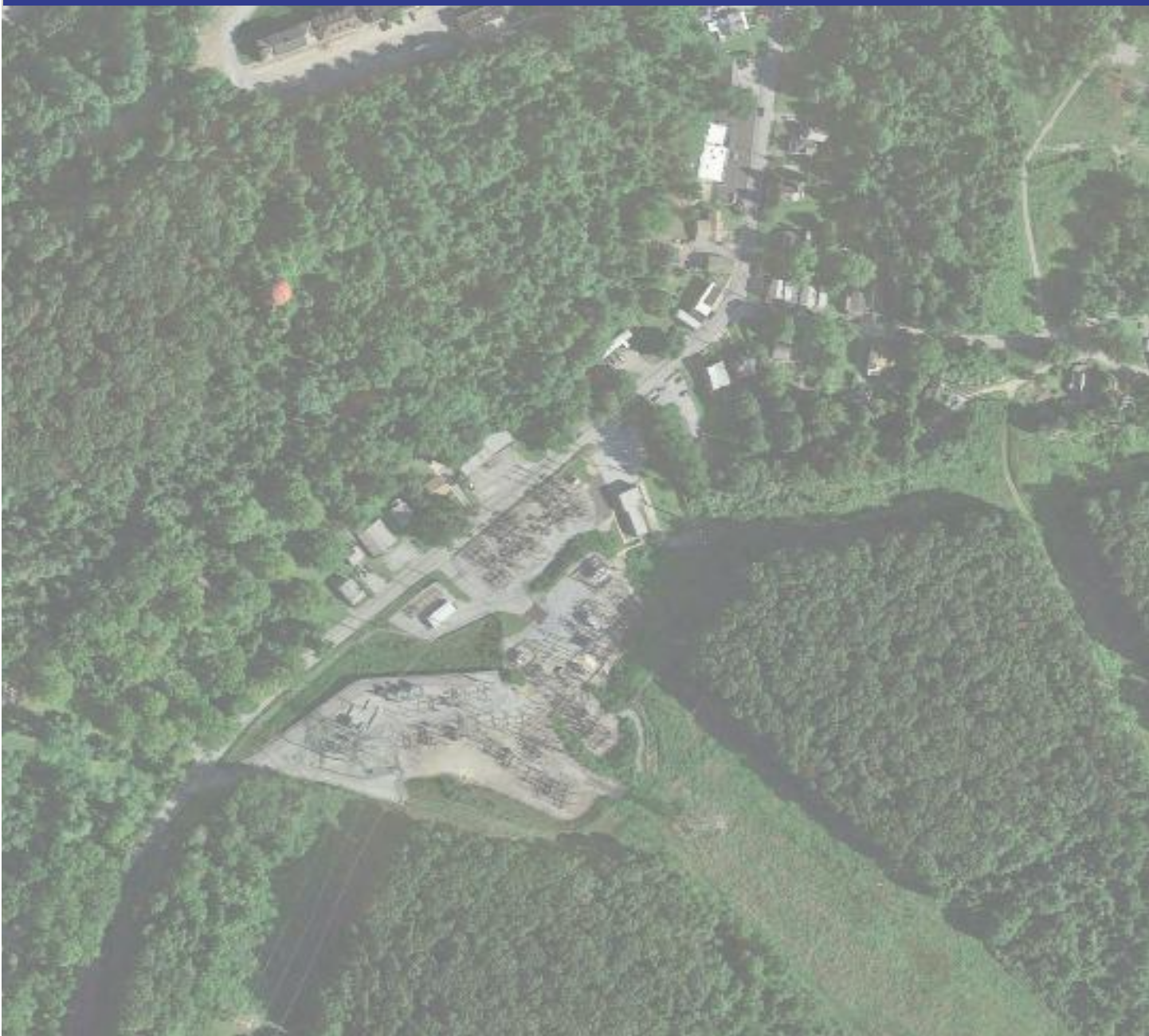




NEWLINVILLE VILLAGE MASTER PLAN

EAST FALLOWFIELD TOWNSHIP - CHESTER COUNTY, PA
MARCH 1, 2021



ACKNOWLEDGMENTS

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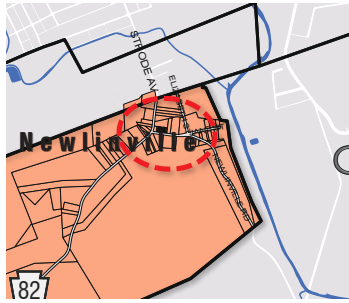
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1. INTRODUCTION & OVERVIEW

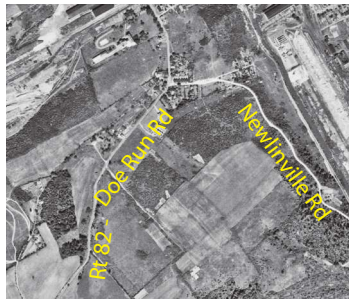
INTRODUCTION



The East Fallowfield Township Comprehensive Plan of 2015 designates Newlinville as a Village Development area. The intent of this Plan is to help implement the Comprehensive Plan, and enhance and improve the Village with a mix of commercial and residential uses, within the context of a compact, mixed-use, walkable area.

This Master Plan has been funded in part by the Chester County Commissioners under the Vision Partnership Grant Program.

HISTORY AND BACKGROUND



Newlinville Village was named after John P. Newlin who, according to the 1883 Breous Farm Atlas, owned 144 acres. Newlinville historically was a Village with the homes of factory workers from the Lukens Steel Company. The Village contains several historic properties and buildings.

Newlinville Village has deep rooted history, which is important to both the residents and businessperson in particular, and to the Township in general.

The purpose of this Master Plan is to create useful, lasting, and positive benefits, and to help guide the future of Newlinville over the next 10 to 20 years.

VILLAGE SITE WALK & EXISTING CONDITIONS



Task Force & Community Members during Village Site Walk

A Village Site Walk was conducted on June 15, 2020 with the Task Force and neighbors. As indicated in Appendix A, we visualized existing conditions and discussed opportunities, problems, and constraints.

The key problems and constraints observed included:

- vehicular speeding problem
- drainage and stormwater issues
- some buildings unmaintained and vacant
- dangerous pedestrians conditions
- lack of parking
- unauthorized on-street parking
- large utility in a gateway location



Buffer Screening Opportunity

Potential opportunities observed and discussed included:

- repurposed buildings
- traffic calmed streets
- improved pedestrian safety
- housing opportunities
- small scale establishments
- community center

1. INTRODUCTION & OVERVIEW

PUBLIC VISIONING WORKSHOP



Public Visioning Workshop

A Public Visioning Workshop was held on September 30, 2020. Appendix B includes Notes and Tabulations from the Workshop. The key take-aways from the Public Workshop included both an awareness of existing constraints and problems, as well as consideration of potential opportunities and enhancements for the Village, as summarized below.

Constraints/Problems

- Traffic Problems
- Stormwater Problems
- Parking Problems and Deficiencies
- Noise Problems
- Zoning Compliance in the MU District



