residential development is not recommended for this area, which should be reserved for commercial/retail, office and light industrial uses that provide jobs for the community and help diversify and grow the township tax base.

### Public Lands

- 377 acres/19 parcels
- dwelling units: existing – 0 / potential new – 0



*East Fallowfield Township Park*

Public Lands include existing and proposal parcels owned by the township and the school district. In addition to the Township Park, East Fallowfield also owns several other parcels, including the Township Building site. The plan also recommends the township acquire or secure conservation easements on the 104 acre "Beagle Club" property adjacent to Modena Borough. Due to environmental issues, it is recommended that the public use of the 39-acre "Luria Brothers" for trails and stream access be included in the Mortonville Greenway project discussed under the Resource Protection Recommendations in this Plan. At this point it is envisioned that these properties will serve as public open space and for passive recreation use.

It is also recommended that all existing and proposed township public lands (and lands on which passive public use is desired to be established without being owned by the Township) be added to an East Fallowfield Township "Official Map," as provided for under Article IV of the Pennsylvania Municipalities Planning Code. The creation and adoption of an Official Map is a specific recommendation in Section 2.E, Community Facilities and Services Plan.

### Village Development



Village of Ercildoun

Four (4) areas of the township are recommended to accommodate a mix of residential and commercial uses – retail and office – within the context of a compact, walkable area. These areas include the Villages of Ercildoun, Humphreyville and Newlinville, and the area at the intersection of Strasburg Road and Route 82. These areas currently feature commercial uses that offer small-scale retail services for area residents and help to create a sense of place. The Triple Fresh Market in Ercildoun is a great example of a village scale business that provides a valuable commercial service for township residents. The existing VC -- Village Commercial Zoning District ordinance should be revised to better accommodate the expansion of these villages and to allow the conversion or mixed use of existing residential buildings if necessary.

9. Future Land Use Plan Build-Out Analysis

Map 3 shows the Future Development Build-Out Analysis and Table 1 provides the possible development that can be accommodated in the Future Development Plan. This table is based on an analysis of the buildable area (net area) of each parcel in the respective Future Land Use categories. The buildable, or net area, includes the gross parcel area less road or other rights-of-way and limiting environmental features such as steep slopes, riparian buffers, flood plains and hydric soils.

For residential development, the net parcel area is multiplied by the average dwelling units per acre recommended to each Future Land Use area and any existing dwelling units on the parcel are subtracted to estimate the potential new dwelling units. Based on this analysis, it is estimated that the proposed Future Land Use Plan could accommodate a maximum of 755 new dwelling units.

Non-residential development, which includes retail, office and light industry, is only estimated for the Mixed Use Growth area. Here the limiting factor is impervious coverage, which is recommended to be 50% of the net lot area. Non-residential development is expressed as new floor area, and it is estimated by assuming that all new buildings would be one (1) story and there would be an average of five (5) parking spaces for each 1,000 square feet of floor area. It was then assumed that paved parking and circulation would average 350 square feet per parking space. Based on this analysis, it is estimated that the proposed Future Land Use Plan could accommodate a maximum of 3.8 million square feet of non-residential floor area.

Table 1: Future Development Build-Out Analysis

LAND USE CATEGORY		DENSITY/ACRE	# PARCELS	ACRES	EXISTING DWELLING UNTIS	POTENTIAL NEW DWELLING UNITS	OFFICE / COMMERCIAL SPACE
CA	Conservation Easements	no development	91	4,006	19	0	
AP	Agricultural Preservation	0.1 Dwelling Units	101	1,457	35	57	
RD	Residential Development	0.5 Dwelling Units Per Acre	175	1,177	111	195	
RI	Residential Infill	0.75 Dwelling Units Per Acre	2,663	3,417	2,378	503	
MU	Mixed Use Growth	50% Impervious	96	436	54	0	3.8m sq.ft.
PL	Public Lands (P=Proposed)	no development	19	377	0	0	
			3,145	10,870	2,597	755	3.8m sq.ft.

**B. PLAN TO MEET HOUSING NEEDS**

Goals and Objectives

The housing goal is to “Ensure that the Township has adequate housing options.” Housing objectives include providing affordable housing options and housing alternatives.

Background

For the purposes of the Comprehensive Plan, housing needs are generally defined as providing for the future development of new dwelling units to meet the projected demand as derived from population projections provided for the township by the Delaware Valley Regional Planning Commission. Housing options are provided by permitting the development of a variety of housing types and at densities that allow for the development of affordable housing.

1. Housing Needs

Future Housing Needs are projected using population projections provided by the Delaware Valley Regional Planning Commission, which are shown below in Table 2 for East Fallowfield Township, the region, Chester County and the state. As is apparent from this table, the township population is projected to increase at rates comparable to the county, but slightly less than the region.

Table 2: Population Projections

AREA		CENSUS [1]					FORECASTS[2]	
		1970	1980	1990	2000	2010	2020	2030
East Fallowfield	Population	3,487	3,962	4,433	5,160	7,449	8,051	9,084
	% Change		13.6%	11.9%	16.4%	44.4%	8.1%	12.8%
E.F. Region*	Population	25,145	31,881	38,107	40,281	49,062	53,608	61,424
	% Change		26.8%	19.5%	5.7%	21.8%	9.3%	14.6%
Chester County	Population	277,746	316,660	376,396	433,512	498,886	538,809	607,407
	% Change		14.0%	18.9%	15.2%	15.1%	8.0%	12.7%
Pennsylvania	Population	11,800,766	11,864,720	11,881,643	12,281,054	12,584,487	12,787,354	12,768,184
	% Change		0.5%	0.1%	3.4%	2.5%	1.6%	-0.1%

\* East Fallowfield Region – includes East Fallowfield Township, the Boroughs of South Coatesville and Modena, and the Townships of Caln, West Brandywine, Newlin, West Marlborough, Highland, Sadsbury, and Valley

[1] Source: U.S. Census Bureau, Decennial Census from 1970 to 2010

[2] Source: Delaware Valley Regional Planning Commission, County Population Forecasts 2015-2040; Pennsylvania forecasts from U.S. Census Bureau

The Plan to meet housing needs is embodied in the Future Development Plan that accommodates the future development of 755 new dwelling units and a variety of dwelling unit types.

