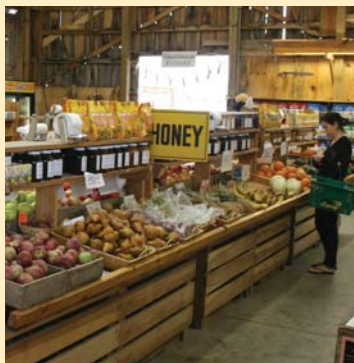
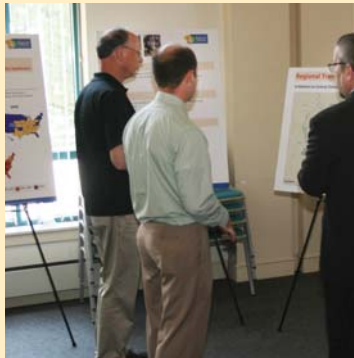


Chester County Planning Commission Annual Report

2012



Our Mission

The Mission of the Chester County Planning Commission is to provide future growth and preservation plans to citizens, so they can enjoy a Chester County that is historic, green, mobile, and prosperous.

Our Strategy

The Planning Commission has evolved into a modern, professionally staffed, planning organization that utilizes specialized knowledge and training, along with the latest techniques and technology, to plan for the future of Chester County. The Planning Commission and its staff work in partnership with federal, state, and regional agencies and municipal governments to fulfill a mission that is devoted to preserving and improving the quality of life for all Chester County residents.



Board of County Commissioners

Ryan Costello

Kathi Cozzone

Terence Farrell



C H E S T E R C O U N T Y P L A N N I N G C O M M I S S I O N

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Chairman's message — year in review

When I tell people that I serve on the County Planning Commission, I am often asked, "What does a planning commission do?" The answer is not a simple one for planning itself is dynamic and ever-changing. A "plan" must reflect a community and its desires to maintain a certain "quality of life." It must educate and be a meaningful road map to help realize a future vision.

Our role as planning commissioners is to provide feedback to the Board of County Commissioners and to the Planning Commission staff on a wide variety of land use matters—from transportation to stormwater management; from conservation, open space protection, and historic preservation to promoting construction of new, sustainable communities; and, from consolidating and interpreting census data to developing and updating the county's own land use plan.

Though not stated often, the economic vitality of our county is one of the fundamental objectives of land use planning. We always strive to find the balance between growth and conservation. For Chester County, we are ever mindful of the role that agriculture plays. We provide land for that important industry. New pharmaceutical companies and financial management businesses find homes here as well. Because of good planning policies, the county and its 73 municipalities have capably managed the challenges of growth while navigating through the financial hardships experienced over the past five years. Planners are always looking forward to prepare for the future, whatever it might be.

As required by the Municipalities Planning Code, the Planning Commission continued the Act 247 plan reviews throughout 2012. By the end of the year, there was evidence that the global economy was progressing in a positive direction. Reviews of proposed housing units saw a significant upswing from 2011.

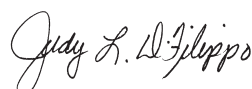
New planning grants were awarded through the 2012 Vision Partnership Program. Projects included municipal comprehensive plan updates, the creation of regional land use definitions, the establishment of an Official Map, and producing a multi-modal transportation study. Planning Commission members again express

our gratitude to the commissioners for recognizing the importance of this program.

The Planning Commission accepted the resignation of Natasha Manbeck who served as the transportation services director for Chester County for more than three years. Transportation-related matters are now being led by Randy Waltermeyer who has been with the Planning Commission for more than 10 years. As a result of some changes in the Parks and Recreation Department, Karen Marshall, the county's heritage preservation coordinator, was a welcomed addition to the Planning Commission.

In the fall, the Planning Commission held public information meetings on a model County-wide Act 167 Stormwater Management Plan. This plan represents five years of collaborative efforts involving many Chester County municipalities—their managers, staff and engineers—as well as individuals and other stakeholder organizations. Their comments and input were received through four previous review cycles. Concerns were closely evaluated and incorporated, as appropriate, to best reflect the broad range of communities and their individual circumstances, values, and priorities. We applaud the leadership efforts of Jan Bowers of the Chester County Water Resources Authority on this project and were pleased to recommend adoption of the County-wide Act 167 Stormwater Management Plan Addendum to the Board of County Commissioners.

We who have been appointed to the Planning Commission are sincerely grateful for the opportunity to serve. It is our honor to assist the Board of County Commissioners and the Planning Commission staff in the important work of "planning" and helping them prepare for the future of Chester County.



Judy L. DiFilippo, Chairman
Chester County
Planning Commission



What is the Chester County Planning Commission?