Vacant Lot/Infill Opportunity

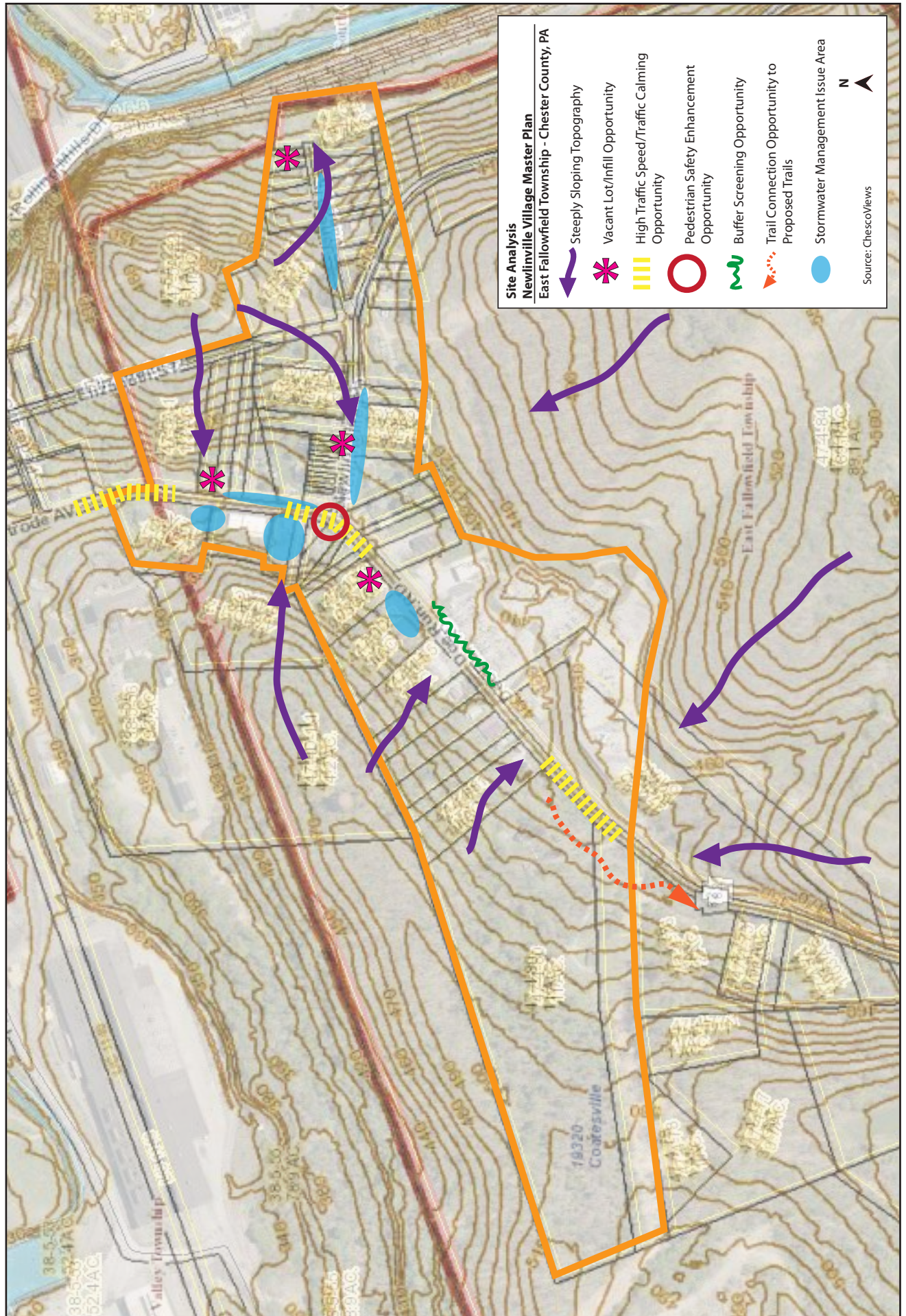
Opportunities & Enhancements

- Addition of Street Lights to promote safety
- Addition of Sidewalks to promote walkability and safety
- Addition of Gateway Signs to provide sense of community
- Addition of a Bus Stop
- Use of Church for community activities
- General Store, Family Restaurant, etc. to provide convenient opportunities for residents
- Trail and Bike Path connections/linkages
- Zoning Amendment Opportunities

Please see page 6 for the Village Site Analysis depicting:

- Steep Sloping Topography
- Vacant Lot/Infill Opportunities
- High Traffic Speed Areas/Traffic Calming Opportunities
- Pedestrian Safety Enhancement Opportunities
- Buffer Screening Opportunity
- Trail Connection Opportunity
- Stormwater Management Issue Areas

SITE ANALYSIS



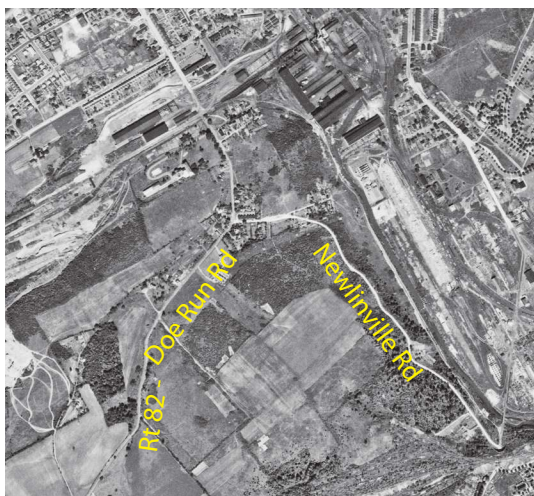
2. GUIDING PRINCIPLES

OVERVIEW

The Guiding Principles are intended to establish and define the key values of and priorities for Newlinville Village, as well as to provide a framework for improvements, future land use, and the positive transformation of the Village. They are intended to encourage a balanced, integrated approach to community growth and the future vitality of the Village.

The Guiding Principles are based on goals and objectives to help ensure that the Village is healthy, equitable, safe and resilient in the future. This Master Plan builds on the foundations established by the Guiding Principles in order to provide recommendations for placemaking informed by Pedestrian and Vehicular Circulation & Safety, Transportation & Utility Infrastructure, and Context-Sensitive Growth.

Collectively, the Guiding Principles and Recommendations focus on the desire to enhance Newlinville Village!



1937 Small Hamlet character



1958 Expansion of Homes



1971 Expansion by PECO



2016 Reforestation encloses the Village

Guiding Principles: Newlinville Village

Newlinville Village Master Plan

East Fallowfield Township - Chester County, PA

These Guiding Principles express the foundation of thought and the framework for the Master Plan for Newlinville Village. The overarching focus of the Master Plan is:

- + to promote pedestrian and vehicular circulation & safety;
- + to improve transportation & utility infrastructure; and
- + to foster context-sensitive growth.

Overall, the intent is to enhance the quality of life for those who live, work, and visit Newlinville!

1. PROMOTE SAFE PEDESTRIAN AND VEHICULAR CIRCULATION



1.1. Promote Traffic Calming

Promote the implementation of traffic calming measures, in order to reduce vehicular speed, and increase pedestrian safety & walkability in the Village.

1.2. Increase Walkability within the Village

Focus on the implementation of Sidewalks, Crosswalks, Street Lights, and trail linkages in order to increase pedestrian safety and provide trail connection opportunities.

2. IMPROVE TRANSPORTATION & UTILITY INFRASTRUCTURE



2.1. Transform in sync with Community Needs

Focus on improving the transportation and utility infrastructure, in order to better serve and accommodate the needs of the community, and provide opportunities within the Village.

3. FOSTER CONTEXT-SENSITIVE GROWTH



3.1. Promote Context-Sensitive Development & Redevelopment

Promote context-sensitive development and redevelopment that is appropriate in scale, proportion, and use, in order to best serve the community.

3. PROMOTE SAFE PEDESTRIAN AND VEHICULAR CIRCULATION

In order to create a safer environment for pedestrians, it is important to focus on calming traffic and vehicular circulation. This will help to create an environment that is more conducive to pedestrian activity, and help to increase safety and walkability in the Village.

Creating a safer environment for pedestrian circulation will also help to increase the sense of community within the Village, as it will help to increase the amount of pedestrian activity and promote interactions between community members. The cumulative effect will help to create a more functional and traffic calmed Village, that will help provide safer and enhanced pedestrian and vehicular circulation.

3.1. PROMOTE TRAFFIC CALMING



Given the connections, travel patterns, and characteristics of the roadway in Newlinville, vehicular speed is an issue in the Village. The high travel speeds create safety problems, especially for pedestrians.

The implementation of traffic calming measures can provide a safe and more comfortable environment for walking and biking. These measures could include: gateway medians, stamped asphalt median, and reduced travel lane widths.

Additional Streetscape enhancements such as Gateway Signage, can help to calm traffic, as it can provide a visual cue to motorists that they are entering a habitable “place” that is not just a throughway.

3.2. INCREASE WALKABILITY WITHIN THE VILLAGE



An enhanced Streetscape and increase connectivity would help to create a more walkable Village. These enhancements could include Sidewalks, Crosswalks, Street Lights, and trail connections and linkages.

The addition of Sidewalks and Crosswalks within the Village are important elements in order to improve pedestrian safety, promote walkability, and enable pedestrian access to new uses and destinations within the Village.

Street Lights would help to provide security along the Sidewalk, as well as help to create a sense of place and an enhanced aesthetic to the Streetscape.

In order to increase connectivity of the Village to nearby places, connections and linkages could be made to the existing and proposed trails, parks, and other Township owned land. Trails could be implemented in order to achieve these key linkages, and help to promote walkability to, from, and within the Village. One potential trail connection (“PECO-Trail”) would link Newlinville to the Villages of Towerville and Humphreyville. Portions of this trail would be placed under PECO power lines in the PECO right-of-way. Another potential trail connection would be a trail that connects Newlinville to the Village of Ercildoun. In addition, there is another potential trail connection/linkage to Coatesville to the north via utility right-of-way off of Jane Street.

Trail connections and linkages would most likely be implemented in a phased approach over time, depending upon factors such as feasibility, community interest and support, land development activity, coordination with property owners, and revenues.

