APPENDIX

A: Demographics and Housing Inventory

B: Existing Land Use Inventory and Zoning Inventory

C: Natural and Historic Resources Inventory

D: Public Participation Process

Appendix A: Demographics and Housing Inventory

DEMOGRAPHICS AND HOUSING INVENTORY AND ANALYSIS

The *Demographic and Housing Inventory and Analysis* documents population and housing data from the 2010 Census and 2011 American Community Survey (ACS). These data provide a profile of the Township's current socioeconomic characteristics, while population forecasts for the years 2020 and 2030 provide an indication of its potential growth. Data for Chester County are included as a basis for comparison; however, large margins of error in the ACS township data make direct comparisons extremely difficult. The findings of this analysis inform many of the Comprehensive Plan's recommendations with regard to accommodating population and housing needs in a sustainable manner.

1. POPULATION TRENDS AND POPULATION FORECASTS

Table 1 includes population counts from 1970 to 2010 along with population forecasts for 2020 and 2030. These data provide an understanding of past trends and expected future growth.

- East Fallowfield Township population has nearly doubled since 1970.
- East Fallowfield experienced a very large increase (44.4%) in population from 2000 to 2010, outpacing the region, the county, and the state.
- East Fallowfield's growth is expected to continue through 2030. Its population is forecast to increase by 602 by 2020, and 1,635 by 2030.
- The population of the East Fallowfield Region has also nearly doubled since 1970. It is forecast to increase by approximately 12,000 by 2030.
- Chester County has experienced a steady rate growth since 1970. This trend is expected to continue through 2030.
- Pennsylvania's population has nearly stagnated. Forecasts indicate a decrease of population from 2020 to 2030.

Table 1: Population Trends and Population Forecasts

		CENSUS [1]					FORECASTS[2]	
AREA		**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

2. POPULATION CHARACTERISTICS

The population's age composition, school enrollment, educational attainment, and race and ethnicity are described below.

Age

Table 3 reveals the age composition of the Township's population. Countywide data are included for comparison.

- The population of East Fallowfield Township is somewhat older as measured by median age, though its median age is younger than the County's.
- Age groups with the highest percentages range from 30 to 60 years.
- School-aged children aged 5 years to 19 years comprise 18.5% of the Township's population.
- Young workers aged 20 to 34 years comprise 17.8% of the Township's population.
- Mature workers aged 35 to 64 years comprise 45.5% of the Township's population.
- Seniors age 65 and over account for 9.5% of the Township's population.

Table 3: Age

Age	*Township*		*County*
Under 5	653	8.8%	6.2%
5-9	573	7.7%	7.0%
10-14	412	5.5%	7.2%
15-19	394	5.3%	7.3%
20-24	320	4.3%	6.1%
25-29	408	5.5%	5.5%
30-34	599	8.0%	5.4%
35-39	646	8.7%	6.4%
40-44	578	7.8%	7.5%
45-49	578	7.8%	8.3%
50-54	602	8.1%	8.0%
55-59	544	7.3%	6.8%
60-64	433	5.8%	5.5%
65-69	259	3.5%	4.0%
70-74	183	2.5%	2.8%
75-79	113	1.5%	2.3%
80-84	85	1.1%	1.9%
85+	69	0.9%	1.9%
Total	7,449		
Median Age		37.9	39.3

Source: U.S. Census, 2010

School Enrollment

Table 4 shows the number of individuals aged 3 years and over by school enrollment.

- Approximately 24% of residents are enrolled in school.
- It appears that a comparatively large percentage (12.5%) is enrolled in nursery school and preschool.

Table 4: School Enrollment

	Township				*County*	
Grade Level	*#*	*# MOE**	*%*	*% MOE*	*%*	*% MOE*
Nursery school, preschool	217	+/-83	12.5%	+/-4.9	7.9%	+/-0.4
Kindergarten	75	+/-48	4.3%	+/-2.6	5.1%	+/-0.4
Elementary school (grades 1-8)	611	+/-135	35.2%	+/-7.1	40.4%	+/-0.5
High school (grades 9-12)	393	+/-123	22.6%	+/-6.5	21.0%	+/-0.5
College or graduate school	442	+/-114	25.4%	+/-5.7	25.5%	+/-0.8
Total	1,738					

Source: American Community Survey 5-year Estimates, 2011

**MOE = Margin of Error*

Educational Attainment

Table 5 shows the highest grade level reached by residents aged 25 years and over.

- Approximately 45% of residents have a bachelor's degree or higher.
- Education levels appear to be slightly lower than the County's.

Table 5: Educational Attainment

	Township				County	
Grade Level/Degree	***#***	***# MOE****	***%***	***% MOE***	***%***	***% MOE***
Less than 9th grade	102	+/-85	2.1%	+/-1.8	3.0%	+/-0.2
9th to 12th grade, no diploma	218	+/-112	4.5%	+/-2.3	4.4%	+/-0.3
High school graduate (includes equivalency)	1,323	+/-215	27.4%	+/-4.5	23.8%	+/-0.5
Some college, no degree	843	+/-216	17.5%	+/-4.4	14.7%	+/-0.4
Associate's degree	153	+/-65	3.2%	+/-1.4	6.0%	+/-0.2
Bachelor's degree	1,307	+/-236	27.1%	+/-4.6	29.3%	+/-0.4
Graduate or professional degree	881	+/-189	18.3%	+/-3.9	18.8%	+/-0.4
Total	4,827					

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

Race / Ethnicity

Table 6 details the race and ethnicity of Township residents.

The Township's population is not extremely diverse, with approximately 85% of residents identifying as White.

Residents identifying as Black or African American comprise the second largest population segment at 9.3%. This is much higher than the County.

The Hispanic or Latino population is the third largest at 4.6%.

Table 6: Race / Ethnicity

Race / Ethnicity	***Township***		***County***
White	6,325	84.9%	85.5%
Black or African American	695	9.3%	6.1%
American Indian and Alaska Native	5	0.1%	0.2%
Asian	131	1.8%	3.9%
Native Hawaiian / Pacific Islander	1	0.0%	0.0%
Some Other Race	119	1.6%	2.4%
Two or More Races	173	2.3%	1.8%
Total	7,449	100%	100%
Hispanic or Latino (any race)	341	4.6%	6.5%

Source: US Census Bureau, 2010

3. INCOME, EMPLOYMENT AND COMMUTING CHARACTERISTICS

The inventory of income, employment, and commuting characteristics includes ACS 2011 estimates of income, industry of employment and occupation, means of transportation to work, and place of work.

Income

Table 7 provides standard income measures.

- Considering the margins of error, the Township's median household and median family incomes appear to be consistent with the County, but its per capita income appears to be much lower.

Table 7: Income

	Township		County	
	$	**$ MOE***	**$**	**$ MOE**
Median household	$87,528	+/- $8,347	$86,264	+/- $999
Median family	$94,018	+/- $13,393	$104,475	+/- $2,293
Per capita	$34,296	+/- $2,691	$42,042	+/- $630

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

Industry

Table 8 shows the number of residents employed by type of industry.

- The leading industry is "educational services, health care, and social assistance," employing nearly one-third of Township residents.
- This is followed by "retail trade" (~13.2%); "professional, scientific, management, administrative, and waste management services (~11.7%); "manufacturing" (~10.5%); and "finance and insurance, real estate, and rental and leasing" (~9.8%).
- The Township's pattern of employment by industry is generally consistent with the County.

Table 8: Industry

	Township				County	
	#	# MOE	%	%MOE	%	%MOE
Agriculture, forestry, fishing, hunting, mining	1	+/-3	0.0%	+/-0.1	2.1%	+/-0.3
Construction	284	+/-80	7.5%	+/-2.1	5.6%	+/-0.3
Manufacturing	397	+/-130	10.5%	+/-3.4	12.6%	+/-0.4
Wholesale trade	107	+/-71	2.8%	+/-1.9	3.3%	+/-0.2
Retail trade	499	+/-137	13.2%	+/-3.5	10.9%	+/-0.5
Transportation, w arehousing, utilities	106	+/-70	2.8%	+/-1.8	3.8%	+/-0.3
Information	69	+/-45	1.8%	+/-1.2	2.2%	+/-0.2
Finance and insurance, real estate, rental and leasing	371	+/-120	9.8%	+/-3.2	9.9%	+/-0.4
Professional, scientific, management, administrative,w aste management services	443	+/-133	11.7%	+/-3.5	14.7%	+/-0.5
Educational services, health care and social assistance	1,118	+/-211	29.6%	+/-4.8	21.9%	+/-0.5
Arts, entertainment, recreation, accommodation, food services	66	+/-49	1.7%	+/-1.3	6.3%	+/-0.4
Other services, except public administration	229	+/-124	6.1%	+/-3.3	4.4%	+/-0.3
Public administration	84	+/-63	2.2%	+/-1.6	2.1%	+/-0.2
Total	3,774					

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

Occupation

Table 9 details the occupations of residents.

- Approximately one-half of residents work in "management, business, science, and arts" occupations.

Table 9: Occupation

	Township				County	
	#	# MOE	%	%MOE	%	%MOE
Management, business, science, arts	1,812	+/-231	48.0%	+/-5.1	47.3%	+/-0.6
Service	387	+/-139	10.3%	+/-3.6	12.5%	+/-0.4
Sales and office	983	+/-219	26.0%	+/-5.4	24.8%	+/-0.6
Natural resources, construction, maintenance	310	+/-103	8.2%	+/-2.8	7.7%	+/-0.4
Production, transportation, material moving	282	+/-110	7.5%	+/-2.8	7.7%	+/-0.4
Total	3,774					

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

Transportation to Work

Table 10 details the type of transportation used for the work commute:

- Nearly all (93%) township residents drive to work, and most of them drive alone.
- Very few workers walk or use public transportation, and few work at home.

Table 10: Means of Transportation to Work

	Township		County	
	%	% MOE	%	% MOE
Car, truck, or van	93.20%	+/-2.5	88.70%	+/-0.5
Drove alone	85.00%	+/-4.0	81.40%	+/-0.6
Carpooled	8.20%	+/-3.3	7.30%	+/-0.4
In 2-person carpool	8.20%	+/-3.3	5.80%	+/-0.4
In 3-person carpool	0.00%	+/-0.1	0.90%	+/-0.2
In 4-or-more person carpool	0.00%	+/-0.7	0.60%	+/-0.2
Workers per car, truck, or van	1.05	+/-0.02	1.05	+/-0.01
Public transportation (excluding taxicab)	2.50%	+/-1.6	2.60%	+/-0.2
Walked	0.20%	+/-0.4	2.20%	+/-0.3
Bicycle	0.00%	+/-0.7	0.20%	+/-0.1
Taxicab, motorcycle, or other means	0.70%	+/-0.8	0.80%	+/-0.1
Worked at home	3.40%	+/-1.8	5.50%	+/-0.4

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

Place of Work and Commute Time

According to Table 11:

- Few residents work in the Township; most work in Chester County.
- The average commute time is approximately 33.8 minutes, slightly higher than the county average.