The Chester County Planning Commission is a nine-member advisory board appointed by the Board of County Commissioners. The members represent diverse backgrounds, volunteering to serve four-year terms. The officers are elected annually. All are dedicated to promoting coordinated growth and preservation planning for all of Chester County.



Judy L. DiFilippo
Chairman

Resident:
Tredyffrin Township

Occupation:
Public official

Affiliations:
Former member, Tredyffrin Township Board of Supervisors; Past President, Chester County Association of Township Officials; Member, Paoli Intermodal Transit Center Study Committee; Member, Chester County 2020 Board.

Appointed:
June 2002



Nancy Mohr
Vice-chairman

Resident:
Newlin Township

Occupation:
Writer/Consultant

Affiliations:
Founder, former consultant, Brandywine Conservancy's Headwaters Area Conservation Program; Green Space Alliance; Keep Farming First; Master Planner Program; Community Conversations.

Appointed:
June 1998



Dr. Douglas Fasick
Resident:

East Nottingham Township

Occupation:
Chiropractor

Affiliations:
President, Oxford Area Chamber of Commerce; President, Delaware Chiropractic Services Network; Member, Pennsylvania Chiropractic Association; Member, Delaware Chiropractic Society; Member, Oxford Athletic Association; Chiropractor Medical Director, Coventry HealthCare of DE, Inc.; Peer Review Consultant, Alternative Medicine Integration

Appointed:
June 2010



Matthew Hammond, P.E.
Resident:

West Bradford Township

Occupation:
Executive Vice President, Traffic Planning and Design, Inc.

Affiliations:
Chairman, Institute of Transportation Engineers Parking Council; Member, West Bradford Township Planning Commission; Past Chairman, The Pledging Tree Foundation; Member, Institute of Transportation Engineers; Member, International Council of Shopping Centers; Past President, American Society of Highway Engineers—East Penn Section.

Appointed:
June 2010



Daniel DiMucci, RLA, ASLA
Resident:

West Goshen Township

Occupation:
Senior Vice President Pennoni Associates, Inc.

Affiliations:
Member of the American Society of Landscape Architects, the American Planning Association, the Penjerdel Council, the Central Philadelphia Development Committee, and the Pennsylvania State Board of Landscape Architects. Member, Board of Directors of the Arts and Architecture Society at The Pennsylvania State University, for Holy Family Home, and for the Charter High School of Architecture and Design.

Appointed:
June 2011



E. Martin Shane
Resident:

East Goshen Township

Occupation:
Retired, PECO Energy Company

Affiliations:
Member, East Goshen Township Board of Supervisors, 1986 to present; Board Member, Chester County Association of Township Officials, 2007–2012; Member, Selective Service System Local Board, 2007–present.

Appointed:
June 2011



Joseph J. Tarantino
Resident:

Tredyffrin Township

Occupation:
President, Continental Realty Co., Inc.

Affiliations:
Member, PA State Real Estate Commission; Vice-chairman, National Italian American Political Action Committee; Consultant, PA Turnpike Commission; Consultant, Montgomery County Board of Commissioners; Former Chairman, Bridgeport Revitalization Committee; Member, PA Association of Realtors; Members, National Association of Realtors; Member, Urban Land Institute.

Appointed:
June 2005



Joseph J. Viscuso, P.E., L.S.
Resident:

East Marlborough Township

Occupation:
Vice-President, Pennoni Associates, Inc.

Affiliations:
American Society of Civil Engineers; Chester County Chamber of Business & Industry; Chester County Economic Development Council; Home Builders Association of Chester & Delaware Counties; PA State Association of Township Supervisors; YMCA of the Brandywine Valley Board; Adjunct professor at Widener University.

Appointed:
June 2005



John C. Washington, III
Resident:

South Coatesville Borough

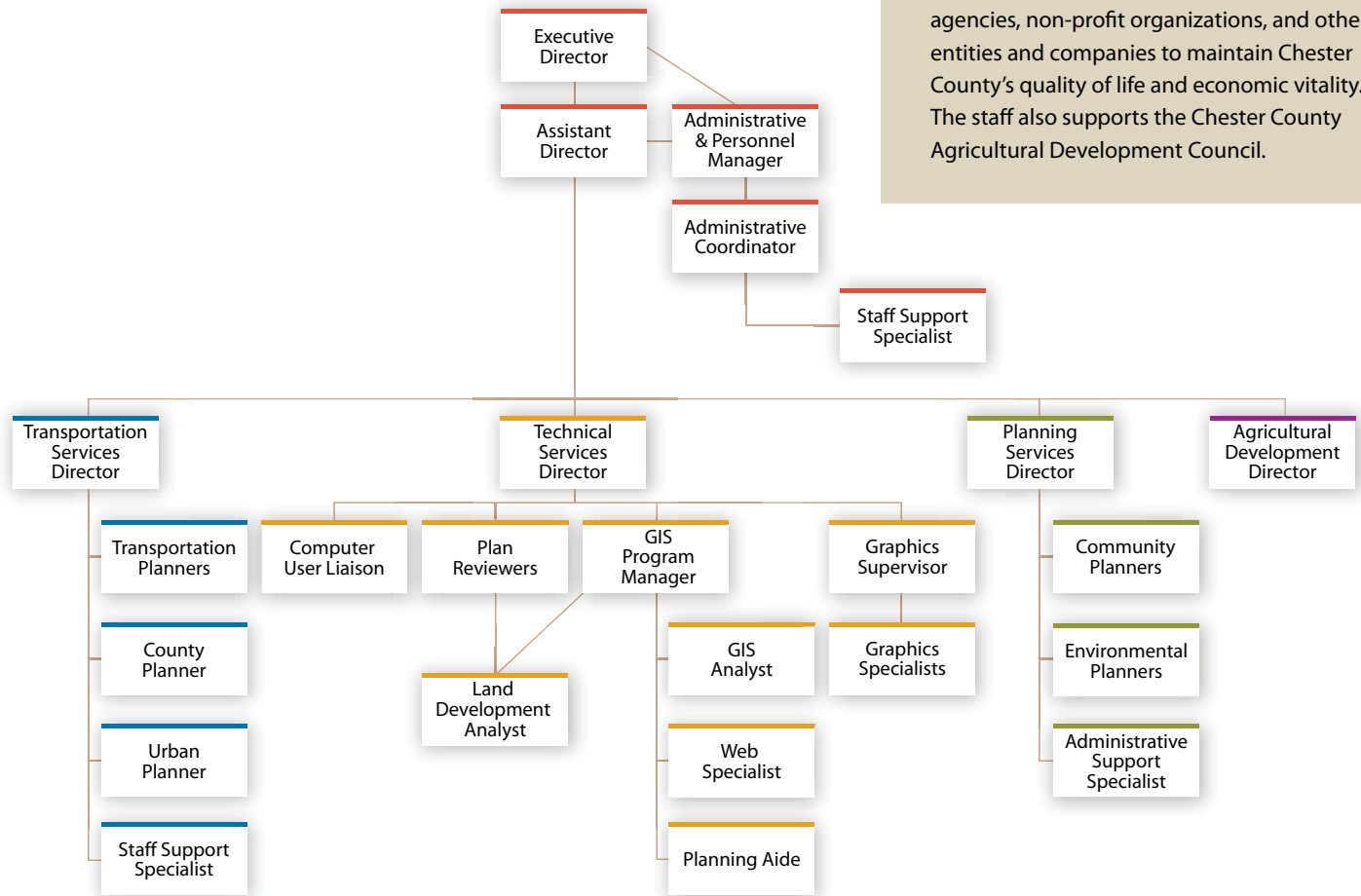
Occupation:
Instructor for Overhead and Remote Crane Safety, Ladle Crane Operator, ArcelorMittal.

Affiliations:
Past President, South Coatesville Borough Council; Member, South Coatesville Borough Council since 1980; Past President of The Association of Boroughs; Democratic Party of South Coatesville; Chairman, Borough of South Coatesville Economic Development Committee; Vice-president, Western Chester County Regional VCC Appeals Board.

Appointed:
January 2002

staff

The staff of the Chester County Planning Commission are employees of Chester County who are assigned to provide all professional and support services to the Planning Commission and its programs. The staff works in partnership with municipal governments, neighboring counties, state and federal agencies, non-profit organizations, and other entities and companies to maintain Chester County's quality of life and economic vitality. The staff also supports the Chester County Agricultural Development Council.



■ Administration Services

- Ronald T. Bailey, AICP
Executive Director
- David D. Ward, AICP
Assistant Director
- Beth A. Cunliffe,
Administrative & Personnel Manager
- Karen Peed, *Administrative Coordinator*
- Marie Celii, *Information Specialist*

■ Transportation and Information Services

- Randy Waltermeyer, AICP,
Transportation Services Director
- Natasha Manbeck, AICP, PE*
Transportation Services Director
- Matthew Anderson, *Transportation Planner**
- William Deguffroy, *Transportation Planner*
- Justin Smiley, *Urban Planner*
- Brian Styche, RLA, *Transportation Planner*
- Robert Walker, *County Planner*
- Patti Strauber, *Administrative Support*