NEXT STEPS

Identify funding for design and implementation of enhancements; advance design with Phase 2 Plans; coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals (see Chapter 8 for more details)

4. IMPROVE TRANSPORTATION & UTILITY INFRASTRUCTURE

The enhancement of the Village will need to be compatible and in sync with the street and transportation network, stormwater management, and available utility infrastructure. Balancing these elements with Village enhancements and growth is critical in order to be in sync with the small-scale character and physical limitations and constraints of Newlinville.

4.1. TRANSFORM IN SYNC WITH COMMUNITY NEEDS



Developing Stormwater Management solutions for the Village would help to reduce the burden of flooding and its adverse effects on property owners and residents. This could be achieved through the development and implementation of a Stormwater Management Plan. This plan could identify Stormwater Management remedial measures (structural and non-structural) for key problem areas in order to redirect the water through a system of pipes, swales, catch basins and storm drains. This plan may address both the management of stormwater (i.e. rainfall runoff), as well as the modification of groundwater levels, since stormwater and groundwater drainage discharge are often managed via the same systems.



Bus Service to and from Newlinville would help to provide transportation opportunities for residents living in the Village. A Bus Stop in a designated safe location would help to reduce the dangers to those utilizing the service. In addition, and increased use of bus service would reduce the dependency on vehicles for residents and help to reduce the parking need within the Village.



Implementing additional on-street parking where feasible would also help to reduce the parking deficiency, and the amount of unauthorized on-street parking.

Public Sewer would help to resolve the septic tank malfunctions in the Village. In addition to public sewer, public water within the Village would help to promote a healthier living environment for residents and businesspersons.

NEXT STEPS

Identify funding for design and implementation of enhancements; advance design with Phase 2 Plans; coordinate with PennDOT, Rover (or other bus service), utility companies, and property owners to secure necessary easements and approvals

(see Chapter 8 for more details)

5. FOSTER CONTEXT-SENSITIVE GROWTH

It is important to promote context-sensitive development and redevelopment that is compatible with the existing smaller scale pattern, form, scale and proportion of the Village. Newlinville as a “place” also goes beyond the physical characteristics of the Village, and includes the people and perceptions of individuals. These important considerations will help create an enhanced “sense of place”, and foster a safe and viable place to live and work in Newlinville for many generations to come.

5.1. PROMOTE CONTEXT-SENSITIVE DEVELOPMENT AND REDEVELOPMENT



The community identity of the Village is critical to affirm. The diversity of conditions that are reflected by variations in land uses, the physical characteristics of the Village, and remnants of a transition from the past to the present enrich the character of the Village.

A compatible land use pattern can be achieved with complementary uses adjoining one another, as well as adaptive reuse of existing buildings and smaller scale infill development. Vertical mixed use could be utilized in order to provide small business and housing opportunities within the Village, and to help maintain the scale of the Village.

Newlinville Village could be enhanced with future uses that are in keeping with the scale of the Village. This could include: small-scale specialty shops; a small family restaurant; a corner store; housing opportunities above shops; “tiny houses”, and like-type uses.

NEXT STEPS

Identify funding for ordinance amendments and updates; amend ordinances; consider business recruitment

(see Chapter 8 for more details)

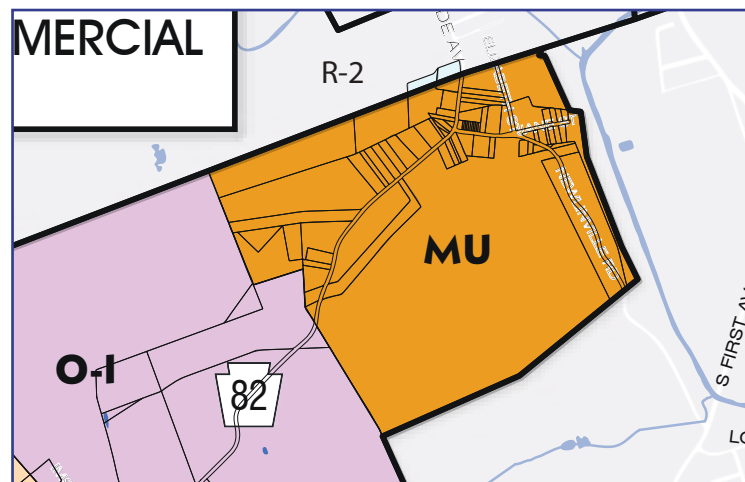
6. ZONING ORDINANCE OPPORTUNITIES & CONSIDERATIONS

There are several potential options for Zoning Ordinance Amendments that could be considered for Newlinville, in order to provide opportunities and fewer constraints for development and redevelopment, and to be more in sync with existing conditions and surrounding municipalities. These options include amendments to the existing Mixed-Use District, rezoning Newlinville to Village Commercial, or creating an overlay district.

OPTION A

Newlinville is currently zoned Mixed-Use District. The Purpose section of the MU District could be expanded to include mixed-use residential. While the purpose of the MU District is focused on non-residential use, the existing uses within the Village are prominently residential. Including mixed-use residential in the Purpose section of the ordinance would help to promote not only non-residential use, but would also provide additional attainable housing options within the Village.

The Conditional Use section of the MU District could be expanded to include mixed-use residential, such as Apartments above ground floor non-residential use. Existing Uses by Special Exception such as: automobile sales, convenience store without gas station, convenience store with gas station, restaurants and drinking establishments with or without drive-through service, hospital or medical center, and nursing home, life care facility or retirement community could be changed to By Right Uses. In addition, the area and bulk standards of the MU District could be modified and sized appropriately in order to better match existing conditions within the Village. This could include slightly modified standards for minimum lot area, minimum setbacks, maximum building coverage, and maximum lot coverage.



Existing Zoning Map and MU District

6. ZONING ORDINANCE OPPORTUNITIES & CONSIDERATIONS

OPTION B

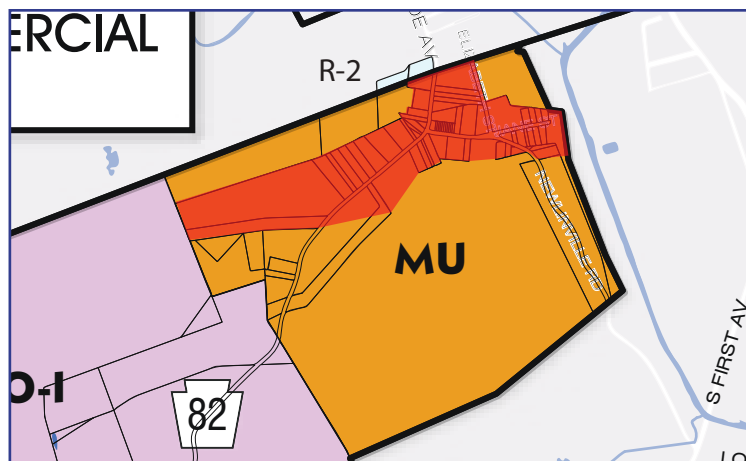
Newlinville could also be rezoned from the Mixed Use District, to the Village Commercial (VC) District. Rezoning the Village to the VC District would help to: promote the recognition of the historical importance of the village will focusing on providing for the surrounding community and serving the local commercial, office, and institutional service needs; promote the mix of uses at a scale consistent with the historic character of the Village; and promote opportunities for infill development, redevelopment of existing buildings, and some minor expansion in the manner consistent with the historical character of the Village.

The By Right Uses of the VC District would need to be expanded to include retail store, restaurants and drinking establishments, personal service establishments, individual professional or administrative offices, bakery or catering facility, residential conversion of a single-family detached dwelling or nonresidential building, residential use located above a commercial or office use, bed and breakfast, and church and religious institutions. Expansion of the By Right Uses would help to promote a mix of uses in the Village and provide additional opportunities for uses within the Village. In addition, the area & bulk standards should be evaluated in order to ensure that the provisions are not too restrictive and are appropriately sized for the existing conditions within the Village.

OPTION C

An overlay district could be placed on Newlinville over a portion of the existing MU District in order to enable special provisions and standards that would be more appropriate for the Village. An Overlay District would apply special standards to all areas within a defined overlay boundary, which could be a portion of the existing MU District (see map below). This would help to better accommodate the needs of the Village, and be more in sync with the existing conditions.

These provisions could better promote a mix of uses, with residential above commercial, while providing for and accommodating the existing residential uses. In addition, the provisions in an overlay district could better address the building setbacks, building size, density standards, lot sizes and widths, and like that are specific to the Village and not necessarily appropriate for the entire MU District or VC District.



A potential Overlay District for Newlinville Village could be applied to a portion of the existing MU District as illustrated in the map.