Table 11: Place of Work

	Township			*County*		
	#	*# MOE*	*%*	*#*	*# MOE*	*%*
Work in East Fallowfield Twp	210	+/-75	5.7%			
Work in Chester County	2,500	+/-274	67.8%	155,608	+/-2,038	62.7%
Work outside Chester County	762	+/-148	20.7%	69,889	+/-1,448	28.1%
Work outside Pennsylvania	215	+/-106	5.8%	22,819	+/-774	9.2%
Total	3687			248,316		
Mean commute time (minutes)	33.8	+/-2.8		27.7	+/-0.3	

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

4. HOUSING CHARACTERISTICS

Data pertaining to housing characteristics includes housing tenure (occupancy), age of housing, housing unit types, housing value, and rent.

Tenure / Occupancy

Table 12 provides data on owner-occupied, renter-occupied, and vacant housing units.

- The Township has a very high percentage of owner-occupied units (87.5%) and a very low percentage of renter-occupied units (8%). Comparison to the County emphasizes these divergent figures. The percentage of vacant units is comparatively low, at 4.4%.

Table 12: Tenure / Occupancy

Tenure/Occupancy	*Township*		*County*
Occupied Units			
Owner	2,418	87.5%	76.2%
Renter	222	8.0%	23.8%
Total Occupied Units	2,640		
Vacant	122	4.4%	5%
Total	2,762		

Source: US Census Bureau, 2010

Year Built

Table 13 shows the time period in which housing units were built, providing an indication of the age of the housing stock and the level of construction activity.

- The Township's housing stock is relatively new, with approximately 84% built within the last 51 years.
- Approximately one-third of the Township's housing units were built after 2000 – a much higher level of construction activity than occurred Countywide.

Table 13. Year Built

	Township				*County*	
	# Units	*# MOE**	*%*	*% MOE*	*%*	*% MOE*
2005 or later	465	+/-118	17.1%	+/-4.4	5.2%	+/-0.3
2000-2004	592	+/-110	21.8%	+/-4.0	10.1%	+/-0.4
1990-1999	403	+/-105	14.8%	+/-3.9	15.6%	+/-0.5
1980-1989	292	+/-109	10.7%	+/-4.0	16.9%	+/-0.5
1970-1979	422	+/-111	15.5%	+/-3.9	15.1%	+/-0.5
1960-1969	122	+/-66	4.5%	+/-2.4	10.1%	+/-0.5
1950-1959	113	+/-67	4.2%	+/-2.5	9.4%	+/-0.3
1940-1949	10	+/-17	0.4%	+/-0.6	2.9%	+/-0.2
1939 or earlier	301	+/-142	11.1%	+/-5.0	14.6%	+/-0.4
Total	2,720					

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

Values / Rent

Table 14 provides data on median house value and median rent.

- The value of owner housing in the Township is significantly less than the County, while rents appear to be consistent with the County.

Table 14: House Value / Rent

	Township		*County*	
	$	*$ MOE**	*$*	*$ MOE*
Median Owner	$272,600	+/-9,333	$333,400	+/- $2,918
Median Rent	$1,112	+/-408	$1,122	+/- $16

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

Housing Unit Type

Table 15 provides data on the types of housing units within the Township.

- Single-family detached units are the predominant housing type in the Township, comprising 85.1% of all units. This percentage is high compared to the County.
- At approximately 7.9%, the amount of single-family attached units is rather low.
- The percentage of multi-family units (2 to 20+ units) is very low (approx. 2.6%).
- The Township appears to have a relatively high percentage of mobile homes compared to the County.

Table 15: Housing Unit Type

	Township				*County*	
	# Units	*# MOE**	*%*	*% MOE*	*%*	*% MOE*
1-unit, detached	2,315	+/-152	85.1%	+/-5.2	61.5%	+/-0.5
1-unit, attached	215	+/-111	7.9%	+/-4.0	17.4%	+/-0.5
2 units	34	+/-50	1.3%	+/-1.9	1.8%	+/-0.2
3 or 4 units	0	+/-81	0.0%	+/-1.0	3.3%	+/-0.3
5 to 9 units	34	+/-52	1.3%	+/-1.9	3.8%	+/-0.3
10 to 19 units	0	+/-81	0.0%	+/-1.0	4.1%	+/-0.3
20 or more units	0	+/-81	0.0%	+/-1.0	5.4%	+/-0.3
Mobile home	122	+/-72	4.5%	+/-2.6	2.8%	+/-0.2
Boat, RV, van, etc.	0	+/-81	0.0%	+/-1.0	0.0%	+/-0.1
Total	2,720					

Source: American Community Survey 5-year Estimates, 2011
**MOE = Margin of Error*

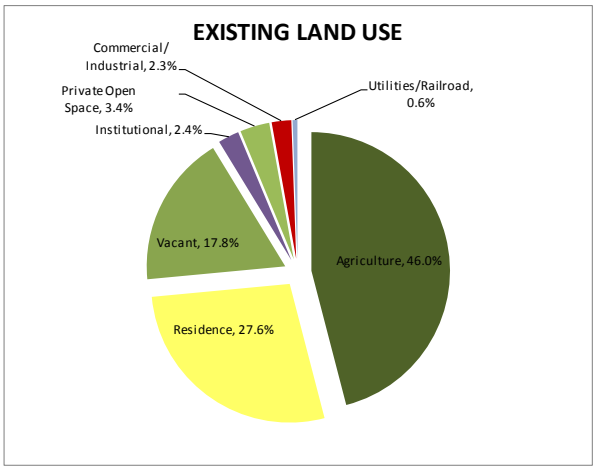
Appendix B: Existing Land Use Inventory and Zoning Inventory

This appendix summarizes how land is used and regulated in the township. The maps on the following pages include the Existing Land Use and the current Zoning Districts.

Existing Land Use

The land use map is compiled by showing the land use category assigned to individual tax parcels in the township as assigned by the Chester County Tax Assessment Office. The table and pie chart below show how land use is distributed in the township. The top three (3) land use categories account for over 90% of all township land -- agricultural land composes the largest category, with 4,995 acres or 46% of all township land, residential land includes nearly 28% and vacant land – which the assessment office has classified as having no improvements and not in agricultural use – nearly 18%. Institutional land, which includes schools, churches and township properties, accounts for 2.4%, or 266 acres. Private open space – 3.4% / 374 acres – includes home owner association lands

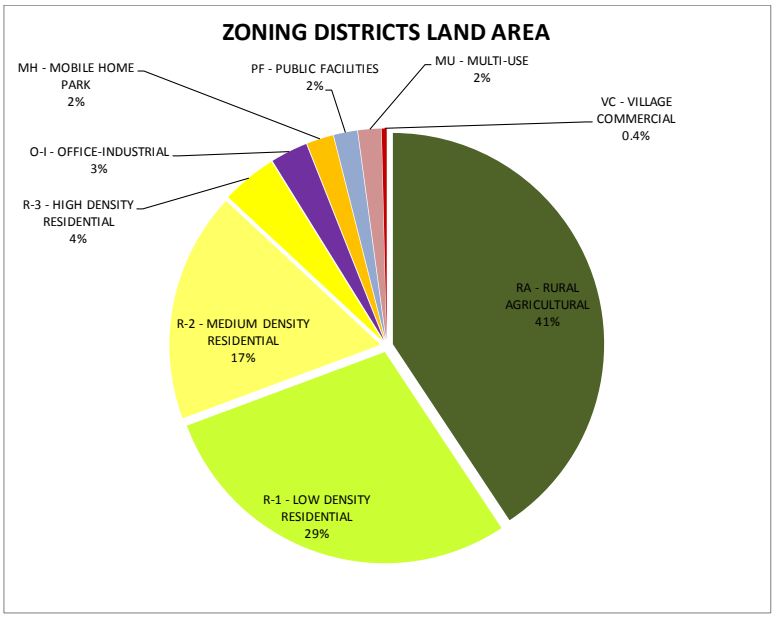
EAST FALLOWFIELD TOWNSHIP: EXISTING LAND USE			
LAND USE	PARCELS	ACRES	%
Agriculture	111	4,995	46.0%
Residence	2,556	2,996	27.6%
Vacant	336	1,931	17.8%
Institutional	33	266	2.4%
Private Open Space	43	374	3.4%
Commercial/Industrial	23	248	2.3%
Utilities/Railroad	23	61	0.6%
Total	3,125	10,870	



Zoning Districts

The township currently has nine (9) zoning districts. These districts and the total acreage and number of parcels in each district are listed in the following table and pie chart. As with the existing land use, zoned agricultural and residential uses include over 90% of the township.

ZONING DISTRICT	GROSS ACRES		PARCELS
RA - RURAL AGRICULTURAL	3,879	*40.7%*	179
R-1 - LOW DENSITY RESIDENTIAL	2,732	*28.6%*	801
R-2 - MEDIUM DENSITY RESIDENTIAL	1,678	*17.6%*	1,140
R-3 - HIGH DENSITY RESIDENTIAL	403	*4.2%*	692
O-I - OFFICE-INDUSTRIAL	271	*2.8%*	14
MH - MOBILE HOME PARK	196	*2.1%*	184
PF - PUBLIC FACILITIES	172	*1.8%*	40
MU - MULTI-USE	169	*1.8%*	83
VC - VILLAGE COMMERCIAL	36	*0.4%*	10
	9,535		3,143



Existing Zoning Build-out Analysis

The following table presents an analysis of how many dwelling units could be built in the township if all land was completely developed according to the current zoning provisions. This table is based on an analysis of the buildable area (net area) of each parcel in the respective Zoning Districts. 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. The net parcel area is multiplied by the average dwelling units per acre permitted in each Zoning District 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 existing Zoning Ordinance could accommodate a maximum of 1,286 new dwelling units.

A significant number of these new dwelling units are permitted in the OI-Office Industrial (229 units) and MU-Multi-Use (105) zoning districts under the provisions of the Open Space Design option, which permits residential development in these otherwise strictly commercial/office/industrial zoning districts.