■ Technical Services

- Thomas P. West
Technical Services Director
- Catherine Sbarbaro, *GIS Program Manager*
- Keary Larson, *Computer User Liaison**
- Steven Cummings, *GIS Analyst*
- Tyler Semder, *Technical Services Planner*
- Carolyn Oakley, *Web Specialist*
- Glenn Bentley, *Plan Reviewer*
- Wes Bruckno, AICP, *Plan Reviewer*
- Paul Farkas, *Plan Reviewer*
- Jenn Kolvereid, *Land Development Analyst*
- Diana Gent, *Graphics Supervisor*
- Christopher Bittle, *Graphics Specialist*
- Polly Chalfant, *Graphics Specialist*
- Elizabeth Kolb, *Graphics Specialist*

■ Planning Services

- Carol J. Stauffer, AICP
Planning Services Director
- Susan Elks, AICP, *Community Planner*
- Mark Gallant, *Community Planner*
- Kathy McCarthy, *Community Planner*
- Kevin Myers, *Community Planner*
- Jeannine Speirs, *Community Planner*
- Carolyn Conwell, *Environmental/Open Space Planner*
- Jake Michael, *Environmental/Open Space Planner*
- Yvonne Guthrie, *Administrative Support*

■ Agricultural Development

- Hillary Krummrich, Esq.
Agricultural Development Director

* No longer with the Planning Commission

budget

Balancing work programs with resources

The Planning Commission faced another challenging year balancing the work program with an overall decrease in resources. This challenge was met by identifying new funding opportunities and managing expenditures. The Planning Commission secured additional revenue through grants to supplement our programs in the amount of \$45,481, thereby offsetting potential cuts to services. In addition, the Planning Commission worked diligently to identify opportunities to decrease expenditures. As a result, the net amount expended in 2012 was \$2,293,845 nearly a 10% decrease from the 2011 budget.

Budget	2011	2012
Budgeted	\$3,019,721	\$3,027,255
Expended	\$2,997,693	\$2,938,601
Revenues	\$439,845	\$644,756
Net expended	\$2,557,848	\$2,293,845

Revenues	2011	2012
Federal & State	\$297,773	\$487,157
Local	\$10,563	\$16,475
Publications	\$2,802	\$2,763
Subdivision fees	\$125,525	\$115,881
Other	–	\$29,042
Total revenue	\$429,372	\$651,318



the strategic plan

Refining the plan

Strategic business plan—managing for results

In order to enhance accountability, the Board of County Commissioners adopted a strategic plan. The plan, entitled Chester County's Strategic Plan—Managing for Results, won a 2011 Governor's Award for Local Government Excellence and establishes goals in six topical areas.

Managing for Results (MFR) makes it possible for Chester County departments to demonstrate accountability to taxpayers. MFR provides a common framework under which strategic planning, budgeting and performance measurements are aligned in a unified process, with six modules that support the process:

Health and environment

Promote and protect the public health and environment of the community

Public safety

Ensure safe and secure communities

Economy

Support the growth and development of a strong and vibrant economy for all residents

Transportation

Enhance access to and use of transportation systems to reduce traffic congestion

Growth

Manage growth and land use to preserve and optimize the quality of life in the community

Smart financial management

Continue to exercise smart financial management and maintain the county's financial strength while minimizing the property tax burden

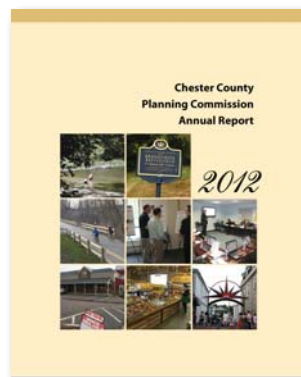
The Planning Commission's business plan, approved in 2011, is closely aligned to the county's strategic plan. The business plan establishes four activities for which resources and staff are assigned. The department strategic business plan includes performance and evaluation measurements. The department's activities will be monitored and evaluated against its performance and evaluation criteria.

Annual report organization

This annual report is structured to present the results in each of the department's activity areas:

- Landscapes2 Plan
- Community Planning Services
- Planning Information Services
- Transportation Planning and Programming Services

In addition to these four activities, the department also supports the Agricultural Development Council.



landscapes2

Landscapes2 Plan Activity

Provide outreach and implementation of the county's policy plan, Landscapes2 to the Board of County Commissioners and their constituents so they can adopt and use a relevant set of policies for balancing growth and preservation



Promoting sustainable practices

The Planning Commission continues to embrace the practice of sustainability as a key to our county's future. The adoption of Landscapes2—Chester County Comprehensive Policy Plan, represents a renewed commitment to manage growth and preservation in a sustainable fashion.

Sustainable development can be defined as strategically using resources so that the needs of both the present and future generations can be met. The field of sustainable development can be conceptually broken into three constituent parts: environmental, economic and sociopolitical. Sustainable development is best attained when these three constituent elements are balanced. We are seeking to meet the requirements of this "triple bottom line" of balancing these three values. Sustainable development ties together our concern for the carrying capacity of natural systems with the challenges of a growing community.