Future Housing Needs are shown in Table 3 below. They are derived from the population projections using the average population per dwelling unit in the township recorded in 2010 US Census. Based on these projections, the township will need 195 additional housing units by 2020 and another 335 by 2030, for a total of 531 housing units. The current (2014) township tax parcel information lists a total of 2,592 dwelling units, which is an increase of 174 units more than recorded in the 2010 Census. These 174 units amount to nearly all of the projected housing need by 2020 (195), which indicates that the township may likely be growing at a faster rate than projected by the Delaware Valley Regional Planning Commission.

Table 3: Housing Needs

PROJECTED HOUSING NEEDS						
	CENSUS		PROJECTIONS [1]			Total
	2010	2020	increase	2030	increase	Increase
Population	7,449	8,051	602	9,084	1,033	1,635
Dwelling Units	2,418	2,613	195	2,949	335	531
Population per unit	3.08	3.08	3.08	3.08	3.08	3.08

[1] Source: Delaware Valley Regional Planning Commission, County Population Forecasts 2015-2030.

East Fallowfield Township’s housing stock is dominated by owner-occupied, single-family units. The median home value is approximately \$273,000 and median rent is approximately \$1,112 (see Appendix A). Options for renters and those seeking housing types other than single-family detached units are rather limited.

DVRPC population projections show an additional 1,635 residents by 2030, which at the average township population per dwelling unit of 3.08 (2010 Census), indicates a need for an additional 531 housing units by that time.

2. Rental Unit Inspections and Permits

There are a number of detached house and apartment rental units in the township, some of which are in need of better maintenance. To help improve the quality and maintenance of these units it is recommended that the township consider a rental permit program that would require a regular rental unit inspection and an annual fee for the rental permit to cover the cost of the inspections and enforcement of the permit program.

3. Variety of Housing Types.

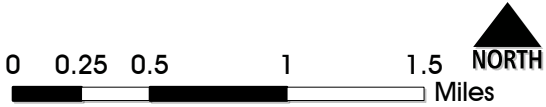
In order to provide more options in terms of housing types and affordability, it is recommended that the township enable and encourage a diversity of housing options in areas consistent with the Future Land Use Plan, that include single-family attached and multi-family dwellings.

In order to better accommodate senior family members it is also recommended that the township consider amending the zoning ordinance to permit in-law apartments and temporary on-lot housing. This is also known as “Elder Cottage Housing Opportunity.”

4. Future Housing Needs.

The Future Land Use Development Analysis estimates the recommended Future Land Use Plan provides for an additional 755 units, which is more than sufficient to accommodate the projected need for 531 housing units by 2030.





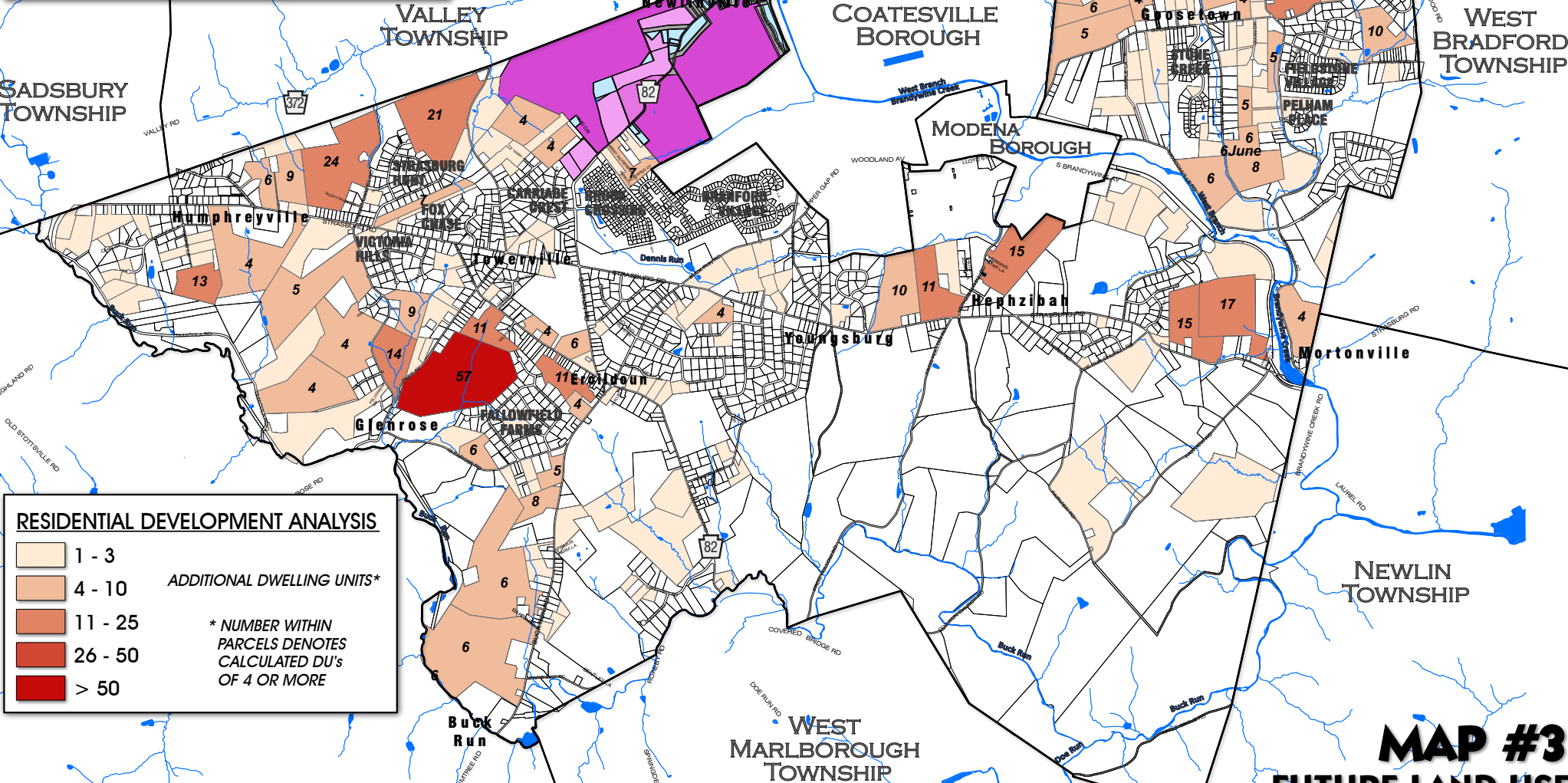
NOTE: PLEASE REFER TO MAP 2: FUTURE LAND USE FOR THE DEVELOPMENT DENSITY PARAMETERS USED TO PREPARE THIS ANALYSIS.  
JUNE 10, 2015