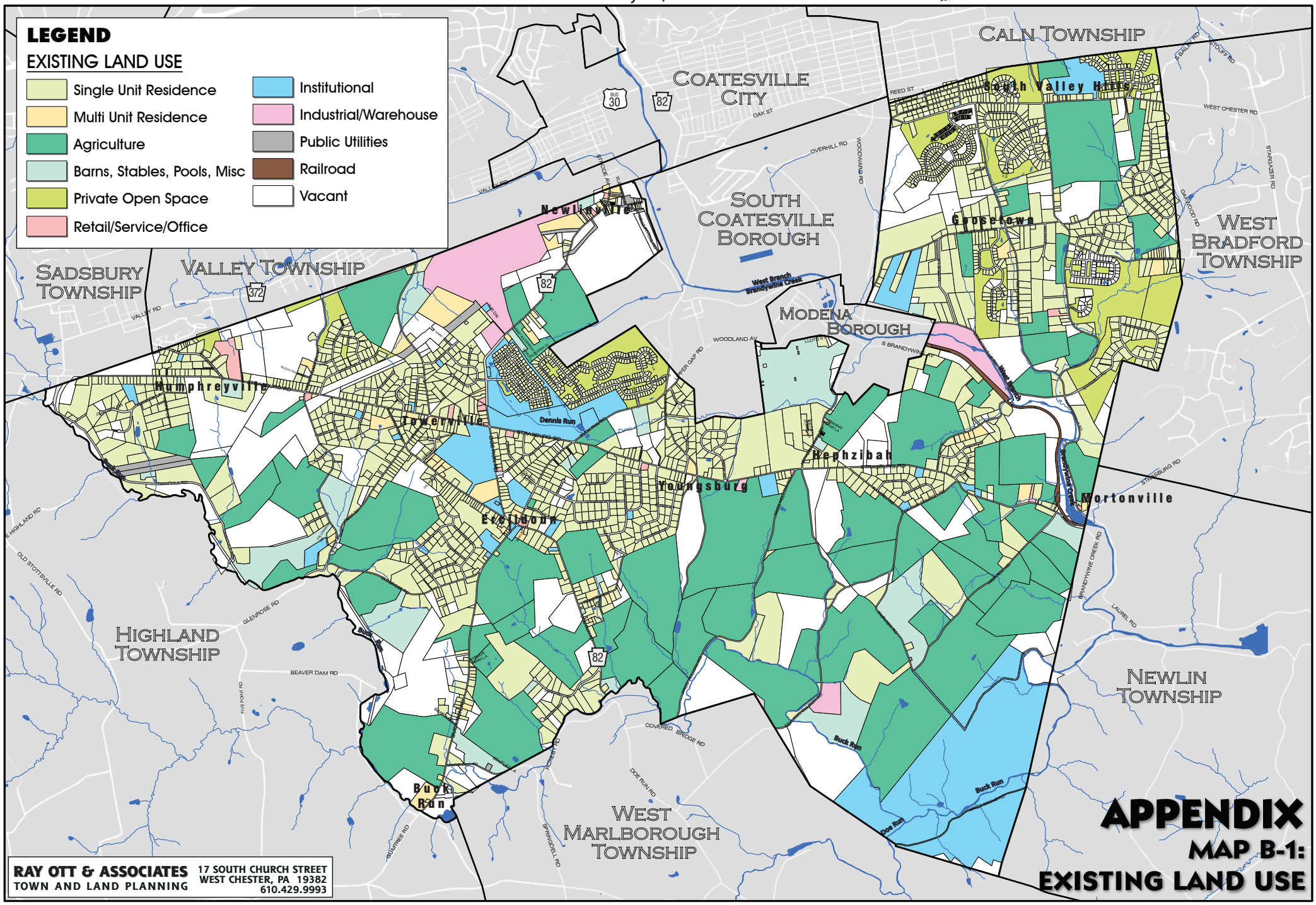
EAST FALLOWFIELD TOWNSHIP: BUILD-OUT ANALYSIS, EXISTING ZONING								
					EXISTING	POTENTIAL	TOTAL	
		GROSS		NET	DWELLING	NEW	BUILD-OUT	PERCENT
ZONING DISTRICT	# PARCELS	ACRES		ACRES	UNITS	UNITS	UNITS	INCREASE
RA - RURAL AGRICULTURAL	179	3,879	*40.7%*	2,189	56	91	147	163%
R-1 - LOW DENSITY RESIDENTIAL	801	2,732	*28.6%*	1,645	550	330	880	60%
R-2 - MEDIUM DENSITY RESIDENTIAL	1,140	1,678	*17.6%*	1,428	1,057	321	1,378	30%
R-3 - HIGH DENSITY RESIDENTIAL	692	403	*4.2%*	309	667	40	707	6%
O-I - OFFICE-INDUSTRIAL	14	271	*2.8%*	155	1	229	230	22900%
MH - MOBILE HOME PARK	184	196	*2.1%*	134	173	170	343	98%
PF - PUBLIC FACILITIES	40	172	*1.8%*	157	32	0	32	0%
MU - MULTI-USE	83	169	*1.8%*	83	50	105	155	210%
VC - VILLAGE COMMERCIAL	10	36	*0.4%*	27	6	0	6	0%
	3,143	9,535		6,128	2,592	1,286	3,878	50%

EAST FALLOWFIELD TOWNSHIP COMPREHENSIVE PLAN

CHESTER COUNTY PENNSYLVANIA

0 0.25 0.5 1 1.5 2 Miles NORTH

May 6, 2015



APPENDIX

MAP B-1: EXISTING LAND USE

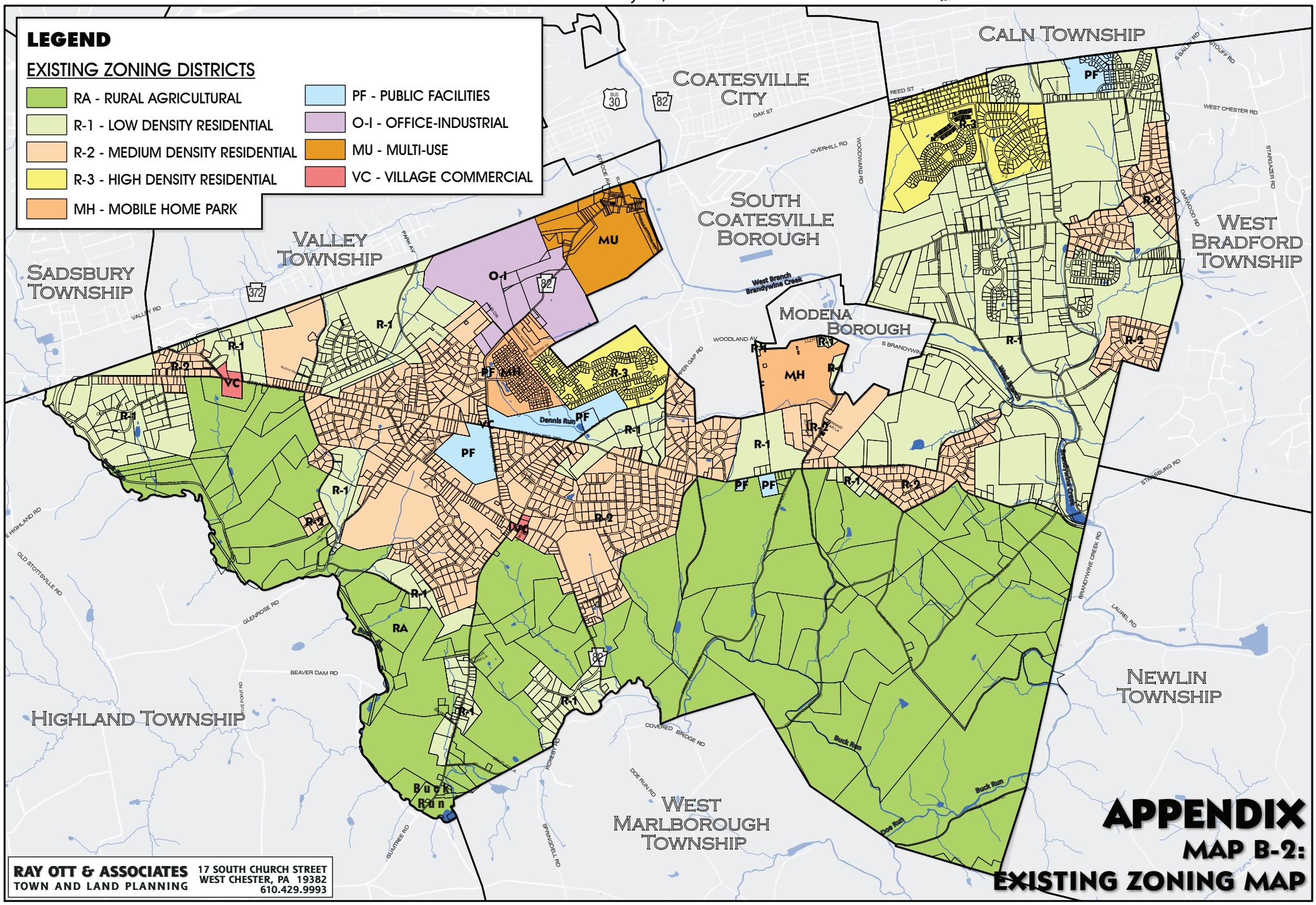
RAY OTT & ASSOCIATES
TOWN AND LAND PLANNING
17 SOUTH CHURCH STREET
WEST CHESTER, PA 19382
610.429.9993

EAST FALLOWFIELD TOWNSHIP COMPREHENSIVE PLAN

CHESTER COUNTY PENNSYLVANIA

0 0.25 0.5 1 1.5 2 Miles NORTH

May 6, 2015



APPENDIX

MAP B-2: EXISTING ZONING MAP

Appendix C: Environmental, Cultural and Historic Resources Inventory

Natural and Historic Resources are shown on the following maps. Natural resources were compiled from a variety of sources, most significantly soils and topographic maps, and the historic resources map was prepared by the Chester County Department of Computing and Information Services, Geographic Information Systems Division in 2009.

Natural Resources

The Natural Resources Map includes areas of steep slopes in two (2) categories, 15-25% and greater than 25%; soils classified according to their agricultural significance; hydric soils, riparian buffer areas and flood hazard areas Riparian Buffers are defined in the Zoning Ordinance as an area 80 feet on either side of a stream bank. These areas are to be protected from future development and ideally should be restored as woodlands to both buffer the stormwater runoff into the stream and shade the stream from direct sunlight to maintain a cool temperature.

The use and/or disturbance of Steep Slopes are regulated in the Township Zoning Ordinance as the Streep Slope Conservation District. As is apparent from the Natural Resources Map, significant areas of the township are in steep slopes, almost all of which are composed of valleys cut into the landscape by the extensive stream network. Limited areas of Hydric Soils, which are typically found adjacent to streams and in low lying areas, exhibit seasonally high water tables and are a good indication of wetland conditions.

Two (2) categories of Agricultural Soils are shown – Prime Agricultural Soils and Soil of Statewide Importance – as classified by the U.S. Department of Agriculture. These soils are found on the more level highland areas of the township. Ideally, Prime Agricultural soils should be reserved for agricultural use. Unfortunately, the qualities associated with these soils – deep and well drained – also make them desirable for development. There are currently no regulations in the township protecting these soils.

Historic Resources

The Historic Resource map shows properties originally inventoried in a c. 1980 county-wide historic resource survey and then updated as part of the county-wide Historic Resource Atlas project. Properties are classified as Class 1, 2, or “Other,” and are depicted on Map C-2. The township has a historic preservation ordinance that provides limited protection of these resources through additional review by the township Historic Commission to determine the impact development may have on the resources and possible mitigation measures. The resource numbers shown on the map correspond to the list of properties available as the “East Fallowfield Windshield Inventory” on the township website.