With the receipt of a federal grant, the Chester County Office of Sustainability released www.ChescoPAgreen.org; which is designed to serve as a clearinghouse for information relating to sustainability. This site promotes sustainability in Chester County by:

- Identifying and promoting examples of sustainable practices
- Partnering with other agencies and organizations
- Sharing information and techniques
- Identifying and highlighting sustainability-related successes
- Implementing Landscapes2 and the Chester County Greenhouse Gas Reduction Task Force recommendations



Content for homeowners, businesses, and municipalities is added to www.ChescoPAgreen.org on a monthly schedule. Material has been added in the previous quarter relating to:

- Chester County YMCA health promotion activities
- Home winterizing activities
- Sustainability programs in schools and at West Chester University
- Kids gardening activities and programs
- Chester County Health Department's Healthy Lifestyles Program
- Private sector energy audit example
- Energy conservation myths
- Sustainable farm example
- Farm energy audits
- HERS Home Energy Rating System
- County Infrastructure Investment program
- Holiday recycling tips

As part of the U.S. Department of Energy's Energy Efficiency and Conservation Block Grant (EECBG) award, the Planning Commission has prepared a series of brochures titled, *Discover the Future—Creating a Sustainable Future for Chester County*. These brochures serve as a resource for residents and municipal leaders in the county for a variety of sustainable practices available to municipalities, businesses and home owners. The brochure directs them to the county's sustainability website. The brochures provide discussions of smart growth principles and land use tools, transportation, sustainable agricultural activities, environmental preservation, as well as links for more information.



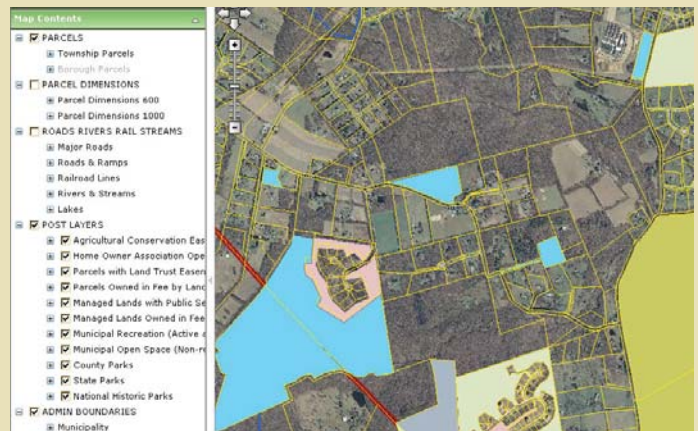
Protecting our open space resources

Protected Open Space Tracking (POST) system refined

Landscapes2 strives to bring a balance between growth and preservation. A key result measured by the department's strategic business plan is the percentage of Chester County protected for open space annually. The Planning Commission has been charged the task of tracking protected open space in the county through government, land trust and private sector efforts.

2012 marked the second year that protected open space in Chester County was inventoried and mapped using the web-based POST system. POST is an online application that combines GIS mapping software with the same records used by Tax Assessment and other county departments. POST provides a tool through which information can be quickly gathered on all types of protected open space, from parks and wildlife preserves to protected farmland and home owner association open spaces.

POST will soon serve as an online resource that land trusts and municipalities can use to access protected open space information. To that end, Planning Commission staff conducted training sessions during the summer with the land trusts active in Chester County.



POST, an online application, will allow efficient monitoring of protected open space.

Celebrating areas of national significance

Landscapes2 recognizes areas of the county that contain resources of national significance. These areas are in need of protection strategies so that the resources are not lost to development.

Brandywine Battlefield Preservation Plan: Revolution in the Peaceful Valley

The cultural and historic resources of the Battle of Brandywine are being studied and protection strategies are being developed on a multi-municipal level through the Brandywine Battlefield Preservation Plan. These resources and landscapes highly contribute to the character and quality of life in southern Chester and Delaware Counties, where the approximately 35,000 acre battlefield is located. The battlefield encompasses portions of 15 municipalities in southern Chester and Delaware Counties—the townships of Birmingham, Pennsbury, Thornbury, Kennett, Westtown, East Bradford, East Marlborough, New Garden, Newlin, Pocopson, West Bradford and the Borough of Kennett Square in Chester County, and the Townships of Chadds Ford, Thornbury, and Concord in Delaware County.