# EAST FALLOWFIELD TOWNSHIP COMPREHENSIVE PLAN CHESTER COUNTY PENNSYLVANIA



**COMMERCIAL DEVELOPMENT ANALYSIS (SF)**

- UP TO 10,000
- 10,000 - 50,000
- 50,000 - 100,000
- 100,001 - 500,000
- > 500,000



**RESIDENTIAL DEVELOPMENT ANALYSIS**

- 1 - 3
- 4 - 10
- 11 - 25
- 26 - 50
- > 50

*ADDITIONAL DWELLING UNITS\**

\* NUMBER WITHIN PARCELS DENOTES CALCULATED DU'S OF 4 OR MORE

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## **C. TRANSPORTATION AND CIRCULATION PLAN**

### **Goals and Objectives**

The transportation goal from Chapter 1 is to *“Provide and maintain a high quality, safe road network that serves the needs of all residents and encourages the development of alternative modes of transportation, including rail and bus service.”* Objectives include the development of pedestrian and bicycle routes that link to key destinations in the Township.

The Transportation Plan is shown on Map 4, which includes intersection improvement needs, proposed pedestrian and bicycle trail linkages, and possible linkages to public transportation services.

### **Improvements Needs**

The township should work with the County to pursue funding opportunities to address existing improvement needs. Aside from the traditional funding through county, state and federal funds, the township needs to coordinate with the county, DVRPC and PennDOT on grant opportunities, and with developers when proposed development will increase traffic. Existing improvement needs include:

1. **Buck Run - Youngsborg - Upper Gap Roads intersection**

This intersection has several problems, including: poor road alignment, right-turns having no stop, and poor sight distance.

2. **Caln and West Chester Roads**

Engineering plans have been prepared to improve this intersection.

3. **Rt. 82 & Strasburg Road**

Capacity improvements are needed. The Middle School also needs direct access to Strasburg Road. (This project is listed in the Chester County Transportation Improvement Inventory list below.)

4. **Flooding along roadways**. The township should work with an engineering consultant to inventory roadway flooding problems and determine ways to improve flood conditions along these areas.

### **Projects listed in Chester County 2013 Transportation Improvements Inventory**

<http://www.landscapes2.org/transportation/funding.cfm>

As input towards the development of the Transportation Improvement Program (TIP), the Chester County Planning Commission develops the Transportation Improvement Inventory (TII). Both the TIP and the TII are updated biannually, and the township should coordinate with the county to ensure projects are submitted for potential state and federal funding.

The following TII projects are in or adjacent to East Fallowfield Township and they are listed here for reference. Abbreviations used in the list include: FRR for freight railroads, SB for state & railroad Bridges and INT for intersections.

1. Frr 2 Mittal Steel Railway Rehabilitation Track, Tie, & Switch Replacements
2. Frr 3 Wilmington & Northern Line Rehabilitation Track & Tie Replacement
3. Sb 24 Pa 82 (Doe Run Road) Over Buck Run Replace Or Rehab
4. Sb 39 Strasburg Rd Over Wb Brandywine Ck Historic Parapet Restoration
5. Sb 16 Frog Hollow Rd (Speakmans #1) Over Buck Run Rehabilitation
6. Int 110 Pa 82 @ Strasburg Rd Safety/Capacity Improvements
7. Int 125 Strasburg Rd @ Buck Run Rd Safety Improvements

## Trails

Map 4 includes existing trails in the township, along with the following recommendation for new multiuse bicycle and pedestrian trail linkages:

1. From the Middle School to the Elementary School along Strasburg Road.
2. A link to the Middle School and Township Park.
3. A link to Coatesville and the train station.
4. Linkage among the newer neighborhoods in the northeast quadrant of the township.

The Chester County Planning Commission maintains a working map of roads in the county suitable for bicycling according to various skill levels. These roads and their skill level classification are also included on Map 4 as a reference to this project.

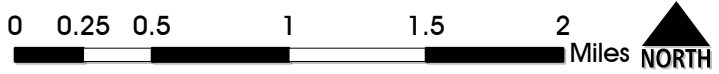
## Public Transportation

The Transportation Management Association of Chester County (TMACC) and Krapf's Coaches provide connecting service to local Amtrak and SEPTA train stations, neighboring towns, employment and shopping destinations in Chester County, and to Lincoln University and West Chester University.

1. The township should open discussions with these service providers to investigate the feasibility of extending a route into East Fallowfield, or to take steps to raise public awareness of the available services.

Chester County maintains a "Ride Guide" website with up-to-date information on public transportation services. This site is at <http://www.chescorideguide.org/>.