■ Potential Newlinville Overlay District

NEXT STEPS

Identify funding for ordinance amendments and updates; amend ordinances (see Chapter 8 for more details)

7. DEVELOPMENT STRATEGY PLAN

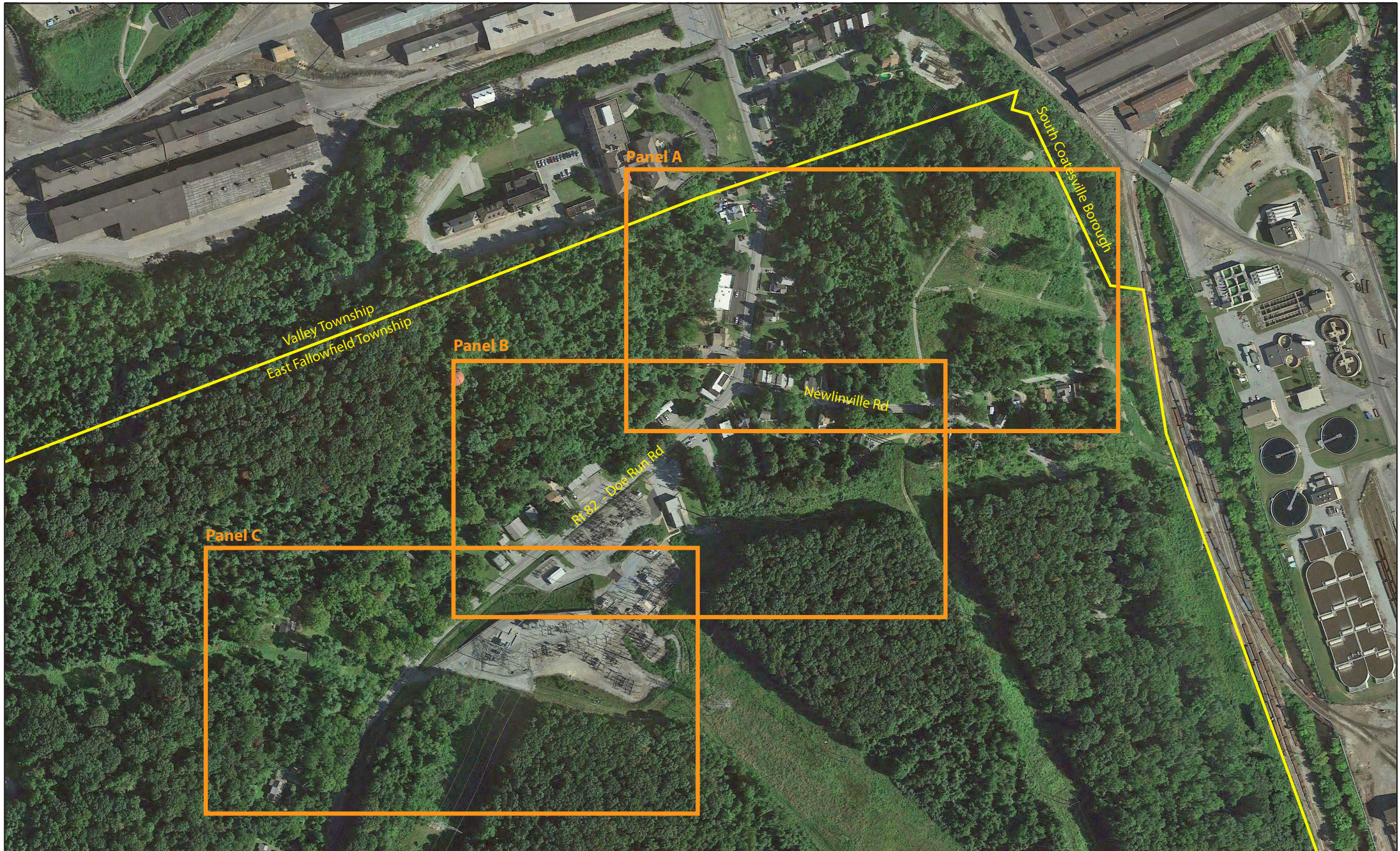
A Development Strategy Plan is intended to help define a vision and concept for transformation, and to help develop a strategy to guide and enable the enhancements.

The Development Strategy Plan was developed for Newlinville Village in order to depict idealized improvements and enhancements over the next 20 years, in terms of:

- + Traffic Calming
- + Stormwater Management
- + Sidewalks
- + Crosswalks
- + Street Lights
- + Gateway Signage
- + Trail connections/linkages
- + Bus Stop
- + Infill/Redevelopment
- + Parking
- + Screening/Buffering

The Development Strategy Plan illustrates these enhancements on pages 16 through 18.

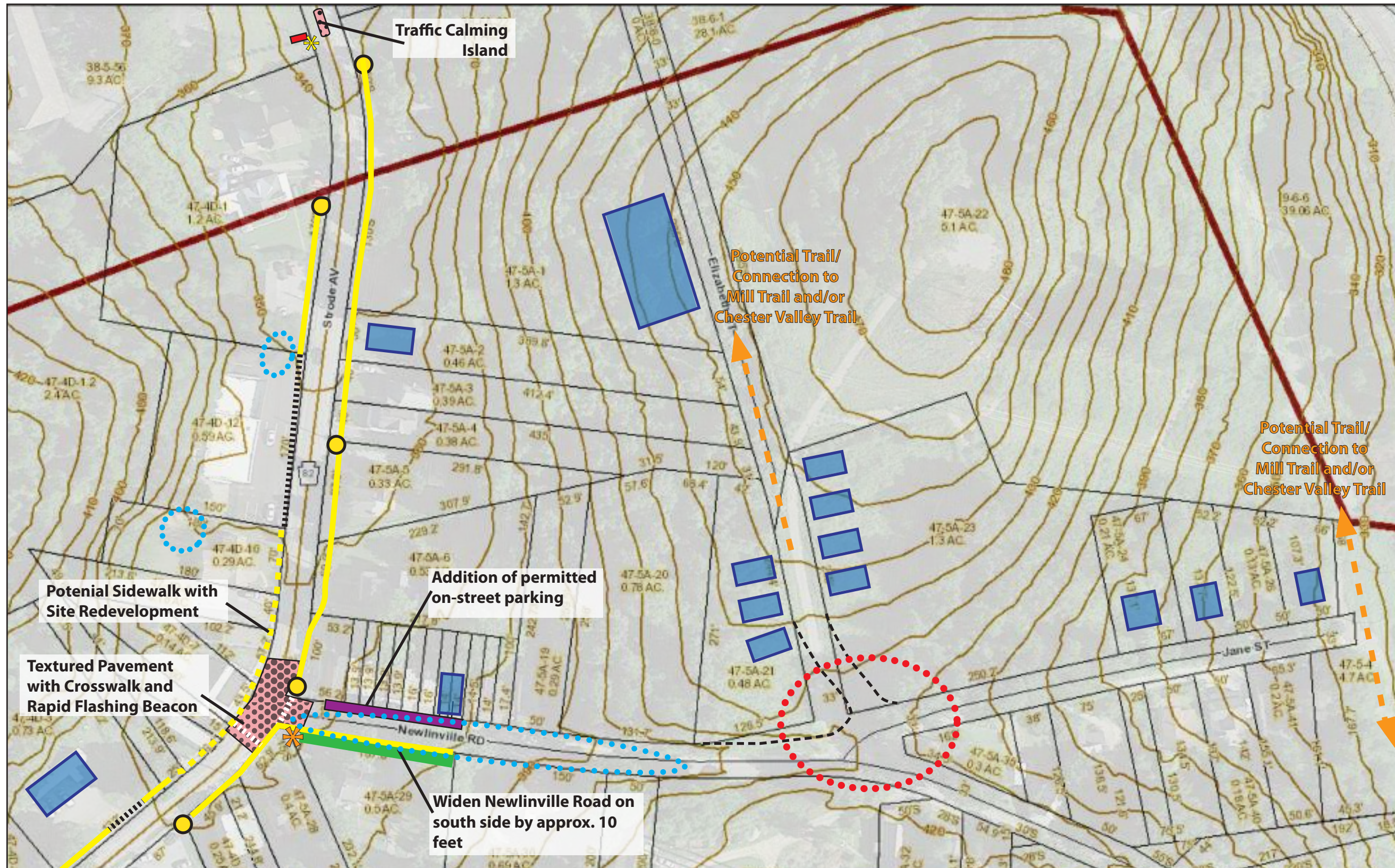




Newlinville Village Development Strategy Plan - Index
East Fallowfield Township - Chester County, PA