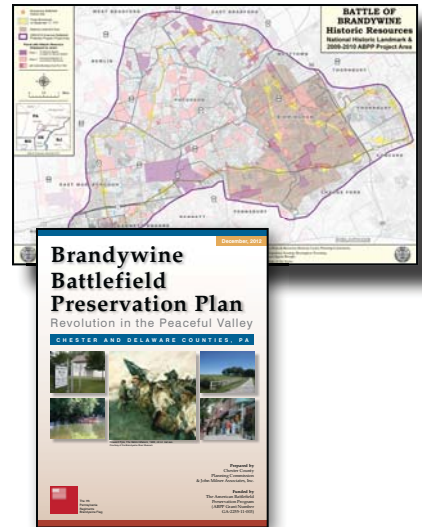
The Battle of Brandywine was an important event of the American Revolution, specifically the Philadelphia Campaign of 1777. The area was the location of the fiercest battle action and is recognized by the highest level of historic resource designation in the nation, that of National Historic Landmark. The Battlefield contains many cultural landscapes, historic resources, scenic vistas, and open lands that remain largely unchanged from the time of the Revolution. These resources provide context and help document the history of the nation, region, and municipalities. Through ongoing planning activities, local, county, state, and federal agencies, nonprofit organizations, elected officials, residents, and businesses together with the Brandywine Battlefield Task Force have been working to preserve this important national resource.

Chester County has received grants from the National Park Service through the American Battlefield Protection Program (ABPP) to complete:

- A historic resources inventory and mapping study of the battlefield; and
- The Brandywine Battlefield Preservation Plan.

The plan is being drafted by the Planning Commission with input from the Brandywine Battlefield Task Force. The plan focuses on land and historic landscapes conservation, protection strategies, access and outreach about the battlefield, and education about the battle as well as the role of heritage tourism. Since much of the battlefield falls on privately owned lands, a balance between the protection of this invaluable national resource and protection of landowner privacy has been a deliberate consideration. To this end, public meetings and outreach at these events, such as Chadds Ford Days, have been part of this planning effort. Comments from interested parties are being incorporated in the draft plan. As part of the grant, John Milner and Associates will also complete a cost evaluation and an implementation plan.

Karen Marshall, the county's historic preservation officer, joined the Planning Commission staff in 2012. Karen brings a wealth of preservation expertise to the department and has joined the Brandywine Battlefield team.



community

Community Planning Services Activity

Provide professional planning services to municipalities, governmental and non-profit agencies, permit applicants, and the public so they can: implement sound local planning consistent with Landscapes2; meet the requirements of the Municipalities Planning Code; have the information needed to protect, improve, and maintain open space and environmental resources; and continue to maintain the exceptional quality of life and healthy economy valued by Chester County residents and businesses.



Building partnerships with our municipalities

Planning our communities is primarily the responsibility of local municipalities. Partnering with local municipalities is important to manage growth in a logical and sustainable manner. To build these partnerships, the Planning Commission provides professional planning assistance to municipalities in two primary areas:

Community planning assistance provides planning consulting and technical assistance services directly to municipalities, regional groups, governmental and non-profit agencies, and the public to assist them in the implementation of sound planning that is consistent with Landscapes2 and with the Municipalities Planning Code.

Environmental planning provides open space protection, environmental infrastructure, and natural resources consultation services to individuals, permit applicants, and governmental and non-governmental agencies so they have the information needed to protect, improve, and maintain environmental resources and locate sewer and water infrastructure appropriately.

Vision Partnership Program (VPP)

The Planning Commission implements the principles of Landscapes2 through the provision of assistance to municipalities in refining their local planning programs. This assistance is primarily accomplished through VPP grants and community planning staff that directly assists municipalities on planning projects. The [VPP grant program](#) strives to develop planning partnerships between local governments and the county to implement sound growth management and coordinated planning programs.

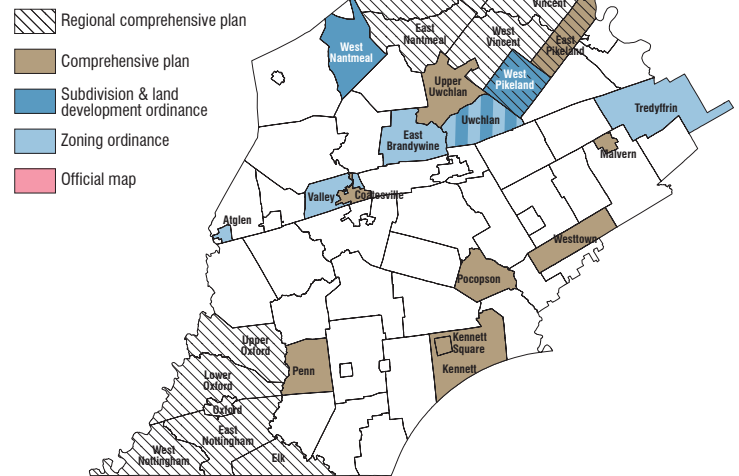
Through the VPP, municipalities receive professional planning services and financial assistance to help update their planning programs for consistency with Landscapes2 as well as to achieve municipal planning goals. Municipalities may use VPP reimbursement cash grants to retain the services of a professional planning consultant. In-kind grants may be used to retain Planning Commission staff for professional planning assistance.