There are two National Register listed historic districts within East Fallowfield Township – Glen Rose Historic District and Ercildoun Historic District. Both districts were listed on the National Register in 1985, and are depicted on Map #5. Glen Rose is considered significant for commerce, as a rural village, and Ercildoun is considered significant for its association with the abolitionist movement. There are also multiple individual properties within the township that are either listed on the National Register or determined eligible for listing on the National Register.

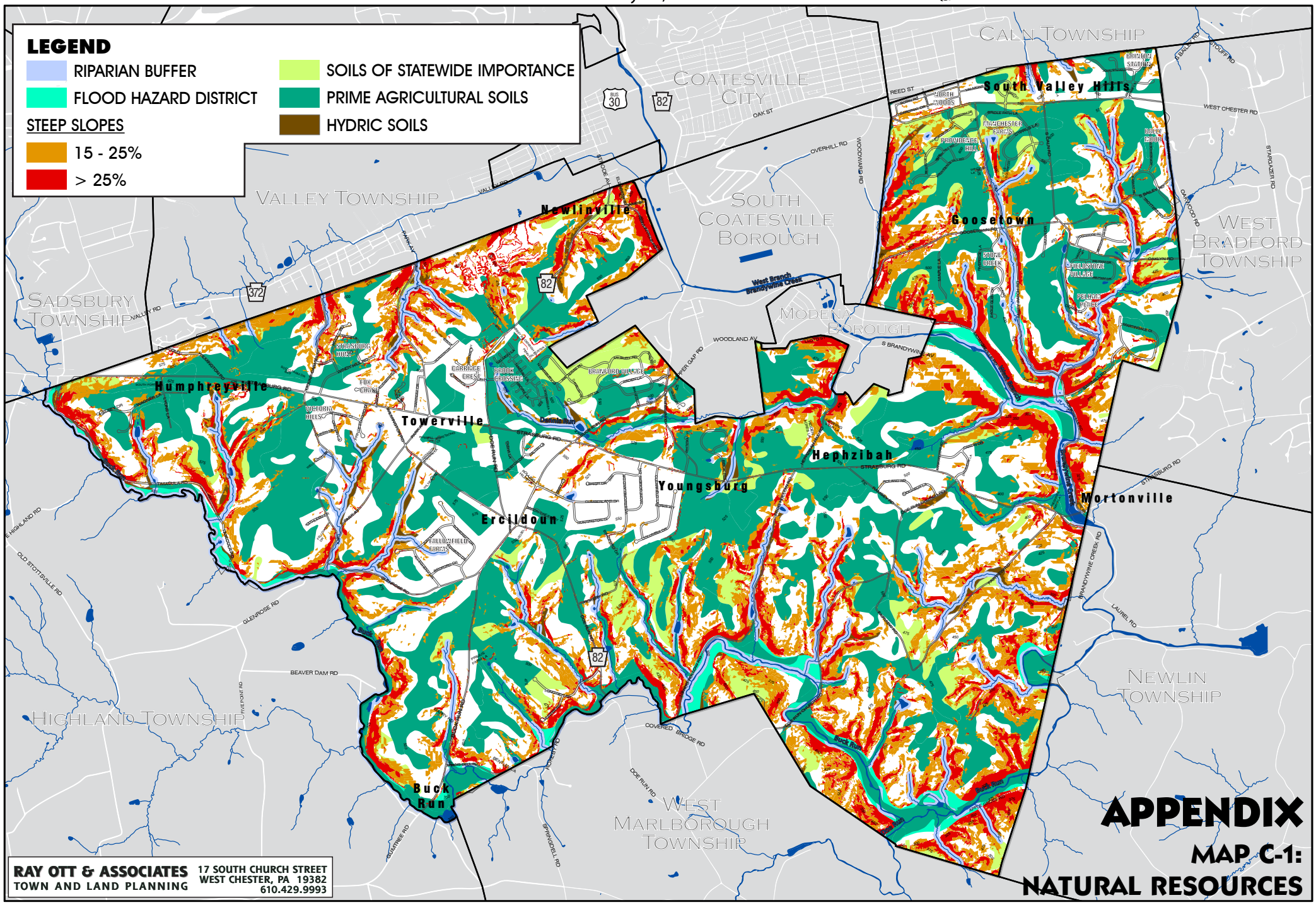
EAST FALLOWFIELD TOWNSHIP COMPREHENSIVE PLAN

CHESTER COUNTY PENNSYLVANIA

0 0.25 0.5 1 1.5 2 Miles

NORTH

May 6, 2015



APPENDIX

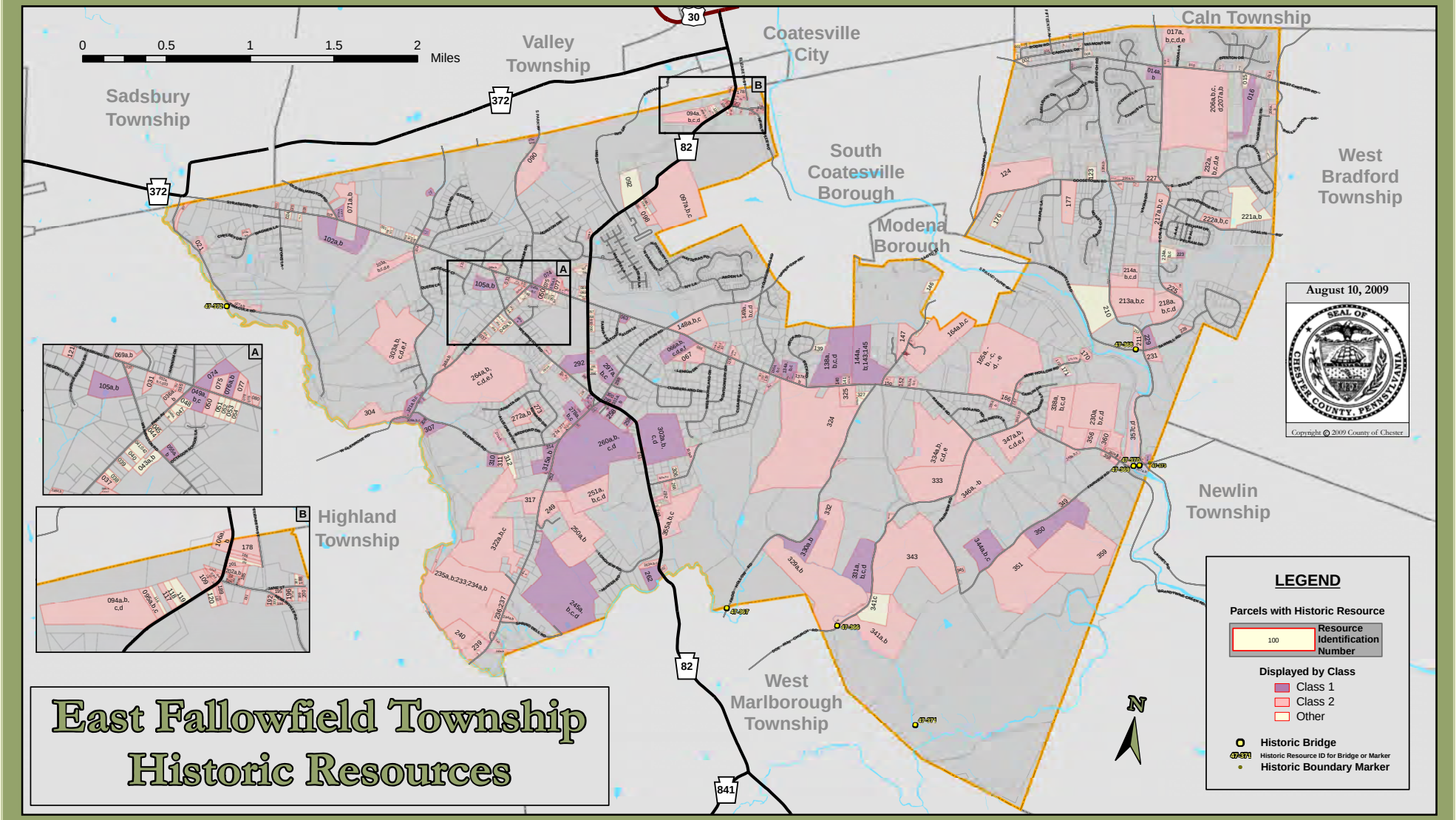
MAP C-1: NATURAL RESOURCES

RAY OTT & ASSOCIATES
TOWN AND LAND PLANNING
17 SOUTH CHURCH STREET
WEST CHESTER, PA 19382
610.429.9993

EAST FALLOWFIELD TOWNSHIP COMPREHENSIVE PLAN

CHESTER COUNTY PENNSYLVANIA

May 6, 2015



Presented by: Chester County Department of Computing and Information Services--Geographic Information Systems Division (DCIS-GIS);
Chester County Historic Preservation Network;
Chester County Department of Parks & Recreation; Municipal Historic Commissions; East Fallowfield Township Historical Commission

APPENDIX

MAP C-2: HISTORIC RESOURCES

Appendix D: Public Participation Process

- Community Questionnaire
- Public Workshop

PUBLIC WORKSHOP – South Brandywine Middle School Cafeteria February 10, 2014

Post card mailed to all township households. Attended by 150 residents.

EAST FALLOWFIELD TOWNSHIP'S FUTURE IS AT STAKE!

YOU'RE INVITED TO A PUBLIC WORKSHOP TO HELP PLAN EAST FALLOWFIELD TOWNSHIP'S FUTURE.

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

Discussion issues will include:

- Traffic Congestion
- Commercial Zoning / Land Development
- Township Services and Facilities
- Taxes
- Public Sewer and Water Service
- Parks and Recreation
- Pedestrian / Bike Trails
- Environmental & Historic Preservation
- Agricultural Preservation
- The Brandywine Creek Greenway

Time: **February 10, 2014 @ 7:00 PM**

Where: South Brandywine Middle School Cafeteria
600 Doe Run Road
East Fallowfield, PA 19320

Check http://eastfallowfield.org/ for status and to take the community survey!

East Fallowfield Comprehensive Plan Update

Feb 2014 Public Meeting/Workshop

(Compiled by Susan Elks of the Chester County Planning Commission)

Group questions/responses (items that were repeatedly mentioned are in bold):

1. List favorable and unfavorable characteristics that define the township
   - **Rural**
   - Scenic views
   - Parks and recreation
   - No township tax
   - Public works
   - Little crime
   - Various housing types
   - Quiet
   - Historic
   - **Open space**
   - Urban/suburban/rural mix
   - Police force
   - No traffic lights
   - On-lot well and septic
   - Affordability
   - **Lack of code enforcement**
   - Speeding
   - Increasing development
   - **Public sewer & water costs**
   - **Mandatory tie-in for sewer/water**
   - Traffic
   - Noise (from mill)
   - **Road infrastructure & condition**
   - Access management
   - Walk/bike areas
   - School district
   - Not enough retail
   - Access to retail
   - **Truck traffic**
   - Snow removal
   - Police force costs/staffing
   - Airport/helicopter noise
   - **Access to township compost/yard waste area**
   - Increasing stormwater runoff
   - **High school taxes**

2. What would you like to see improved?
   - **Public transportation to train station**
   - Bulk trash pickup
   - Increase the tax base
   - Plan development better
   - Add turning lanes
   - Bike paths/pedestrian safety
   - Traffic on Strasburg (but no lights or stop signs)
   - Township website/add facebook page
   - Add shoulders on roads for bike/ped
   - School bus stops
   - Trash/recycling is not reliable
   - **Air quality/noise/vibration issues from South Coatesville (mill and public safety training center), overnight**
   - Traffic calming
   - **Fix the covered bridge, keep historic**
   - Regional coordination
   - **Communication between township and residents, newsletter**
   - Code enforcement
   - Control of roadside vegetation
   - More land preservation

3. Comments on Brandywine Creek Greenway

Residents largely felt unprepared to address this as they were not familiar enough with it. One person noted privacy concerns while another noted that existing access points should be made more visible.