Scale: nts
(when printed at 11" x 17")
Source: Google EarthPro 8-27-2017

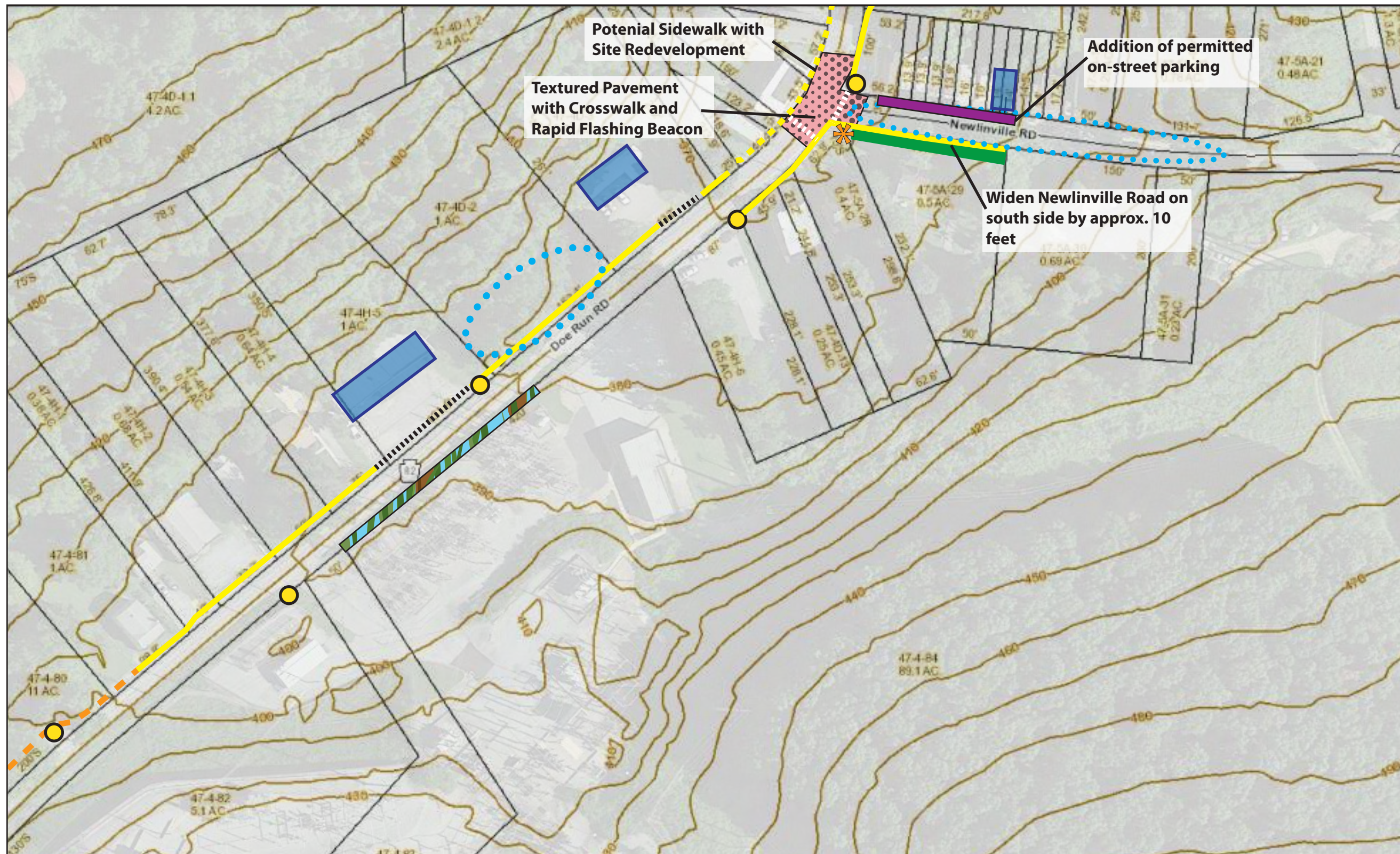















Newlinville Village Development Strategy Plan - Panel A
 East Fallowfield Township - Chester County, PA

0' 25' 50' 100'
 Scale: 1" = 100'
 (when printed at 11" x 17")
 Source: ChescoViews; Google EarthPro 8-27-2017

March 1, 2021



Legend

-  Sidewalk
-  Crosswalk
-  Street Light
-  Trail
-  Bus Stop
-  Infill/ Redevelopment Opportunity
-  Parking
-  Traffic Calming Measure
-  Road Widening
-  Fence Screen/ Mural
-  SWM Enhancement Opportunity (to be designed by others)

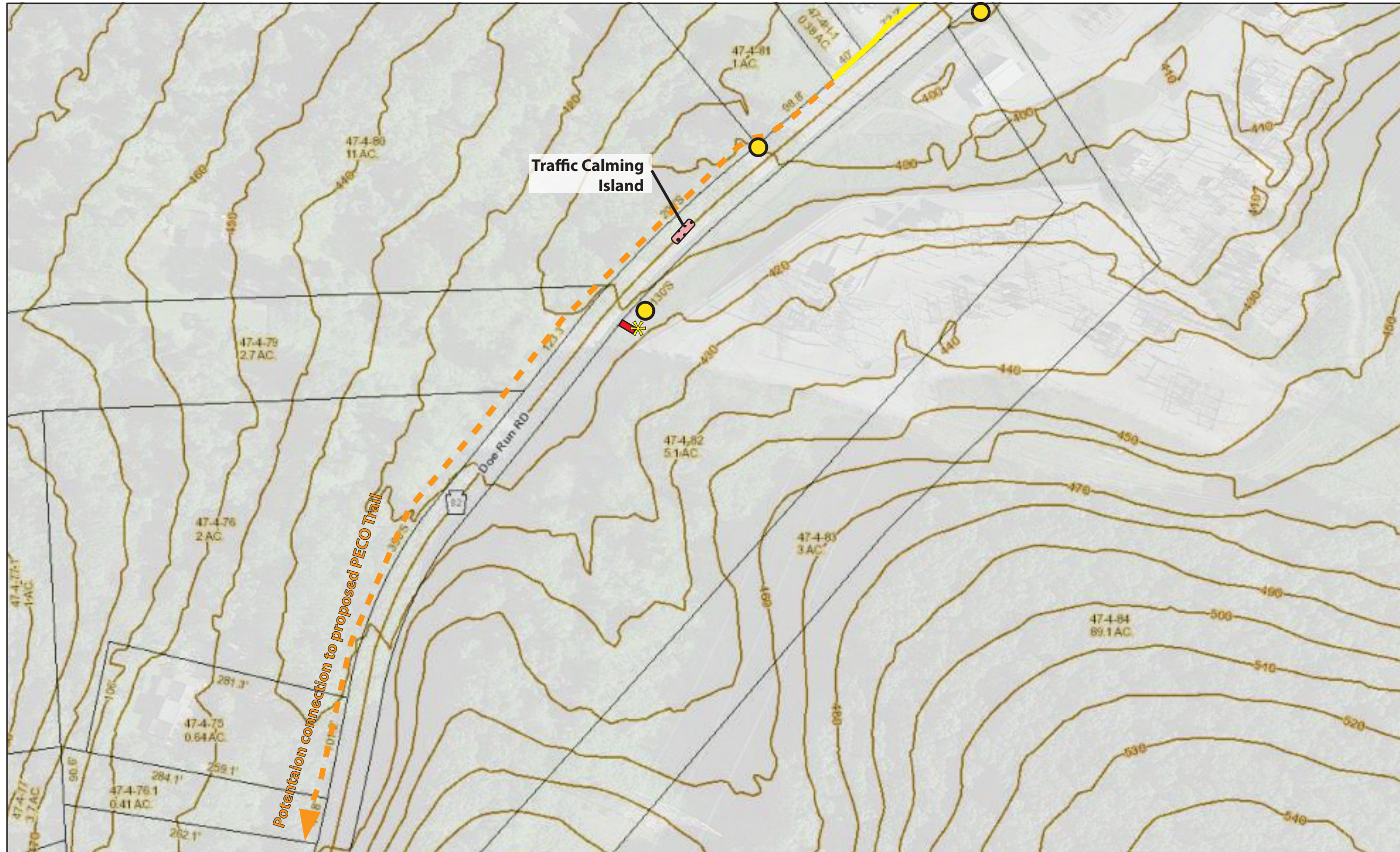
Newlinville Village Development Strategy Plan - Panel B
 East Fallowfield Township - Chester County, PA

0' 25' 50' 100'








Scale: 1" = 100'
 (when printed at 11" x 17")

Source: ChescoViews; Google EarthPro 8-27-2017

March 1, 2021



Legend

-  Sidewalk
-  Street Light
-  Gateway Signage & Speed Display Board
-  Trail
-  Infill/Redevelopment Opportunity
-  Traffic Calming Measure
-  SWM Enhancement Opportunity (to be designed by others)

Newlinville Village Development Strategy Plan - Panel C
 East Fallowfield Township - Chester County, PA

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Scale: 1" = 100'
 (when printed at 11" x 17")

Source: ChescoViews; Google EarthPro 8-27-2017

March 1, 2021



8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

NEXT STEPS

MASTER PLAN

It will take time to in order to help ensure that Newlinville Village is healthy, equitable, safe and resilient in the future, with safer pedestrian and vehicular circulation; improved transportation and utility infrastructure; and context-sensitive growth. It will require the commitment of time and resources and dedication to make incremental changes in order to achieve the long term vision.