Active grant projects in 2012

A total of 19 Vision Partnership Program grants were active in 2012. Two of these grants were for multi-municipal projects for a total of 32 municipalities involved in VPP funded planning activities. A complete listing of municipalities and regions actively planning in 2012 with the use of VPP grants is shown in the map and table below.

Vision Partnership Program (VPP) active grant projects in 2012				
Municipality	Comprehensive plan	Zoning ordinance	Subdivision ordinance	Official Map
Atglen Borough		●		
Coatesville City	■			
E. Brandywine Township		■		
E. Pikeland Township	■			
Kennett Township	●			
Kennett Square Borough	●			
Malvern Borough	●			
North Coventry Township		■		■
Penn Township	●			
Pocopson Township	●			
Tredyffrin Township		■		
Upper Uwchlan Township	■			
Uwchlan Township		■	■	
Valley Township		■		
W. Nantmeal Township			■	
W. Pikeland Township			■	
Westtown Township	■			
Multi-Municipal Planning				
Northern Federation (East Vincent, West Vincent, East Coventry, North Coventry, South Coventry, Warwick, East Pikeland, West Pikeland, East Nantmeal)	■			
Oxford Region (Oxford, East Nottingham, Elk, Lower Oxford, Upper Oxford, West Nottingham)	●			
■ Cash grant award ● In-kind grant				

VPP active grant projects in 2012 by municipality



Grants to municipalities

In 2012, eleven reimbursable cash grants were awarded during two rounds of the grant program. The applications received were scored on the basis of eight criteria established in the grant manual including: alignment with Landscapes2 policies and the county strategic plan goals, urgency of project in achieving local planning goals, creativity and innovation, implementation of previously funded planning projects, completeness and quality of the application submission, and the cost effectiveness of the project or financial need of the municipality. Reimbursable grants were awarded for the following projects:

2012 VPP grant awards		
Municipality	Project	Award
Coatesville City	Comprehensive plan	\$25,350.00
East Goshen Township	Comprehensive Plan	\$28,050.00
Honey Brook Borough	Comprehensive Plan	\$24,200.00
North Coventry Township	Zoning Ordinance and Official Map	\$26,615.00
South Coatesville Borough	Official Map	\$ 2,625.00
Tredyffrin Township	Commercial Zoning	\$20,000.00
Wallace Township	Comprehensive Plan	\$20,000.00
West Vincent Township	Multi-Modal Transportation Study	\$25,000.00
Unionville Area	Regional Plan Implementation	\$ 7,500.00
Valley Township	Zoning Ordinance	\$36,638.00
Westtown Township	Open Space Plan	\$20,000.00
Total		\$235,978

Uwchlan Township



Municipal planning highlights

Funding provided through the Vision Partnership Program supports municipal planning projects that champion the principles of Landscapes2 and implement local planning goals. The following projects were either adopted or in progress in 2012.

Urban landscape planning and revitalization

The urban landscape represents diverse areas of economic activity, institutional and community uses, residential neighborhoods, and historic resources. Urban centers are vital to maintaining the character of Chester County and providing a focus for future growth opportunities. The projects below focused on preserving and revitalizing the urban landscape (see also: Revitalizing our urban centers, page 16).

- Atglen Borough Zoning Ordinance update
- Coatesville City Comprehensive Plan update
- Kennett Square Comprehensive Plan update
- Malvern Borough Comprehensive Plan update

Multi-municipal planning efforts

The Planning Commission promotes municipal cooperation to better plan our future. Coordinating infrastructure, managing the environment and planning transportation improvements all transcend municipal borders. During 2012, the following projects were performed:

- Oxford Region Multi-Municipal Plan
- Northern Federation Parks, Recreation and Open Space Plan

Suburban landscape planning

The suburban landscape is dominated by the built environment and is largely served by public water and sewer systems and an auto-dominated transportation network. It is typically characterized by residential subdivisions and the largest employment centers in the county. The suburban landscape is a component of the growth area as designated in Landscapes2. The following projects contain significant areas of the suburban landscapes:

- East Brandywine Township Guthriesville Village Master Plan implementation
- East Pikeland Township Comprehensive Plan update
- Kennett Township Comprehensive Plan update
- North Coventry Township Gateway Plan implementation
- Penn Township Comprehensive Plan update (also in rural landscape)
- Pocopson Township Comprehensive Plan update
- Tredyffrin Township commercial zoning districts
- Upper Uwchlan Comprehensive Plan update
- Uwchlan Township Zoning Ordinance and Subdivision Ordinance updates
- Valley Township Zoning Ordinance update
- Westtown Township Open Space Plan update

Kennett Square Borough



Rural resource area planning and protection

The rural resource area, consisting of the rural and agricultural landscapes, contains important agricultural, environmental, and scenic resources that contribute to the traditional rural character of Chester County. These areas are appropriate for conservation and preservation activities and serve as a target for the county's agricultural and municipal open space preservation programs. The projects listed below contain large portions of rural resource areas and focused on preservation and resource protection. Several of these municipalities and regions also include historic villages which are reminders of the county's heritage with historic resources that provide community identity and make them worthy of protection.