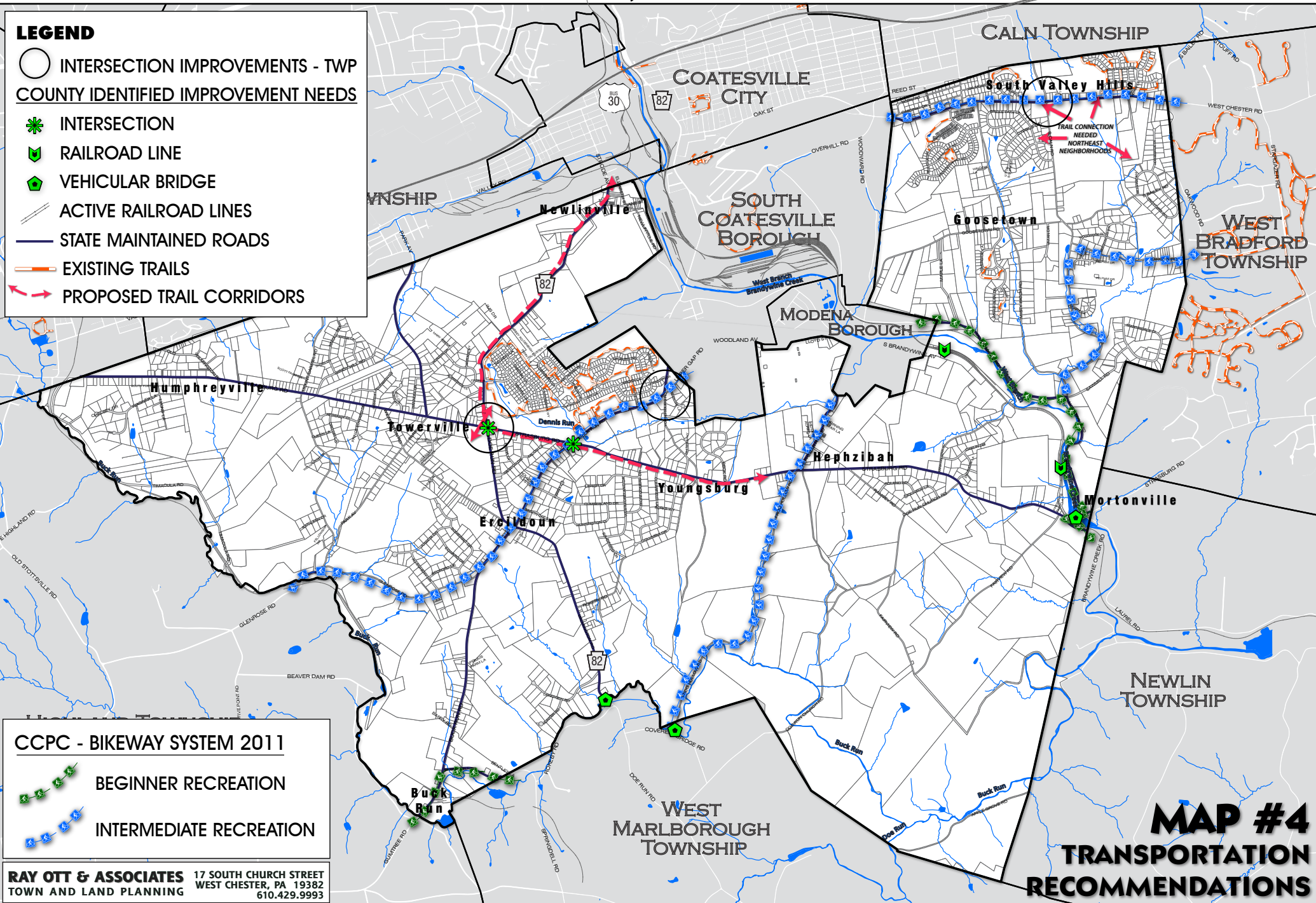
2. The township should include a link to this site on the East Fallowfield Township website as a service to area residents and workers.
3. The township should also consider the designation and creation of a "park and ride" site to encourage car-pooling among area commuters.



May 6, 2015

**LEGEND**

- INTERSECTION IMPROVEMENTS - TWP
- COUNTY IDENTIFIED IMPROVEMENT NEEDS
- ✱ INTERSECTION
- 🚶 RAILROAD LINE
- 🏠 VEHICULAR BRIDGE
- ACTIVE RAILROAD LINES
- STATE MAINTAINED ROADS
- EXISTING TRAILS
- ➡ PROPOSED TRAIL CORRIDORS



**CCPC - BIKEWAY SYSTEM 2011**

- 🚶 BEGINNER RECREATION
- 🚴 INTERMEDIATE RECREATION

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 TOWN AND LAND PLANNING WEST CHESTER, PA 19382  
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**MAP #4**  
**TRANSPORTATION**  
**RECOMMENDATIONS**

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## **D. PLAN FOR THE PROTECTION OF NATURAL AND HISTORIC RESOURCES**

### **Goals and Objectives**

Protect EFT open spaces – its farm fields and meadows, woods, stream valleys, and other water resources, historic sites and structures and scenic resources – which, in combination, create the Township’s unique community character, rural atmosphere and quality of life.

Protection of the township’s rural character is the foremost important goal of township residents, and the township’s natural and historic resources are an integral part of that rural character. In addition, they are important factors in residents’ health and quality of life. Planning implications for natural and historic resources include the need for greater protection for all of the Township’s environmental, scenic and historic resources. The Resource Protection Recommendations are shown on Map 5.

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. East Fallowfield 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 East Fallowfield Township.
  
2. **Water Supply and Water Quality.**
  - **Riparian Buffer Zones.** Continue to enforce the zoning ordinance requirement for a buffer area along all streams in the township consisting of a 35-foot Zone 1 buffer area and 45-foot Zone 2 buffer area (maximum 80-foot riparian buffer area).
  - **Stormwater Management.** East Fallowfield Township adopted a new stormwater ordinance to comply with PA Act 167, as required by the Pennsylvania Department of Environmental Protection (DEP). The township should continue to enforce the requirements of this ordinance and be proactive in encouraging additional best management practices to protect water quality and minimize/mitigate stormwater runoff and flooding.
  - **Well Water.** There have been some issues with well water supply in the township, with some households resorting to water deliveries at certain times of the year. Water quality with some wells has also be a problem, with some households requiring the installation of treatment systems. It is recommended that the township seek professional services to investigate well water supply/quality issues and prepare a Comprehensive Water Resources Management Plan.
  