This Master Plan includes the conceptual plans for enhancements, and lays the foundation for potential enhancements identified in the Development Strategy Plan. This Master Plan is the first step in the planning process that helped to develop a vision, which can be used for future planning and budgeting purposes. These Plans are not detailed engineering plans to be used for construction, and were developed based on general existing conditions data. This Master Plan is Phase 1, and the initial stage in the planning process. The design will need to be advanced in future phases through more detailed surveys, and engineering plans. There are several strategies under which the improvements and enhancements are categorized, including: Capital Improvement Projects, and Policies and Plans.

PHASES

The design and planning for Village enhancements will need to be completed in several Phases. These Phases will enable detailed and advanced design and planning of enhancements for the Village. The next Phases could include the following:

- + Existing Conditions Plan
- + Speed Study
- + Traffic Calming Plan
- + Watershed Stream Restoration & Management Plan (including Stormwater Management)
- + Streetscape Plan
- + Trail Plan

An Existing Conditions Plan, and the next Phase Studies and Plans will help to better evaluate the feasibility for the enhancements. These Plans will plan and design the specific details and engineering that will be needed to create the enhancements.

After the planning and detailed design phases are completed, the implementation phases for the Capital Improvement Projects and enhancements can begin.

PRIORITY ACTION ITEMS

The Priority Action Items are outlined on pages 21 through 24, and are given a Priority level. Priority 1 Policy & Plan items are the highest Priority Action Items, which should be executed first. The Priority 2, 3, and 4 Policy & Plan items should follow the Priority 1 items.

The Capital Improvement Project will flow from the Policies & Plans. The Priority A Capital Improvement items are those that will have the greatest impact and benefit to the community, and based upon community input are the Items that are most desired and needed in the Village. Priority B items are the intermediate Action Items that should be acted upon in the next 5 years. Priority C items are the longer term/ongoing Action Items that should be planned and implemented in 5+ years.

These Action Items include both Plans and Policies, as well as Capital Improvement Projects. Many of the Action Items could be implemented concurrently, and would provide the most benefit to the community and be most cost effective if implemented simultaneously.

8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

NEXT STEPS

PLANS AND POLICIES

Many of the improvements will need to be implemented and advanced through additional Plans, and updates to the Township policies, such as the Zoning Ordinance opportunities outlined on pages 12 and 13. The Board of Supervisors, the Township Planning Commission, and Township Staff play a key role in advancing the next phases of Plans, and developing updates to the Township policies. These Plans and Policies will help to enable the implementation of the Capital Improvement Projects.

The Plans and Policies are outlined on pages 21 through 22, indicating the key next steps and the primary responsible parties and in the implementation.

CAPITAL IMPROVEMENT PROJECTS

Capital Improvement Projects include initiatives that involve physical changes to roadways and/or facilities for pedestrians. Capital Improvement Projects can be implemented in several different ways, but each will require designing, permitting, utility coordination, construction, and the like. The first step for Capital Improvement Projects begins with funding for both the design and construction. Many of these projects will be part of and involve the detailed design and planning of specific Plans and Policies in order to enable the implementation of the improvements, and will also need to be coordinated with the stormwater management and utility improvements. (These Plans and Policies are outlined on pages 21 and 22.) The Township can budget funds or pursue potential grant opportunities (see pages 25 and 26). Some improvements in locations where development or redevelopment is likely, can occur during the land development process by the developer. Other improvements could be constructed by the Township's Public Works Department, and in some cases it can be cost effective to implement the improvements in conjunction with other improvement projects. The Board of Supervisors, the Township Planning Commission and other Committees, and Township Staff are the primary parties responsible for advancing and implementing Capital Improvement Projects.

The Capital Improvement Projects are outlined on pages 23 through 24, indicating the key next steps and the primary responsible parties and in the implementation.

FUNDING

Identification of funding is a critical next step for many action items. There are numerous public funding sources at federal, state, regional, and county levels that could be appropriate and application for various action items. The tables on pages 25 and 26 highlight some of the current grants available for the types of projects, and policies and plans identified in this plan.

The plans and policies can be pursued and advanced simultaneously, dependent upon available resources. Implementation of the action items will require the commitment and continued close coordination between Township officials, staff, volunteers, community members, stakeholders, and other project partners.

CONCLUSION

The vision and concept for the enhancements for Newlinville Village will need to be comprehensively addressed, and a joint effort of East Fallowfield Township and adjacent Municipalities. The overall intent is to encourage a balanced transformation in order to provide a safer pedestrian environment with improvements to vehicular circulation, improvement to the existing transportation and utility infrastructure, and to focus on context-sensitive growth. Overall, this will provide a better quality of living for residents and community members. It will also enhance the "sense of place" and community within the Village. The enhancements are intended to promote a healthy, equitable, safe, and resilient future for the Village.

8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

PRIORITY ACTION ITEMS: POLICIES & PLANS

<u>Policies and Plans</u>	<u>Priority</u>	<u>Key Next Steps</u>	<u>Primary Responsible Parties</u>
Existing Conditions Plan	1	+ Identify funding for Existing Conditions Analysis & Plans	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Speed Study	1	+ Contact PennDOT to request Speed Study for possible speed reduction	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer
Watershed Stream Restoration & Management Plan (including Stormwater management and identification of regulated wetlands)	1	+ Identify funding for Plan and design/construction of improvements + Advance design in Engineered Plans + Coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant + PA DEP + Army Corps of Engineers
Zoning Ordinance Amendments	2	+ Identify funding for ordinance amendments and updates + Amend ordinances to be more context-sensitive	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Zoning Officer
Traffic Calming Plan	2	+ Identify funding for Plans + Coordinate proposed traffic calming measures with PennDOT + Advance the Master Plan through development of Traffic Calming Plans	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Preliminary Engineered Plans for Streetscape Enhancements and Streetscape Cross-section Renderings	2	+ Identify funding for Preliminary Engineering Plans + Advance the Master Plan through development of Preliminary Engineered Plans	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Final Engineered Plans Streetscape Enhancements and Detailed Specifications	3	+ Identify funding for Final Engineering Plans & Specs + Advance the Preliminary Engineered Plans through development of Final Engineered Plans & specs	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant

8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

PRIORITY ACTION ITEMS: POLICIES & PLANS

<u>Policies and Plans</u>	<u>Priority</u>	<u>Key Next Steps</u>	<u>Primary Responsible Parties</u>
Trail Plan	4	<ul style="list-style-type: none"> + Identify funding for design and construction of improvements + Advance design in Engineered Plans + Coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals + Monitor opportunities to implement improvements as part of other Township capital projects or land development projects 	<ul style="list-style-type: none"> + Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Chester County Planning Commission + Planning Consultant + Brandywine Conservancy + Natural Lands Trust
Business Recruitment Plan	1, 2, 3, 4	<ul style="list-style-type: none"> + Identify opportunities for attracting new business, such as small scale specialty shops, a small family restaurant, and a corner store 	<ul style="list-style-type: none"> + Township Board of Supervisors + Township Planning Commission + Township Staff + Chester County Chamber of Business & Industry + Western Chester County Commerce + Economic Development Consultant

LEGEND

Priority 1 = highest priority (first to be implemented)

Priority 2 = medium to high priority (to be implemented after Priority 1 items)

Priority 3 = medium priority (to be implemented after Priority 1 & 2 items)

Priority 4 = last priority (to be implemented after Priority 1, 2 & 3 items)

KEY AGENCY COORDINATION

There will need to be key coordination with PennDOT relative to some of the Policies and Plans, and Capital Improvement Projects. Specifically, the a Speed Study, the design and implementation of a Traffic Calming Plan, a Stormwater Management Plan, a Streetscape Enhancement Plan, Trail Plan, and associated Improvements with these Plans will need coordination with PennDOT.