4. How would you like to see the township address future development
   - Maintain a financial reserve
   - Regional planning
   - **Decrease housing density**
   - Limit development
   - **Attract low-impact businesses**
   - **Promote in-home businesses**
   - **Maintain current zoning/status quo**
   - No more high density housing
   - Increased public input
   - Responsible development

5. Comments on other issues (public water and sewer, environmental and historic preservation, pedestrian and bike trails, township services and facilities, other)
   - **Mixed comments on public water and sewer extensions (more consensus on not having a mandatory tie-in)**
   - **Continue historic preservation**
   - **Continue environmental preservation**
   - Better regulations for historic are needed… are not needed
   - Property values have decreased due to school issues
   - **Public sewer costs keep rising exponentially**
   - **A recreation area in the east is needed**
   - More bike/pedestrian trails… concerns about cost and privacy
   - Regional police force
   - Need regulations of solar systems
   - Public works complaints
   - Concern over the Embreeville development proposal
   - Spotty cell coverage
   - Need a trail to the Middle School
   - Hire a township manager
   - Need better funding for emergency services, especially the fire departments
   - **Need better access to compost/yard waste area**
   - Zoning should allow for in-law suites
   - Financial reports should be posted on the website
   - Waterways should have a buffer from development
   - Consider the cost of the services that everyone has been requesting tonight
   - Need education on the value of preservation
   - Beagle Club should be preserved

EAST FALLOWFIELD TOWNSHIP
COMPREHENSIVE PLAN UPDATE
PUBLIC WORKSHOP – SOUTH BRANDYWINE MIDDLE SCHOOL
FEBRUARY 24, 2014 @ 7 PM

FINDINGS: Attendance - 150 / Formed 10 workgroups / Summary of Workgroup Reports / Issues with 2 or more responses highlighted

PUBLIC WORKSHOP OBJECTIVES

1. List characteristics that define East Fallowfield Township.

Favorable characteristics

Brandywine River access	Great snow removal!!	No traffic lights	Roads
Close to King Ranch	Housing affordability/variety (2)	Not Coatesville	Rural setting/open space (7)
Good neighbors (3)	Little crime	Police services (3)	Scenic views (2)
Good park	No street lights	Privacy	Small farms
Good quality of life	No township RE taxes (3)	Quiet (3)	Well & sceptic (3)
Good schools	No traffic	Road crew	Wildlife

Unfavorable characteristics

Businesses, not enough	Covered bridge not open	Need a dog ordinance	School taxes (4)
Can't burn	Development (2)	Need property clean up regulations	Snow removal issues
Closed Covered Bridge	Forces public water/sewer	Noise, airport	Stormwater runoff (2)
Code enforcement - yard trash, street parking	Government regulations, too many	Noise -- S Coatesville mills	Traffic/roads (8)
Communication	Grocery store, need	Police force, too large	Water/sewer rates higher that other municipalities
Communication with landowners	High density housing	Public transportation, lack of	
Compost and yard waste policies/access	Social events, limited	Railroad underpasses -- poor drainage	

2. What you would like to see improved?

A gas station	Clear vegetation along roads	Improve road shoulders	Revitalize downtown Coatesville
Access to water, sewer and natural gas	Coatesville train station safety	Lower school taxes/increase tax base (2)	Speed control, but no red lights, use other methods
Better access to Strasburg Rd from Mortonville Rd	Codes enforcement	More community events	Strasburg Road traffic
Better communication with landowners	Communication with residents	More traffic control	Township Manager
Better trash recycling collection	Extra intersection lanes	Protect historic and open spaces	Traffic calming
Bury overhead electric wires	Fix covered bridge	Regional Comprehensive Planning	Wider roads
			West Chester Road access to Rt. 30 needs improvement

3. Comments on Brandywine Creek Greenway project draft proposals.

Creek access good	How much will it cost tax payers		Not enough info (5)
Emphasize preservation (2)	Less emphasis on trails		Privacy issues
Enough trails already	More trails to link communities/natural areas		Tails -- use existing ROW

4. How you would like to see the township address future development?

Develop light commercial & industrial in appropriate places (2)		Limit development (2)	No more high density housing
Discourage expansion of public water/sewer		More small business for tax ratables	Promote in-home businesses
Keep current zoning / 1 acre lots (3)		Multi-municipal planning like Newlin/Marlboroughs	Reserve funding
Keep rural character		No apartments or townhouses	Too many foreclosures and vacancies

5. Comments on other issues:

Public sewer and water service:

Better access to water, sewer & natural gas in west	Expansion costs	No. Brings development.	Yes, should be more widely available.
Discourage	No forced hook-up (4)	Prefer septic and well	

Environmental and Historic Preservation

High priority (6)	Low priority	No more!

Pedestrian & Bicycle Trails

Keep to parks only.	Need connection to Middle School	Privacy and cost issues	Yes/Good if done the right way (6)
Low priority	No more!	Unsafe to bike in township.	

Township Services and Facilities

Already have enough.	Clean up trash	Keep police & Parks & Rec.	Low priority
Better snow removal (2)	Consider manager	Lack of road maintenance/pot holes (2)	Need recreation area in east
More EMS/Fire funding	More recycling in the winter		

Other issues

Allow in-law suites	Development related storm water problems.	Need Wawa.	Regional police
Better cell phone coverage	Historic and ag preservation	Plan for solar energy	Remove school zone new big apple on Strasburg Road

East Fallowfield Township Comprehensive Plan Update
Community Questionnaire

Please take a few minutes to complete this questionnaire. East Fallowfield Township is updating its Comprehensive Plan. The Comprehensive Plan will establish land use planning, zoning and public services/facilities policies to direct and guide future development in the township. Your responses will assist us in developing the goals and objectives for this planning effort.

MUST BE SUBMITTED NO LATER THAN MARCH 17, 2014!

I. Name / street where you live: _____

name (optional) street address

II. Number of people in your household by age group: ___0-9 ___10-19 ___20-29 ___30-49 ___50-64 ___65+

III. How long have you lived in East Fallowfield Township? ___0-3 yrs. ___4-10 yrs. ___11-20 yrs. ___20+ yrs.

Please rank the following items by circling the appropriate number.

IV. Significant Features

What you like most about living in East Fallowfield Township.

	Rate				
1. Township services	Low				High
a) Police	1	2	3	4	5
b) Road Maintenance	1	2	3	4	5
c) Recreation & Parks	1	2	3	4	5
d) Trash Collection	1	2	3	4	5
e) Township administrative services	1	2	3	4	5
f) Open space preservation	1	2	3	4	5
2. Community features					
a) Neighborhood / community life	1	2	3	4	5
b) Variety of housing types	1	2	3	4	5
c) Retail services	1	2	3	4	5
d) Seclusion / privacy	1	2	3	4	5
e) Access to nearby urban centers	1	2	3	4	5
f) Rural character / life style	1	2	3	4	5
3. Recreation opportunities					
a) Parks & playgrounds	1	2	3	4	5
b) Youth athletic programs	1	2	3	4	5
c) Events & programs	1	2	3	4	5
d) Trails/paths	1	2	3	4	5
e) Bicycling	1	2	3	4	5
4. Natural/cultural features					
a) Scenic landscapes	1	2	3	4	5
b) Historic architecture / settings	1	2	3	4	5
c) Farmlands	1	2	3	4	5
d) Stream/ground water quality	1	2	3	4	5

V. Improvement Needs

What should be done to improve the quality of living in East Fallowfield.

	Importance				
1. Transportation	Low				High
a) Better access to public transportation	1	2	3	4	5
b) Road maintenance and snow removal services	1	2	3	4	5
2. Resource preservation					
a) Open Space	1	2	3	4	5
b) Agricultural	1	2	3	4	5
c) Historic buildings and structures	1	2	3	4	5
3. Housing opportunities:					
a) More affordable housing	1	2	3	4	5
b) Better variety of housing types	1	2	3	4	5
4. Business / Commercial Services					
a) More village retail services	1	2	3	4	5
b) More business/employment opportunities	1	2	3	4	5
5. Better public, health, safety & recreation services					
a) More police protection	1	2	3	4	5
b) Better access to township administrative services	1	2	3	4	5
c) More public parks / recreation opportunities	1	2	3	4	5
d) More opportunities for safe walking & biking	1	2	3	4	5
e) Expanded access to public sewer service	1	2	3	4	5
f) Expanded access to public water service	1	2	3	4	5

Additional questions (optional)

A. What do you like most about living in East Fallowfield Township?

_____

_____

B. What do you like least about living in East Fallowfield Township?

_____

_____

C. What do you think will be the most significant problem East Fallowfield Township will face in the next five years?

_____

_____

D. Other observations?

_____

_____

RETURN / MAIL TO TOWNSHIP BUILDING: E. FALLOWFIELD TOWNSHIP, 2264 STRASBURG RD, EAST FALLOWFIELD, PA 19320
YOU CAN ALSO TAKE THIS SURVEY ON-LINE AT http://eastfallowfield.org/ Must be submtted by March 17th to be counted!

Prepared by RAY OTT & ASSOCIATES - Planning and Landscape Architecture - 17 South Church Street - West Chester, PA 19382 - 610.429.9993 February 20, 2014

Summary of Survey Findings

A questionnaire was made available to East Fallowfield Township residents via internet and hard copy as a means to gather input on various land planning issues. A total of 153 responses were received. A combined 70% of survey respondents have lived in the Township from four to twenty years; new residents and long-time residents are also represented among the survey respondents. Respondents also represent various types of households with respect to the ages of household members, with a majority of the represented households containing individuals in the 0-9 and 30-49 age groups (i.e. family households).