3. **Historic Resources**
  - Update the Historic Resources Map to include the boundaries of the Certified Historic Districts that are regulated by the Township’s Historic Preservation Ordinance.
  - Review the Historic Preservation Ordinance, map, and inventory to ensure that all are consistent.
  - Continue to periodically update the historic resources inventory to ensure that resources are correctly categorized as Class 1, 2 or 3 and contributing or non-contributing.

- Provide training to the township's zoning officer / code enforcement officer specifically pertaining to enforcement of the Historic Preservation Ordinance (including current ordinance provisions for demolition by neglect).
- Permit small-scale development and adaptive reuse of historic buildings, especially in the villages of Ercildoun, Humphreyville and Newlinville, and the area at the intersection of Strasburg Road and Route 82.
- Develop application check list for the Historic Resource review process.

4. Scenic Roads

During the course of this project several road segments were identified for their scenic qualities, which include views of both natural and historic landscapes. These roads are listed below and also shown on Map 5, the Resource Protection Recommendation plan. The township should pursue the preservation of these views by referencing them in the land development review process. The township should also prepare zoning and/or subdivision/land development ordinance amendments to require consideration and protection of views along these road segments.

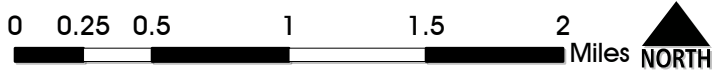
These roads are listed below and also shown on Map 5, the Resource Protection Recommendation plan.

- Buck Run Road, from Glenrose to Upper Gap Roads
- Frog Hollow Road, from Strasburg Road south to the township line
- Doe Run Church Road, from Strasburg Road south to the township line
- Fairview Road (all)
- Mortonville Road (all)

5. Mortonville/West Branch Brandywine Creek Greenway Corridor

The township should develop a plan for the preservation and enhancement of this road/stream valley corridor for use as a scenic and recreation resource. This plan should include providing access to the Brandywine, use of the road and stream valley as a trail corridor and establishing the ability to use the Luria Brothers property for passive public recreational uses (while avoiding Township ownership of the property) to facilitate public access to the Brandywine Creek.

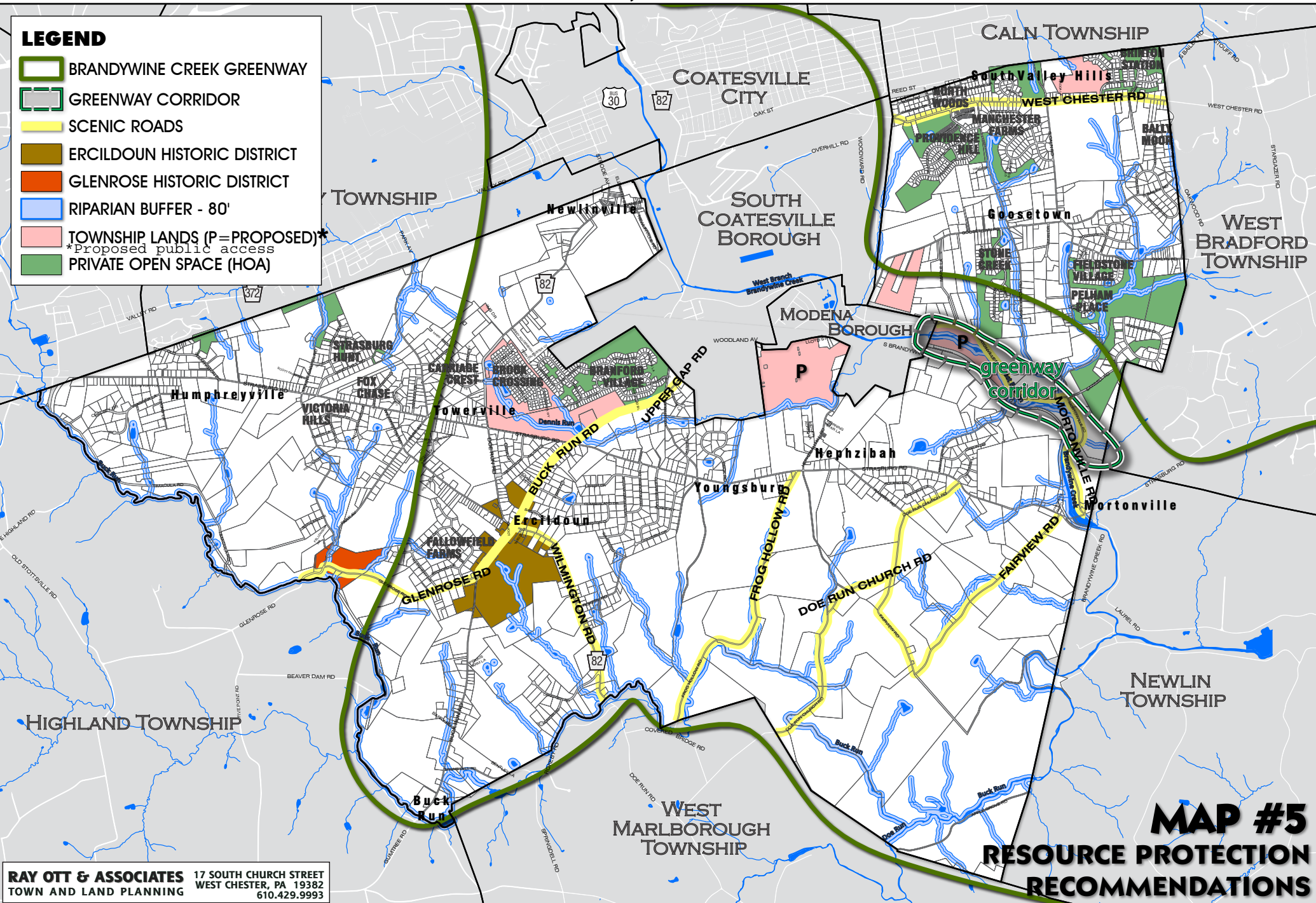




May 6, 2015

**LEGEND**

- BRANDYWINE CREEK GREENWAY
- GREENWAY CORRIDOR
- SCENIC ROADS
- ERCILDOUN HISTORIC DISTRICT
- GLENROSE HISTORIC DISTRICT
- RIPARIAN BUFFER - 80'
- TOWNSHIP LANDS (P=PROPOSED)\*  
\*Proposed public access
- PRIVATE OPEN SPACE (HOA)