8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

PRIORITY ACTION ITEMS: CAPITAL IMPROVEMENTS

<u>Capital Improvement Project</u>	<u>Priority</u>	<u>Key Next Steps</u>	<u>Primary Responsible Parties</u>
Traffic Calming	A	<ul style="list-style-type: none"> + Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs + Coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals + Conduct a Speed Study in coordination with PennDOT + Create/develop Traffic Calming Plan in coordination with PennDOT 	<ul style="list-style-type: none"> + Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Public Sewer & Water	A	<ul style="list-style-type: none"> + Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs + Coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals 	<ul style="list-style-type: none"> + Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer + Engineer Consultant + Township Public Works
Sidewalks	A	<ul style="list-style-type: none"> + Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans + Coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals + Monitor opportunities to implement improvements as part of other Township capital projects or land development projects 	<ul style="list-style-type: none"> + Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Crosswalks	A	<ul style="list-style-type: none"> + Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs + Coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals + Monitor opportunities to implement improvements as part of other Township capital projects or land development projects 	<ul style="list-style-type: none"> + Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Street Lights	B	<ul style="list-style-type: none"> + Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs + Coordinate with PennDOT, utility companies, and property owners to secure necessary easements and approvals + Monitor opportunities to implement improvements as part of other Township capital projects or land development projects 	<ul style="list-style-type: none"> + Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant

8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

PRIORITY ACTION ITEMS: CAPITAL IMPROVEMENTS

<u>Capital Improvement Project</u>	<u>Priority</u>	<u>Key Next Steps</u>	<u>Primary Responsible Parties</u>
Bus Stops	B	+ Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs + Coordinate with PennDOT, Rover (or other bus service), and property owners to secure necessary easements and approvals	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Parking	B	+ Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant + Township Public Works
Screening/Buffering	B	+ Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs + Coordinate with PECO, utility companies, and property owners to secure necessary easements and approvals	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant + Township Public Works
Gateway Signage	B	+ Identify funding for design and construction of improvements + Advance design in Preliminary Engineered Plans; and Final Engineered Plans & specs + Coordinate with PECO, utility companies, and property owners to secure necessary easements and approvals	+ Township Board of Supervisors + Township Planning Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant
Trail connections/linkages	C	+ Identify funding for design and construction of improvements + Coordinate with PECO, utility companies, and property owners to secure necessary easements and approvals + Monitor opportunities to implement improvements as part of other Township capital projects or land development projects + Coordinate with neighboring municipalities regarding grants and improvement opportunities + Create/develop Trails Plan	+ Township Board of Supervisors + Township Planning Commission + Township Parks & Rec Commission + Township Staff + Township Engineer/Traffic Engineer + Engineer/Traffic Engineer Consultant + Township Public Works + Chester County Planning Commission

LEGEND

A = First to be implemented

B = To be implemented in next 5 years

C = To be implemented in 5+ years

8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

GRANT PROGRAM OPPORTUNITIES

Program - Administering Agency	Details/Purpose	Capital Improvements Projects				Policies and Plans
		Streetscape	Traffic Calming	Ped/Trail Facilities	Stormwater Management	
Transportation Alternative Set Aside - PennDOT - Delaware Valley Regional Planning Commission (DVRPC)	- Federal transportation funds - match requires funding all pre-construction activities - \$50,000 min and \$1 million max		X	X		
CFA/DCED – Multimodal Transportation Fund (MTF) - Commonwealth Financing Authority (CFA) with DCED	- Annual competitive grant program for state funds (ACT 89) - 30% match; \$100,000 min; \$3 million max - 2-3 yr timeframe to complete the grant funded activities	X	X	X		
PennDOT – Multimodal Transportation Fund (MTF) - PennDOT	- Annual competitive grant program for state funds (ACT 89) - 30% match; \$100,000 min; \$3 million max - 3 yr timeframe to complete the grant funded activities	X	X	X		
Congestion Mitigation and Air Quality (CMAQ) - DVRPC	- Federal transportation funds - Match requires funding all pre-construction activities			X		
Greenways, Trails and Recreation Program (GTRP) - Commonwealth Financing Authority (CFA) with DCED & DCNR	- Annual grant program - 15% match; \$250,000 mx - 20=3 yr timeframe to complete grant funded activities			X		
Community Conservation Partnerships Program (C2P2) - DCNR	- Annual grant program - Various fed and state funds - 50% match			X		
Chester County Open Space – Municipal Grants Program - Chester County Open Space Preservation	- Annual grant program - 50% match; \$100,000 to \$250,000 max for development grants - 3 yr timeframe to complete grant funded activities			X		
PECO Green Region Program - Natural Lands Trust	- Annual grant program - 50% match; \$10,000 max - 18 month timeframe to complete the grant funded activities			X		
Transportation and Community Development Initiative (TCDI) Program - DVRPC	- Competitive grant program for federal transportation funds - 20% match; \$25,000 min; \$100,000 max - 2 yr timeframe to complete the grant funded activities					X

8. OVERALL RECOMMENDATIONS & IMPLEMENTATION

GRANT PROGRAM OPPORTUNITIES

Program - Administering Agency	Details/Purpose	Capital Improvements Projects				Policies and Plans
		Streetscape	Traffic Calming	Ped/Trail Facilities	Stormwater Management	
Vision Partnership Planning (VPP) Program - Chester County Planning Commission	- Biannual competitive grant program for County Funds - 30% match; \$50,000 max for plans or ordinances and \$30,000 max for planning studies - 1-3 yr timeframe to complete grant funded activities, depending upon the type of project					X
Public Works & Development Facilities Program (Title I) - Pennsylvania Department of Commerce	- To empower distressed communities to revitalize, expand, and upgrade their physical infrastructure to attract new development				X	
ARRA Green Reserve - DEP - PennVEST	- Provide finance to high priority water infrastructure projects - PA receives approx. \$16 billion from federal funds				X	
Water Supply & Wastewater Infrastructure Program - PA Depart of Community and Economic Development	- \$5 million max or 75% of the total eligible project costs. - Loans of \$5 million max/project; 2% interest rate				X	

CONTACTS

DVRPC

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Chester County Planning Commission

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(Community Planning Director and Grant Administrator)

PennDOT District 6

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PA Department of Community and Economic Development

Aliyah Furman (Southeast Region contact) 215-560-5830

American Recovery and Reinvestment Act (ARRA) Grant

Lee Murphy (general information) c-lemurphy@state.pa.us 717-772-4055
Bev Reinhold (PennVest Application) c-aferrell@pa.gov 717-783-6589

Western Chester County Chamber of Commerce

Donna Steltz donna@westernchestercounty.com 610-384-9550

APPENDIX A

Village Walk Notes from 6-15-2020	A-2
Initial Considerations for Transformation & Revitalization Tabulations	A-7



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

VILLAGE SITE WALK: June 15, 2020
Existing Conditions, Opportunities, Problems, Constraints

June 16, 2020

Attendees:

Scott Swichar – East Fallowfield Township Manager
Joe Heffern – Task Force Member (Board of Supervisors)
George Devine – Task Force Member
Sue Monaghan – Task Force Member (Planning Commission & Historic Commission)
Jim Sisk – Task Force Member
Al Wright – Task Force Member (Planning Commission)
John Nielsen – (Board of Supervisors)
Michael Domboski – (Planning Commission)
Shawn Krempa – Resident
Ken Hanson – Resident
Chris Porter – Resident
Terry McDougle – Resident
Mason Gilbert – CCPC Monitor
Bob Tucker – Solicitor
Tom Comitta – Consultant
Erin Gross – Consultant

Overview

On June 15, 2020 the Newlinville Village Master Plan Task Force and several neighbors walked through the Village to visualize existing conditions and to discuss opportunities, problems, and constraints. The discussion will continue at Public Workshop #1 to be held in August or September 2020.



Zoom-Out Observations

The unincorporated Village is:

- Relatively small and steeply sloping;
- Bisected by Rt 82, a curving state road;
- Not walkable due to lack of sidewalks; and
- Without places to shop, dine, learn, recreate/play, and relax.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

VILLAGE SITE WALK: June 15, 2020
Existing Conditions, Opportunities, Problems, Constraints

June 16, 2020

Opportunities



The Village could have:

- A restored church (now vacant) with a community center;
- A slightly narrower traffic calmed Rt 82 (with a sidewalk on the north/west side of Rt 82); and
- Repurposed buildings to diversify with the Mixed Use Zoning District.



The Village could also have:

- Repurposed buildings; and
- Places to shop and dine, as small scale establishments.



The Village already has:

- Affordable workforce housing; and
- Attainable rents.

Problems



The Village has a severe drainage problem where an active stream “daylights” into an existing parking lot and creates flooding several times a year.