In response to the question "What do you like most about living in East Fallowfield Township?" survey respondents favored the following Township features:

- Rural character, scenic landscapes, and farmland
- Police service
- Seclusion / privacy
- Open space preservation
- Neighborhood / community life
- Parks and recreation
- Water quality
- Historic resources
- Access to nearby urban areas

Survey respondents indicated that the following would most improve the quality of living in the Township:

- Road maintenance
- Open space preservation
- Farmland preservation
- Historic resource preservation
- More retail and business/employment opportunities

The least liked aspects of the Township are:

- High cost of public water
- Coatesville School District and school taxes
- Roads (maintenance and traffic)
- Over-development
- Township administration

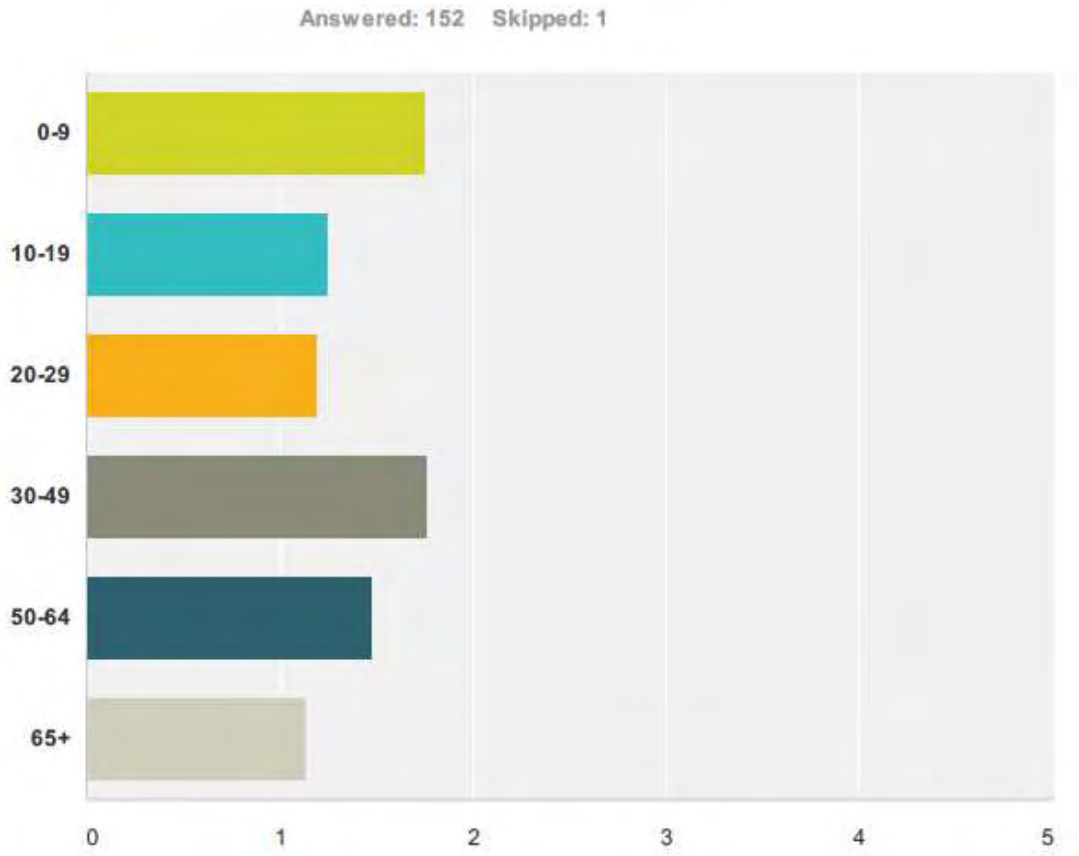
Survey respondents perceive the following to be the most significant problems the Township will face in the next five years:

- Taxes driving people away
- Over-development
- Cost of public water
- Roads (maintenance and traffic)
- Coatesville School District

Individual survey questions with tabulated responses and a summary are on the pages that follow.

SURVEY RESPONSES

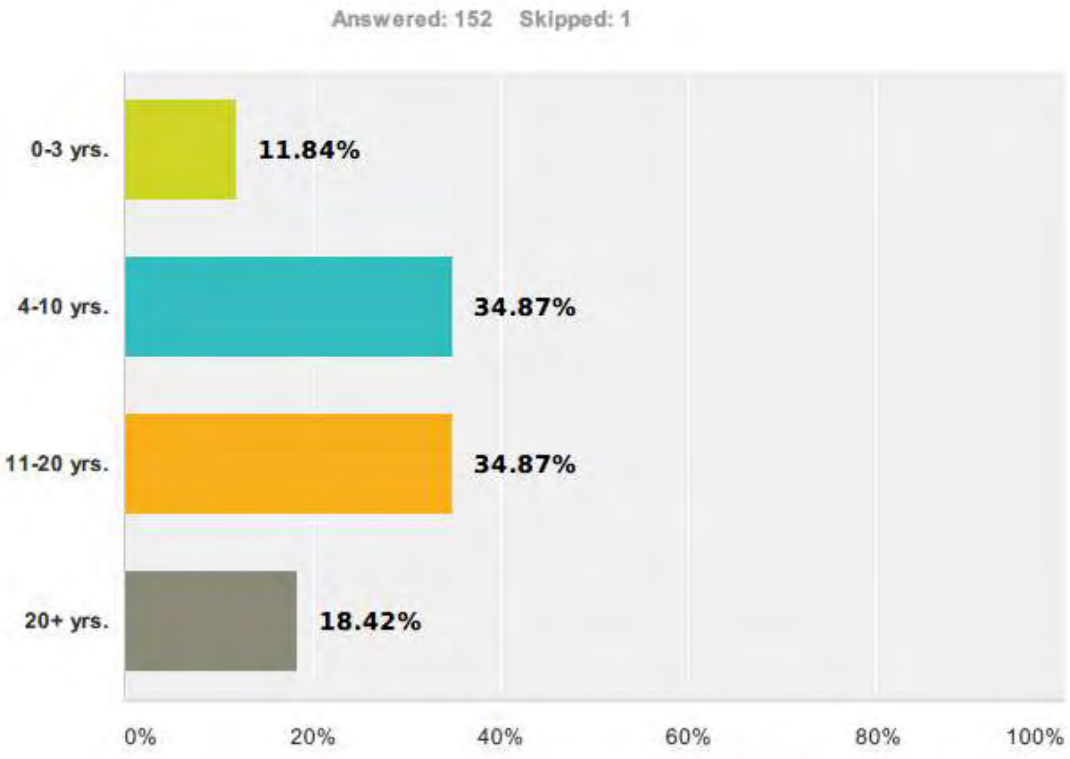
Question 1: Number of people in your household by age group.



Answer Choices	Average Number	Total Number	Responses
0-9	2	144	82
10-19	1	49	39
20-29	1	31	26
30-49	2	161	91
50-64	1	72	49
65+	1	33	29
Total Respondents: 152			

Summary: Survey respondents come from households of many types with respect to the ages of household members, though the majority of represented households contain individuals in the 0-9 and 30-49 age group (i.e. family households).

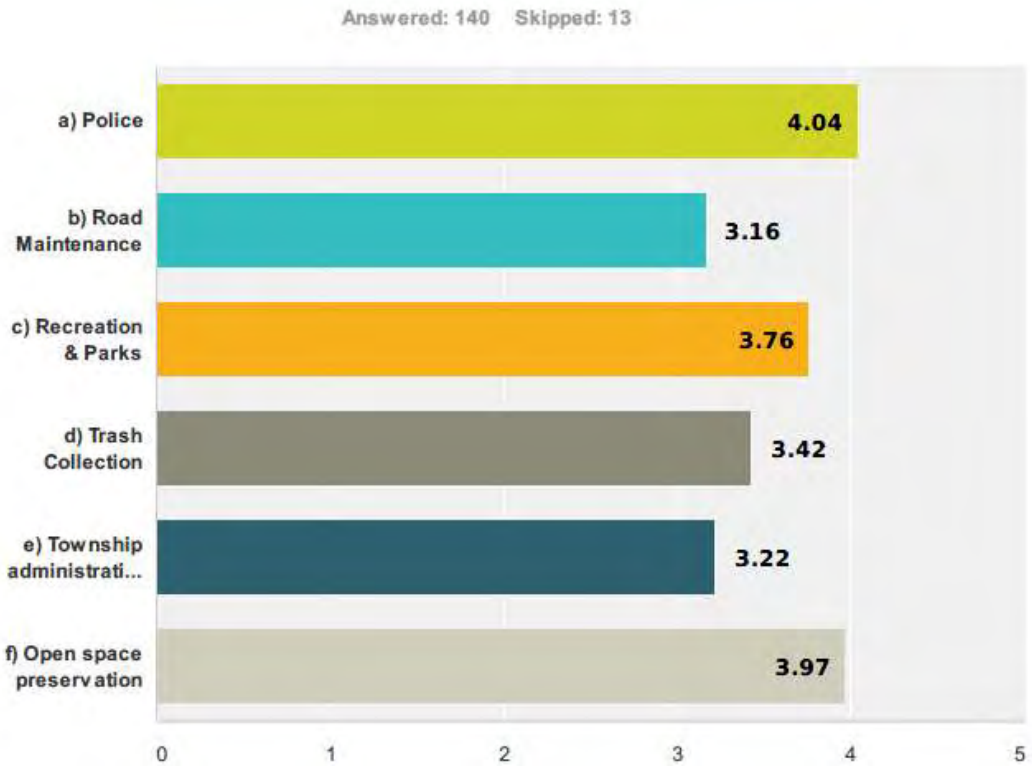
Question 2: How long have you lived in East Fallowfield Township?



Answer Choices	Responses	
0-3 yrs.	11.84%	18
4-10 yrs.	34.87%	53
11-20 yrs.	34.87%	53
20+ yrs.	18.42%	28
Total		152

Summary: Survey respondents include new residents and long-time residents. Approximately 12% of respondents have lived in the Township for 0-4 years, 35% have lived in the Township for 4-10 years, another 35% have lived here for 11-20 years, and 18% have lived in the Township for 20 years or more.