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## **E. COMMUNITY FACILITIES AND SERVICES PLAN**

### **Goals and Objectives**

Chapter 1's goal for community facilities is "Provide community facilities and services to meet current and future residential and business requirements in the Township." The Community Facilities and Services Plan is shown on Map 6, which recommends a public and water sewer service area that includes the middle school property and all areas north of Strasburg Road, the public use of two (2) properties (the "Luria Brothers" and "Beagle Club" properties), and the identification of potential septic system issues for lots of one (1) acre or less that have on-site septic systems and are not in the proposed public sewer service area.

#### **1. Township Administration**

- Hire a full-time township manager to handle township affairs; spearhead efforts, projects and initiatives; and maintain communications, cooperation, and partnerships with surrounding municipalities, the county, other organizations and residents.
- Improve communications with residents via regular updates to, and maintenance of the township website, use of a township Facebook page, and distribution of a periodic newsletter.
- Amend the Subdivision and Land Development Ordinance to include a land development check list / flow chart to facilitate township review of subdivision and land development plans.

#### **2. Official Map**

In order to better facilitate planning for public lands and facilities, it is recommended that an "East Fallowfield Township Official Map" be created and adopted, as provided for under Article IV of the Pennsylvania Municipalities Planning Code. In addition to identifying future township public lands, as included in Section 2.A., Plan for Land Use, this map can also be used to identify road rights-of-way, trail corridors and public facilities.

#### **3. Trash and Recycling**

- Improve access to the composting facility run by the Boroughs of Modena and South Coatesville and East Fallowfield Township Public Works Departments by expanding the hours of operation.

#### **4. Parks and Recreation**

- Complete development of the Township Park as prescribed in the Park Master Plan.
- Continually conduct public outreach and communications with residents via a township Facebook account, the township website and/or a newsletter to enlist volunteers to staff community events and participate in groups such as Friends of the Park.
- Beagle Club. Acquire the Beagle Club to provide passive recreation opportunities. As an alternative to fee simple acquisition, other options to preserve the property should be pursued, such the acquisition of a conservation easement
- Luria Brothers properties. Investigate opportunities for the public use of the Luria Brothers properties for trails, stream access and other recreation opportunities.
- Establish a greenway along the West Branch Brandywine Creek from Mortonville to Modena Borough for recreational use and conservation.

- Prepare master plans for township-owned lands to determine the best recreational and/or open space use of those properties.
- Investigate the feasibility of providing pedestrian connections between the Township Park and South Brandywine Middle School, East Fallowfield Elementary School and the township building via Strasburg Road, and into the City of Coatesville.
- Open discussions with neighboring municipalities and athletic organizations to address the demand for ball fields.
- Brandywine Creek Greenway Plan. In reference to recreation, the BCG plan seeks to provide connections between regional destinations, neighborhoods, and recreational sites, and establish safer routes for walking, bicycling, paddling, and horseback riding within the greenway. East Fallowfield Township should utilize 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. Some, but not all, of these recommendations consist of creek access points along Buck Run at Doe Run Church Road and at Laurel Forge Road; "Minor Corridors" (i.e. minor greenways) along Buck Run, Dennis Run, and Misty Patch; and "Conceptual Land Links" along Buck Run and the West Branch Brandywine Creek.

#### 5. Sanitary Sewer and Public Water Services

- Public Sewer. Limit public sewer service only to the area north of Strasburg Road and the South Brandywine Middle School. Public sewer service areas may need revision in the future if deemed necessary to protect public health and safety.
- Septic Systems. South of Strasburg Road there are over 100 parcels that are less than 0.75 acres in size, and about 50 more that are between 0.75 and 1.0 acres in size. All of these lots have on-site septic systems. Since lots less than 0.75 acres and some of those close to 1.0 acres may not be able to accommodate a backup on-site system, other solutions should be explored to address these potential septic failures, including the possibility of mandated maintenance.
- Public Water. The township should request test results from the public water utilities regarding their tests of public water quality. Also, public water service areas may need revision in the future if deemed necessary to protect public health and safety.
- Well Water. There have been some issues with well water supply in the township, with some households resorting to water deliveries at certain times of the year. Water quality with some wells has also be a problem, with some households requiring the installation of treatment systems. It is recommended that the township seek professional services to investigate well water supply/quality issues and prepare a Comprehensive Water Resources Management Plan.

#### 6. Police Services

Residents are very satisfied with policing services. Continue to support the township police force.

#### 7. Fire and Emergency Management Services

Fire and Emergency Management Services are provided by Westwood and Modena Fire Companies. The township is pleased with this service and should continue support of these fire/EMS companies. The township should remain aware of potential issues with the available volunteers and funding of fire service in particular, which has given rise to other areas within Chester County regionalizing fire protection services.

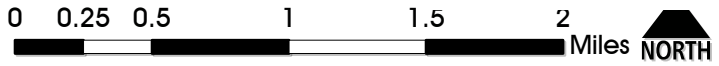
## 8. Financing

The township currently relies on the Earned Income Tax to fund most public services. It is recommended that the township investigate additional revenue sources to help offset the rising cost of providing these services. Additional revenue sources could include:

- A real estate tax with the elimination of the trash fee. Real estate taxes are a deductible expense, whereas the residential trash fee is not.
- Grant funding opportunities for specific projects.