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Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

VILLAGE SITE WALK: June 15, 2020
Existing Conditions, Opportunities, Problems, Constraints

June 16, 2020



The Village has a severe speeding problem (where vehicular traffic creates excessive noise and a dangerous pedestrian environment). The 25 MPH posted speed limit is regularly exceeded



The Village has buildings that have not been maintained and are vacant. The hopelessness represented by these buildings can change, in order to create positive outcomes and restored vibrancy.

Constraints



The Village has:

- Numerous rentals and a lack of homeownership; and
- Deferred maintenance of many buildings.



THOMAS COMITTA ASSOCIATES, INC.
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Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

VILLAGE SITE WALK: June 15, 2020
Existing Conditions, Opportunities, Problems, Constraints

June 16, 2020



The Village also has:

- A large utility in a gateway location;
- A dangerous pedestrian condition with no sidewalks and high speed vehicular traffic;
- A lack of parking due to small narrow lots; and
- Unauthorized on-street parking that must occur to enable a close to home parking space.

Prospects



The Village could achieve:

- Walkability with a new sidewalk, after the road is narrowed/traffic calmed;
- Safety with improved stormwater management;
- Civic pride with a re-purposed church that could include a community center;
- Revitalized housing enabled through zoning amendments;
- A small park, community space, or memorial on the 2 vacant parcels owned by the Township;
- Potential trail linkages and connections;
- Small diners or retail opportunities on larger vacant lots along Rt. 82; and
- Home-based businesses.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

VILLAGE SITE WALK: June 15, 2020
Existing Conditions, Opportunities, Problems, Constraints

June 16, 2020

Next Steps

Conduct a Public Workshop either at the end of August or September (possibly September 30th at 6PM). Date to be confirmed. During the Workshop we will:

- Discuss observations from the “Site Walk” from March 25, 2020;
- Discuss Meeting Notes from the Project Initiation Meeting on February 26, 2020;
- Discuss Initial Considerations from February 26, 2020, and inquire about any new Enhancement items, beyond the 19 originally discussed; and
- Ask the Workshop Participants a number of questions, such as: “What do you need in order to better make living or working in the Village more viable?” and “What would increase your satisfaction of living or working in the Village?”

Note: The overall schedule for the completion of the Master Plan, now set for February 2021, may need to be adjusted.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Newlinville Village Master Plan
East Fallowfield Township – Chester County, PA

INITIAL CONSIDERATIONS
FOR TRANSFORMATION & REVITALIZATION TABULATIONS

February 26, 2020; Revised: June 15, 2020

Newlinville’s Transformation & Revitalization could be sparked with the following enhancements.

<u>Enhancement</u>	<u>Agree</u>	<u>Neutral</u>	<u>Disagree</u>	<u>Comments</u>
1. Street Lights	7	1	0	
2. Playground	4	1	3	Good for kids and families; too close to traffic; parks already nearby;
3. Sidewalks	8	0	0	
4. Pizza Shop	3	3	2	
5. Coffee Shop	5	2	1	
6. Martial Arts Gym	2	5	1	
7. Basketball Courts	1	3	4	Parks already nearby; too close to traffic;
8. Bakery	5	3	0	
9. Townhomes	4	3	1	No where to build; too close to traffic; good redevelop potential; tear down old homes;
10. Hair/Nail Salon	2	5	1	
11. Dry Cleaner	2	4	2	
12. Family Restaurant	7	1	0	
13. Gateway Signs	6	0	2	
14. Homeownership	6	2	0	Avoid gentrification; mixed use potential
15. Brew Pub	6	0	0	
16. Stormwater Control	7	0	0	
17. Traffic Control	6	1	0	
18. Parking	7	0	0	
19. Public Sewer/Water	5	0	0	
20.				
21.				

APPENDIX B

Notes from 9-30-2020 Public Visioning Workshop **B-2**

**Considerations for Transformation
& Revitalization Tabulations** **B-5**



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

PUBLIC VISIONING WORKSHOP: September 30, 2020

October 7, 2020

Attendees:

Scott Swichar – East Fallowfield Township Manager
Joe Heffern – Task Force Member (Board of Supervisors)
George Devine – Task Force Member
Jim Sisk – Task Force Member
Michael Domboski – (Planning Commission)
Terry McDougale – Resident
E. Peter Davis, Resident
Diana Bradley, Resident
Michael King, Resident
Kathy Trumpleman, Resident
Russell Mccutmen, Resident
Richard E. Longacre, Resident
Susan Sealo, Resident
T_____ D_____, Resident
Representative from Dan Williams Office
Sheila Fleming, Brandywine Conservancy
Jim Kelly, PA American Water
Mason Gilbert – CCPC Monitor
Bob Tucker – Solicitor
Tom Comitta – Consultant
Erin Gross – Consultant

Overview

On September 30, 2020, a Public Visioning Workshop was conducted at Extra Mile Auto Service. Attendees discussed opportunities, problems, and constraints in the Village. In addition, the attendees filled out “Considerations for Transformation & Revitalization” to indicate their preferred enhancements for the Village.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

PUBLIC VISIONING WORKSHOP: September 30, 2020

October 7, 2020

Consideration for Transformation & Revitalization Tabulations

The Workshop attendees discussed the Considerations for Transformation & Revitalization.

The following Enhancements were the most favored:

- Street Lights (11)
- Sidewalks (11)
- Traffic Control (11)
- Parking (10)
- Public Sewer/Water (10)
- Stormwater Control (9)
- Bus Stop (9)
- Homeownership (8)

The following Enhancements were the least favored:

- Brew Pub (4)
- Basketball Courts (3)

The main concern with these potential enhancements is the fear that these could bring unwanted trouble and problems to the Village.

Key Take-Aways

The Key Take-Aways from the Workshop include the following Constraints/Problems existing in the Village, and potential Opportunities and Enhancements for the Village.

Constraints/Problems

- Traffic Problems
- Stormwater Problems
- Parking Problems and Deficiencies
- Noise Problems
- Zoning Compliance in the MU District



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Visions for Newlinville: 2020 to 2045
East Fallowfield Township – Chester County, PA

PUBLIC VISIONING WORKSHOP: September 30, 2020

October 7, 2020

Opportunities & Enhancements

- Addition of Street Lights to promote safety
- Addition of Sidewalks to promote walkability and safety
- Addition of Gateway Signs to provide a sense of community and identity to the Village
- Addition of a Bus Stop for children and adults to increase safety
- Use of the Church for community activities
- General Store, Family Restaurant, etc. to provide convenience and options for residents and establish a destination within the Village
- Trail and Bike Path connections and linkages to the Chester Valley Trail, Mill Creek Trail, and to the East Fallowfield Township Park
- Amend Zoning in order to provide opportunities in the Village

Next Steps

Conduct Task Force Meeting #2 on Thursday, October 22nd at 6:30PM. The meeting will be conducted through video conferencing (BlueJeans). During the Meeting we will:

- Discuss the September 30, 2020 Workshop;
- Discuss the “Guiding Principles”; and
- Discuss and identify the Village boundaries.



THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

Newlinville Village Master Plan
East Fallowfield Township – Chester County, PA

CONSIDERATIONS FOR TRANSFORMATION & REVITALIZATION TABULATIONS
(Combined feedback from Task Force Meeting on 2-26-2020 and Public Visioning Workshop on 9-3-2020)

October 8, 2020

Newlinville’s Transformation & Revitalization could be sparked with the following enhancements.

<u>Enhancement</u>	<u>Agree</u>	<u>Neutral</u>	<u>Disagree</u>	<u>Comments</u>
1. Street Lights	18	1	0	
2. Playground	8	3	5	
3. Sidewalks	19	0	0	
4. Pizza Shop	4	11	2	
5. Coffee Shop	9	7	2	
6. Martial Arts Gym	2	7	2	
7. Basketball Courts	5	9	4	
8. Bakery	10	7	1	
9. Townhomes	11	5	2	
10. Hair/Nail Salon	4	10	3	
11. Dry Cleaner	4	9	3	
12. Family Restaurant	13	1	0	
13. Gateway Signs	11	2	3	
14. Homeownership	14	2	1	
15. Brew Pub	8	2	4	
16. Stormwater Control	16	0	0	
17. Traffic Control	17	0	0	
18. Parking	17	1	0	
19. Public Sewer/Water	15	1	0	
20. Adaptive Reuse of Church	10	0	0	
21. Daycare	1	0	0	
22. Police Station Relocation	2	0	0	
23. General Store	1	0	0	
24. Bus Stop	9	0	0	
25. Trails/Bike Paths	1	0	0	
26. Noise Control	1	0	0	

Note:

Enhancement items 20 through 26 were not included as part of the Task Force Meeting on 2-26-2020, and only include feedback from the Public Visioning Workshop on 9-30-2020.)