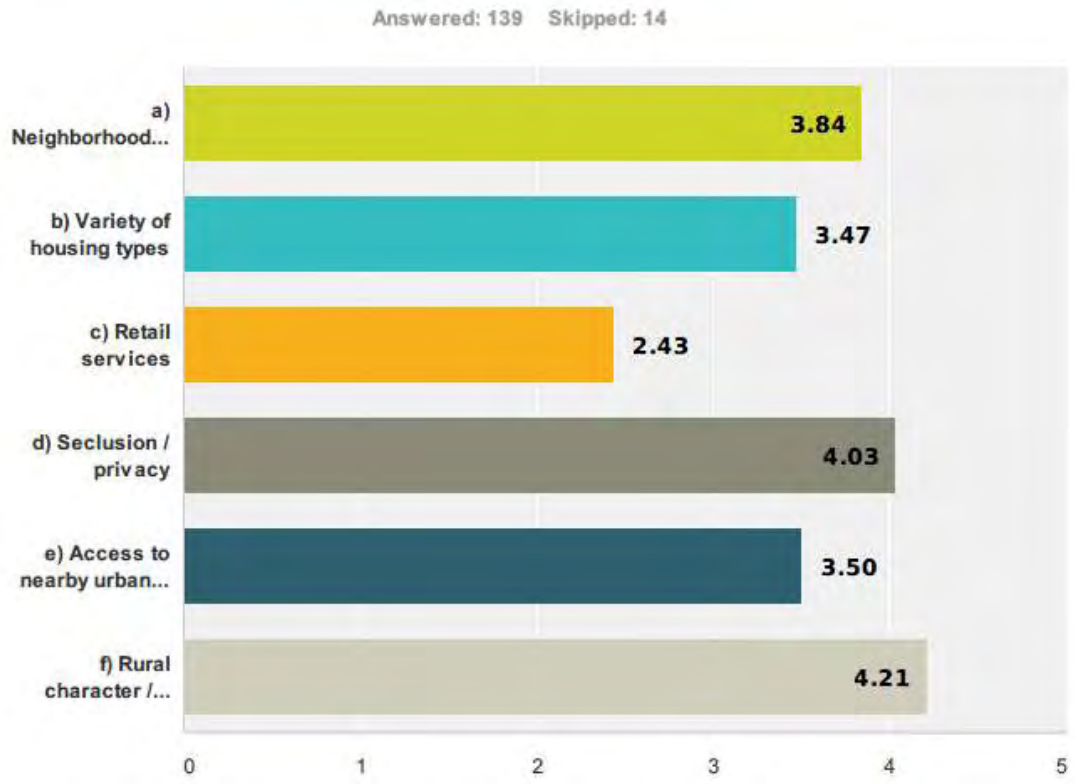
Question 3. What do you like most about living in East Fallowfield Township with respect to township services?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) Police	2.92% 4	8.76% 12	17.52% 24	22.63% 31	48.18% 66	137	4.04
b) Road Maintenance	7.19% 10	27.34% 38	25.18% 35	23.02% 32	17.27% 24	139	3.16
c) Recreation & Parks	4.32% 6	8.63% 12	25.90% 36	29.50% 41	31.65% 44	139	3.76
d) Trash Collection	7.19% 10	11.51% 16	30.22% 42	34.53% 48	16.55% 23	139	3.42
e) Township administrative services	8.03% 11	13.14% 18	43.80% 60	18.98% 26	16.06% 22	137	3.22
f) Open space preservation	5.04% 7	2.16% 3	21.58% 30	33.09% 46	38.13% 53	139	3.97

Summary: In reference to township services, police service ranked highest, followed by open space preservation, recreation and parks, trash collection, township administrative services, and road maintenance.

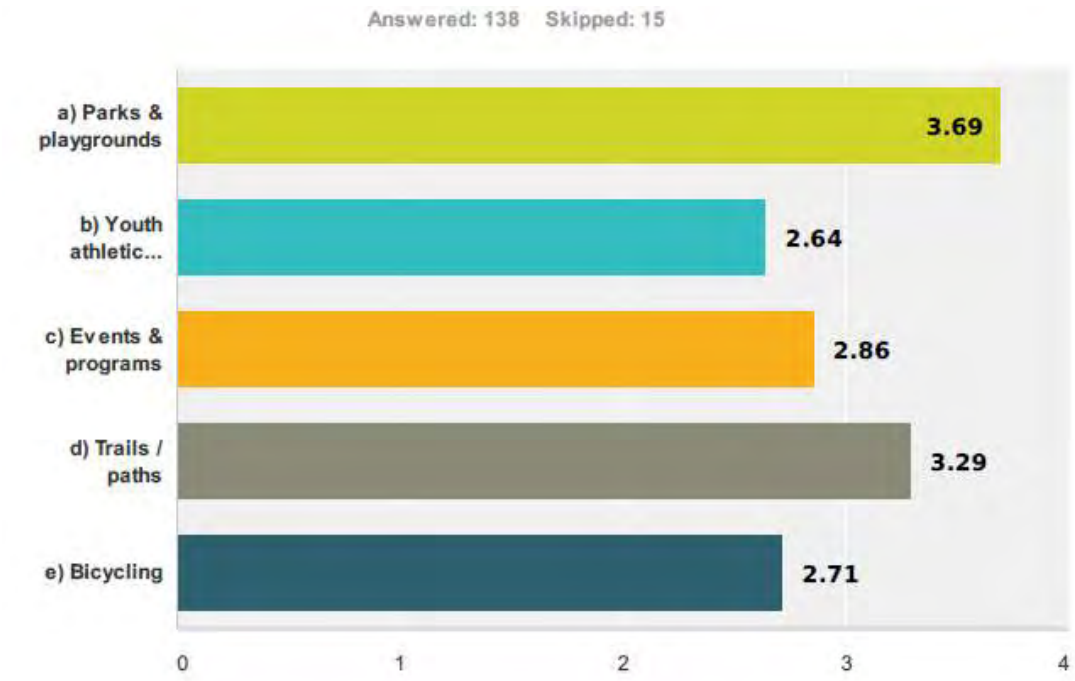
Question 4. What do you like most about living in East Fallowfield Township with respect to community features?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) Neighborhood / community life	5.80% 8	10.14% 14	15.94% 22	30.43% 42	37.68% 52	138	3.84
b) Variety of housing types	8.82% 12	9.56% 13	31.62% 43	25.74% 35	24.26% 33	136	3.47
c) Retail services	34.07% 46	21.48% 29	23.70% 32	8.89% 12	11.85% 16	135	2.43
d) Seclusion / privacy	1.44% 2	7.91% 11	23.02% 32	21.58% 30	46.04% 64	139	4.03
e) Access to nearby urban centers	4.38% 6	13.14% 18	35.77% 49	21.17% 29	25.55% 35	137	3.50
f) Rural character / life style	2.21% 3	2.21% 3	18.38% 25	27.21% 37	50% 68	136	4.21

Summary: In reference to community features, the Township's rural character/life style ranked highest, followed by seclusion/privacy, neighborhood/community life, access to nearby urban centers, variety of housing types, and retail services.

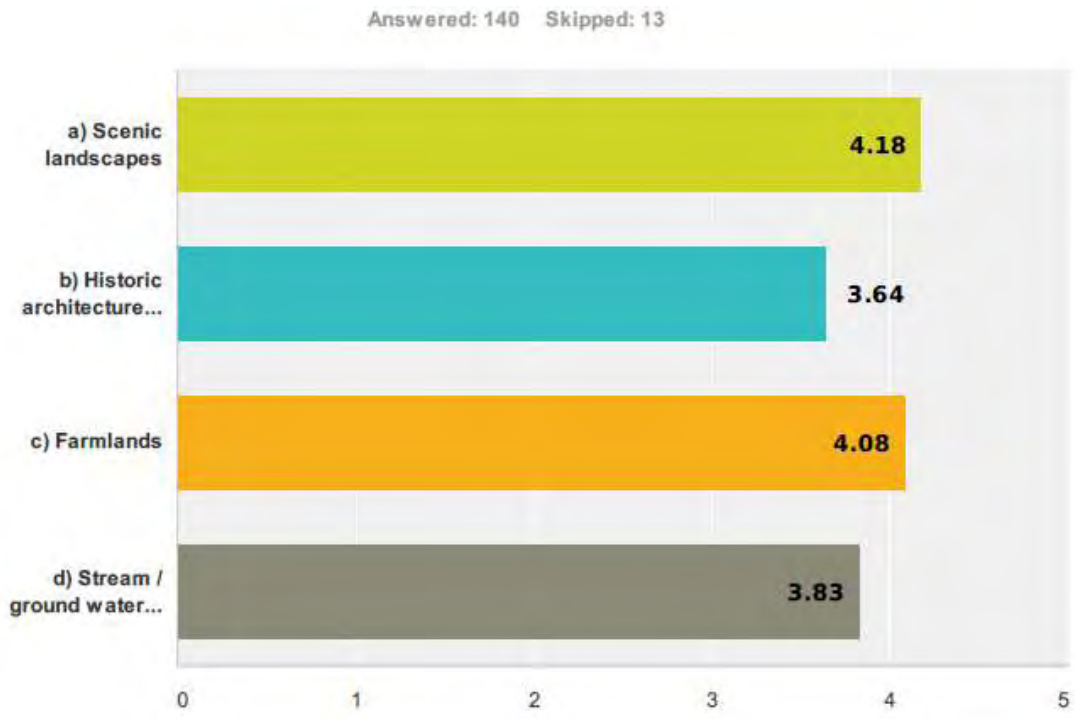
Question 5. What do you like most about living in East Fallowfield Township with respect to recreation opportunities?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) Parks & playgrounds	7.25% 10	9.42% 13	22.46% 31	28.99% 40	31.88% 44	138	3.69
b) Youth athletic programs	23.08% 30	16.15% 21	40% 52	15.38% 20	5.38% 7	130	2.64
c) Events & programs	14.93% 20	18.66% 25	39.55% 53	19.40% 26	7.46% 10	134	2.86
d) Trails / paths	12.50% 17	8.09% 11	37.50% 51	22.06% 30	19.85% 27	136	3.29
e) Bicycling	21.80% 29	21.05% 28	32.33% 43	13.53% 18	11.28% 15	133	2.71

Summary: In reference to recreation opportunities, parks and playgrounds ranked highest, followed by trails/paths, events and programs, bicycling, and youth athletic programs.

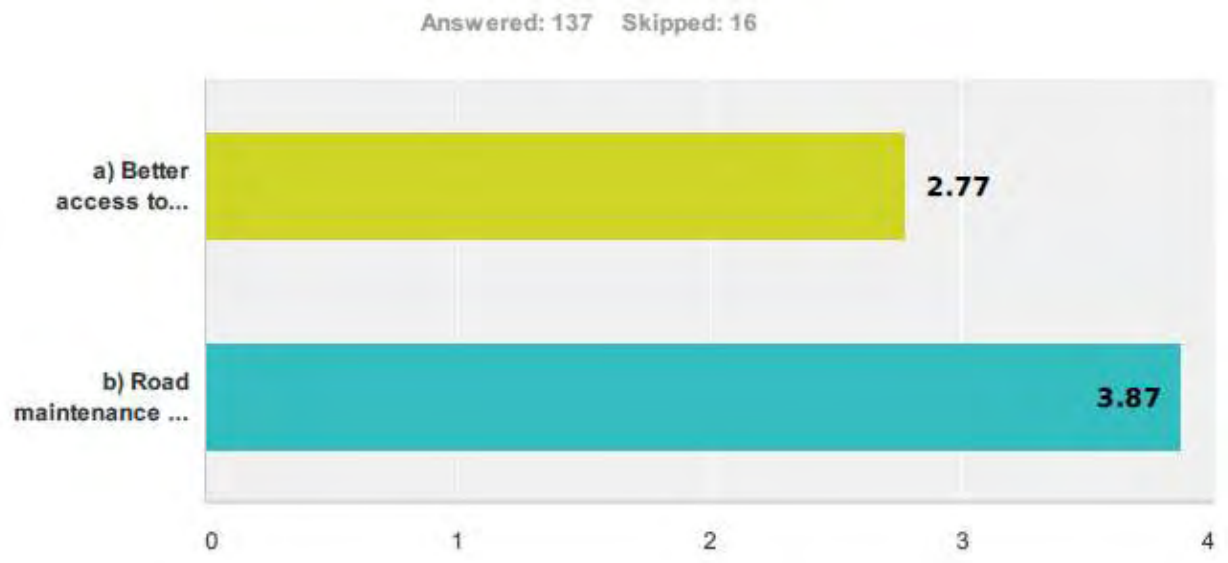
Question 6. What do you like most about living in East Fallowfield Township with respect to natural and cultural features?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) Scenic landscapes	**0.72%** 1	**3.60%** 5	**20.14%** 28	**28.06%** 39	**47.48%** 66	139	4.18
b) Historic architecture / settings	**10.14%** 14	**6.52%** 9	**26.09%** 36	**23.91%** 33	**33.33%** 46	138	3.64
c) Farmlands	**2.90%** 4	**4.35%** 6	**21.01%** 29	**25.36%** 35	**46.38%** 64	138	4.08
d) Stream / ground water quality	**3.62%** 5	**9.42%** 13	**25.36%** 35	**23.19%** 32	**38.41%** 53	138	3.83

Summary: In reference to natural and cultural features, the Township's scenic landscapes ranked highest, followed by its farmlands, stream and groundwater quality, and historic architecture/setting.