# EAST FALLOWFIELD TOWNSHIP COMPREHENSIVE PLAN CHESTER COUNTY PENNSYLVANIA

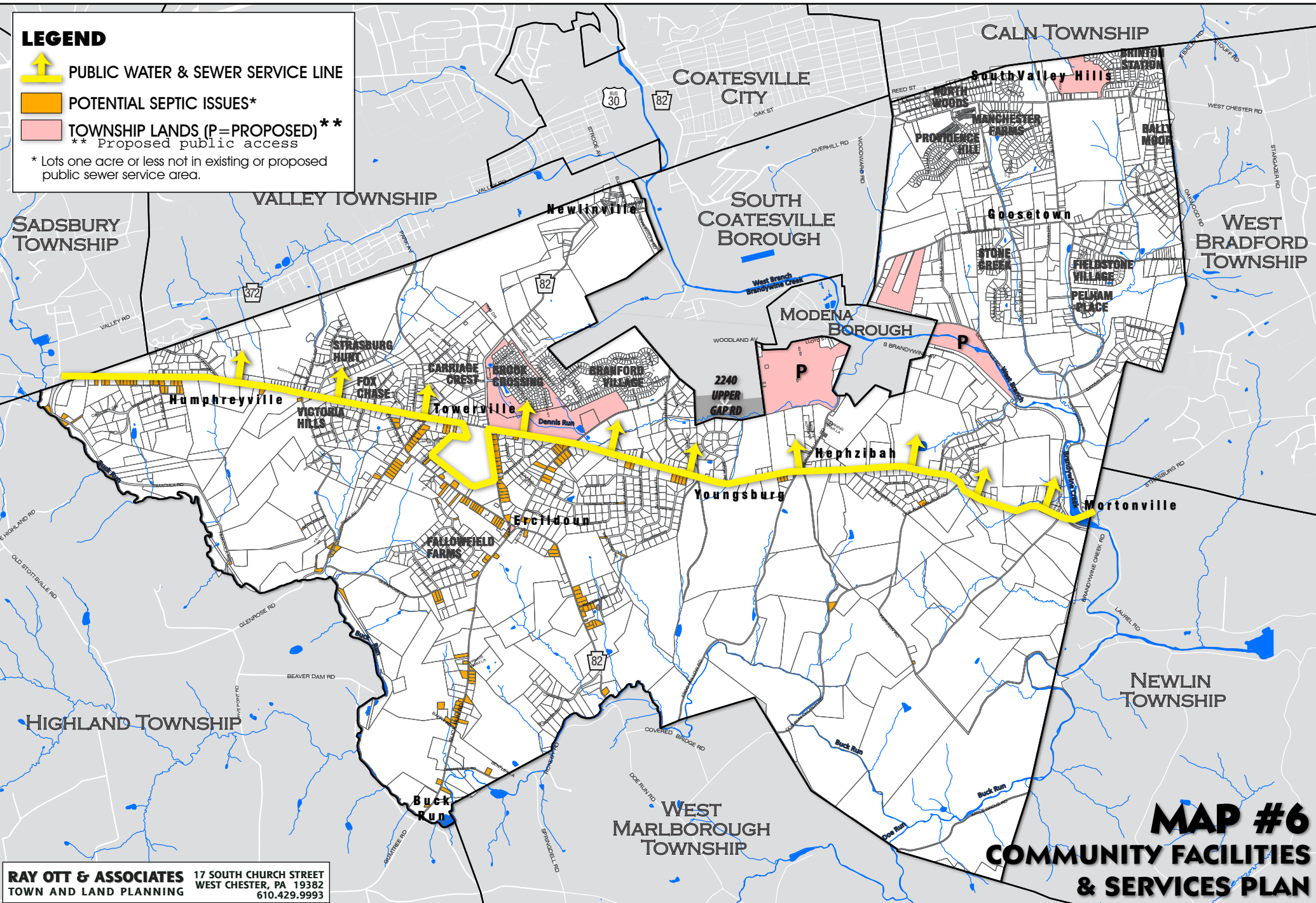


**LEGEND**

-  PUBLIC WATER & SEWER SERVICE LINE
-  POTENTIAL SEPTIC ISSUES\*
-  TOWNSHIP LANDS (P=PROPOSED)\*\*

\*\* Proposed public access

\* Lots one acre or less not in existing or proposed public sewer service area.



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**MAP #6**  
**COMMUNITY FACILITIES**  
**& SERVICES PLAN**

BLANK PAGE AFTER MAP 6 – COMMUNITY FACILITIES AND SERVICES PLAN



### 3. STRATEGIC IMPLEMENTATION PLAN

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The Comprehensive Plan Implementation Plan is shown in Table 4 on the following page, which provides a prioritized list of each recommendation described in the preceding chapter. According to Pennsylvania Municipalities Planning Code, the Plan should be reviewed again in 2025.

For each recommendation the table lists the following implementation strategies:

**PRIORITY:** Each recommendation is assigned a high, medium and low priority. This is not meant to imply that recommendations receiving a 'low' priority are not as important as those receiving a 'high' priority, but it rather a recommendation as to the order in which tasks should be pursued.

**COMPLETION TIME FRAME:** This is meant as an estimate of the time frame in which a specific task can be completed. Because some tasks will take longer to initiate and complete, the time frame does not necessarily relate to the task priority.

**RESPONSIBILITY:** This column identifies the township committees most responsible for overseeing the implementation of each recommendation, including the Board of Supervisors, Planning Commission, Historic Commission or Recreation Commission.

**IMPLEMENTATION METHOD:** These methods identify whether the recommendation implementation will require a special study or plan, a new ordinance or physical improvement.

**POTENTIAL FUNDING SOURCE:** This column lists potential grant funding sources that could be used to supplement Township funds. These include state funding sources: the Department of Conservation and Natural Resources (DCNR), the Department of Environmental Protection (DEP), the Department of Community & Economic Development (DCED); and other grants, such as federal Community Development funds administered by Chester County and the Chester County Vision Partnership Program.

While the Implementation Plan includes priorities and time frames, the Comprehensive Plan should be utilized as a dynamic document. The Township should use the Implementation Plan as a guide to track progress on the various Plan Recommendations. As such, it is envisioned that Implementation Plan should be reviewed periodically and updated to reflect current Township priorities.

Table 4: Implementation Plan

RECOMMENDATION	PRIORITY	COMPLETION TIME FRAME	RESPONSIBILITY	METHOD OF IMPLEMENTATION	POTENTIAL FUNDING SOURCES	
<b>A. PLAN FOR LAND USE</b>						
1	Combine existing O-I and MU Districts in to one MU district for non-residential uses only.	High	1 to 3 years	BOS, PC	Zoning text and map amendment	EFT funds
2	Plan and implement zoning for the four (4) Village Development areas.	Low	6+ years	BOS, PC	Zoning text and map amendment	EFT funds
3	Obtain access to 2 properties for public open space/passive recreation	Medium	3 to 6 years	BOS, PC	Special Project	Grant Funding
<b>B. PLAN TO MEET HOUSING NEEDS</b>						
1	Continue to accommodate current housing mix.	High	On-going	BOS, PC	Adopt Comprehensive Plan	N/A
2	Rental unit permits and inspection program.	Medium	3 to 6 years	BOS	Adopt ordinance, contract inspector	Rental permit fee
3	Senior/In-law/ECHO housing	Medium	3 to 6 years	BOS	Adopt ordinance, contract inspector	Rental permit fee
<b>C. TRANSPORTATION &amp; CIRCULATION PLAN</b>						
1	Pursue the design and construction for 3 intersection improvement projects	High	1 to 3 years	BOS	Design and construction	PennDOT, EFT
2	Flooding. Inventory road flooding problems and pursue improvements	High	1 to 3 years	BOS	Design and construction	PennDOT, EFT
3	Help County keep Transportation Improvement Inventory up-to-date	Medium	on-going	BOS, PC	Submit to County	EFT
4	Trails. Prepare a trail links plan	Medium	3 to 6 years	BOS, PC, Rec.	Trail Master Plan	EFT, County, PA-DCNR
5	Improve access to Public Transportation	High	1 to 3 years	Task Force	Public Transit Guide, EFT website	EFT, TMACC
<b>D. PLAN FOR THE PROTECTION OF HISTORIC &amp; NATURAL RESOURCES</b>						
1	Brandywine Creek Greenway Plan. Monitor/help to implement	Medium	3 to 6 years	PC, Rec.	Work w/ Brandywine Conservancy	Twp.
2	Update the EFT Historic Resources map to include 2 locally significant historic districts.	Medium	3 to 6 years	Hist. Comm., Consultant	Update map	EFT

	<b>RECOMMENDATION</b>	<b>PRIORITY</b>	<b>COMPLETION TIME FRAME</b>	<b>RESPONSIBILITY</b>	<b>METHOD OF IMPLEMENTATION</b>	<b>POTENTIAL FUNDING SOURCES</b>
3	Update historic resources inventory	Medium	on-going	Hist. Comm.	Inventory, EFT website	EFT
4	Wk. w/codes department to improve enforcement of historic preservation ordinance, include application check list.	High	1 to 3 years	Hist. Comm.	Meet with codes officials	EFT
5	Permit alternative uses if necessary to better enable the preservation of historic resources.	Medium	3 to 6 years	Hist. Comm., PC, Consultant	Prepare zoning amendment	EFT
6	Scenic Roads. Include in the land development review process.	Medium	3 to 6 years	PC	Prepare zoning amendment	EFT
7	Mortonville Rd./B.Ck Greenway	Medium	3 to 6 years	PC, Rec. Comm., Consultant	Prepare Master Plan	EFT, County, PA-DCNR

**E. COMMUNITY FACILITIES & SERVICES PLAN**

1	EFT Admin. Hire Township Manager	High	1 to 3 years	BOS	Solicit applicants, budget	EFT
2	EFT Admin. Improve communication with residents	High	on-going	BOS, administration	Formalize website maintenance	EFT
3	Create/adopt Official Map	High	1 to 3 years	BOS	Prepare map, adopt ordinance	EFT
4	Recycling. Improve composting facility & access.	High	1 to 3 years	BOS, Consultant	Prepare operations & management plan	EFT & other municipalities
5	Complete Township Park per Master Plan	High	1 to 3 years	Rec.Comm.	Contract park improvements	EFT, County, PA-DCNR
6	"Beagle"/"Luria Bros." properties public access	Medium	3 to 6 years	BOS, Rec. Comm.	Budget	EFT, County, PA-DCNR
7	Mortonville Rd/ Brandywine Creek Greenway	Medium	3 to 6 years	PC, Rec. Comm., Consultant	Prepare Master Plan	EFT, County, PA-DCNR
8	Prepare Master Plans for Township Open Space/Park Lands	Medium	3 to 6 years	BOS, Rec. Comm., Consultant	see D.7 above	EFT, County, PA-DCNR
9	Trails. Prepare a trail links plan	Medium	3 to 6 years	BOS, PC, Rec.	see C.4 above	EFT, County, PA-DCNR
10	Septic Systems. Strategy to address potential on-lot system failures on small lots	High	1 to 3 years	BOS, Engineer	537 Plan amendment	EFT, grant
11	Wells. Investigate supply/quality issues.	High	1 to 3 years	BOS, Engineer	Water Resources Management Plan	EFT, grant
12	Identify new Township Revenues	High	1 to 3 years	BOS, Task Force	EFT Financial Plan	EFT



**APPENDIX**

A: Demographics and Housing Inventory

B: Existing Land Use Inventory and Zoning Inventory

C: Natural and Historic Resources Inventory

D: Public Participation Process