Question 7. What should be done to improve the quality of living in East Fallowfield Township with respect to transportation?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) Better access to public transportation	29.32% 39	12.78% 17	26.32% 35	14.29% 19	17.29% 23	133	2.77
b) Road maintenance and snow removal services	5.84% 8	9.49% 13	19.71% 27	21.90% 30	43.07% 59	137	3.87

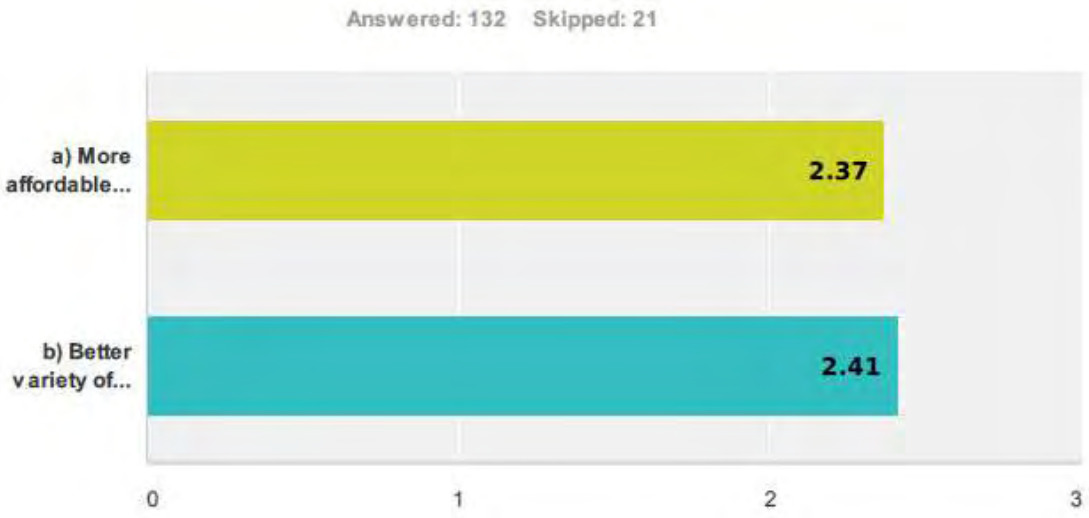
Summary: In reference to needed transportation improvements, road maintenance and snow removal ranked highest. Better access to public transportation received a neutral ranking.

Question 8. What should be done to improve the quality of living in East Fallowfield Township with respect to resource preservation?

	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) Open space	8.82% 12	7.35% 10	21.32% 29	17.65% 24	44.85% 61	136	3.82
b) Agriculture	7.46% 10	8.21% 11	26.12% 35	18.66% 25	39.55% 53	134	3.75
c) Historic buildings and structures	14.07% 19	11.11% 15	21.48% 29	21.48% 29	31.85% 43	135	3.46

Summary: Preservation of open space, agriculture, and historic resources were ranked highly, with open space preservation getting the highest rating.

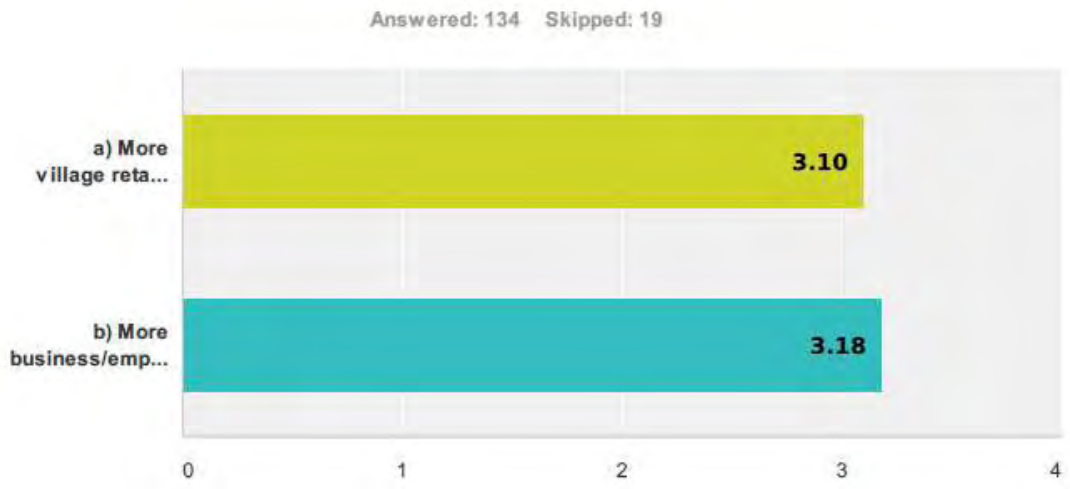
Question 9. What should be done to improve the quality of living in East Fallowfield Township with respect to housing opportunities?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) More affordable housing	37.40% 49	15.27% 20	29.77% 39	7.63% 10	9.92% 13	131	2.37
b) Better variety of housing types	37.40% 49	12.98% 17	29.77% 39	10.69% 14	9.16% 12	131	2.41

Summary: In reference to housing opportunities, providing more affordable housing and a better of variety of housing each received somewhat low rankings.

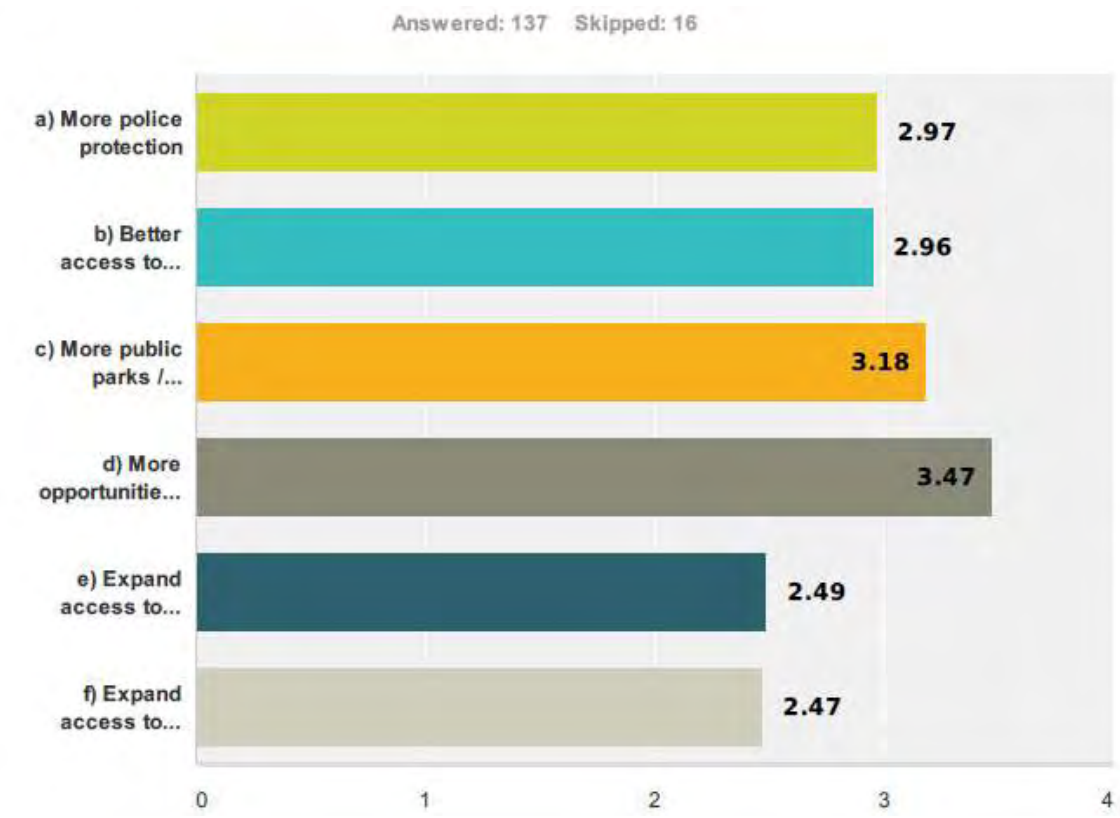
Question 10. What should be done to improve the quality of living in East Fallowfield Township with respect to business/commercial services?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) More village retail services	22.39% 30	8.21% 11	23.13% 31	29.85% 40	16.42% 22	134	3.10
b) More business/employment opportunities	18.05% 24	10.53% 14	26.32% 35	25.56% 34	19.55% 26	133	3.18

Summary: Providing more village retail services and more business/employment opportunities each received neutral rankings.

Question 11. What should be done to improve the quality of living in East Fallowfield Township with respect to public health, safety and recreation services?



	1 (Low)	2	3	4	5 (High)	Total	Average Rating
a) More police protection	19.12% 26	9.56% 13	38.97% 53	19.85% 27	12.50% 17	136	2.97
b) Better access to township administrative services	14.93% 20	11.94% 16	44.78% 60	19.40% 26	8.96% 12	134	2.96
c) More public parks / recreation opportunities	16.54% 22	10.53% 14	31.58% 42	21.05% 28	20.30% 27	133	3.18
d) More opportunities for safe walking and biking	15.79% 21	4.51% 6	26.32% 35	24.06% 32	29.32% 39	133	3.47
e) Expand access to public sewer service	38.81% 52	8.21% 11	32.09% 43	6.72% 9	14.18% 19	134	2.49
f) Expand access to public water service	39.10% 52	9.77% 13	29.32% 39	8.27% 11	13.53% 18	133	2.47

Summary: Providing more opportunities for safe walking and biking was ranked highest by survey respondents, followed by more parks and recreation opportunities. More police protection and better access to township administrative service received a lower ranking. Expanding access to public sewer and water services received the lowest ranking of the group.