- Pocopson Township Comprehensive Plan
- West Nantmeal Township Subdivision and Land Development Ordinance update
- West Pikeland Subdivision and Land Development Ordinance update
- Oxford Region Comprehensive Plan

Natural landscape

The natural landscape overlay encompasses Chester County's natural resource network of stream corridors, steep slopes, and woodlands. Major areas of natural resources should be protected and subject to only limited development. The following projects include plans and protection measures for natural resources.

- Uwchlan Township Zoning and Subdivision Ordinance updates
- Valley Township Zoning Ordinance update
- West Nantmeal Township Subdivision and Land Development Ordinance
- West Pikeland Township Subdivision and Land Development Ordinance update.

Upper Oxford Township



Pocopson Township

Uwchlan Township





Phoenixville Borough is updating their zoning ordinance

Revitalizing our urban centers

Urban centers as characterized in Landscapes2 are diverse areas of economic activity, institutional and community uses, residential neighborhoods, and historic resources. Urban centers within Chester County have been proactive and focused on a common goal and that is to plan for future growth and development, while maintaining their character and quality of life for residents. There are a number of projects either recently completed or in progress that focus on improving and revitalizing these important growth areas.

Atglen Train Station Feasibility Study (completed: June 2012)

This study analyzed potential station locations and facilities, and helped to examine the borough's plan for constructing a new train station. The study also provided next steps in the planning and design process, such as an update to the borough's zoning ordinance with Transit Oriented Development (TOD) provisions.

The study included an analysis of parking needs, concept station and platform design, economic development opportunities, and renderings based on public involvement/design charrette. The study was a collaborative effort and consisted of representatives from the following agencies and municipalities: Chester County Planning Commission, Urban Engineers, Inc., Delaware Valley Regional Planning Commission, SEPTA, Amtrak, Atglen Borough, and West Sadsbury Township.

Atglen Zoning Ordinance update (in progress)

The zoning ordinance update will support the implementation of the borough's adopted planning policies within the comprehensive plan and address concerns with the current zoning ordinance. The update provides illustrated design guidelines for various zoning districts. The ordinance will also respond to the Atglen Train Station Feasibility Study by providing standards and guidelines to support a future train station within the borough, such as a TOD district. The Planning Commission serves as the consultant for this project and it is expected to be completed spring, 2014.

City of Coatesville Comprehensive Plan update (in progress)

The city has retained Thomas Comitta Associates to update their 1997 and 2002 comprehensive plans using the transect method. Under this method, the plan will be organized by "transect-zones" that reflect the various character areas of the city including the downtown, older neighborhoods, newer neighborhoods, industrial areas, and natural and recreation areas. Design guidelines and best practices will be developed for each of the T-zones which will, in turn, provide guidance for future zoning updates. The plan was funded through the county's Vision Partnership Program (VPP) grant and is expected to be completed summer, 2014.

Kennett Square Borough Comprehensive Plan update (adopted: January, 2013)

The borough updated its 2001 comprehensive plan. The Planning Commission served as the consultant and has added several new elements to the plan including a separate housing plan; natural resources plan; parks, recreation, and open space plan; and energy plan. The plan was adopted in January 2013.

Malvern Borough Comprehensive Plan update (completed: June 2012)

The borough retained the Planning Commission to prepare an update to the borough's 1999 comprehensive plan and to update and incorporate the 1992 parks, recreation and open space plan into the comprehensive plan. The Malvern Borough Comprehensive Plan update expanded on the current plan's housing, historic resources, economic development, and revitalization planning components, as well as added an energy conservation chapter.



Atglen Train Station Feasibility Study

Malvern Borough seeks to promote redevelopment near the updated train station

Malvern Transit Oriented Development (TOD) Study (in progress)

The TOD study will focus on developing a redevelopment vision and future zoning to apply higher densities to properties located around the train station. The study will provide model ordinance provisions, an official map for transportation infrastructure, concepts for a parking garage and funding evaluations for proposed projects. The lead planning consultant for this project is Whitman, Requardt & Associates. The study advisory committee will consist of representatives from Malvern Borough, Chester County Planning Commission, Delaware Valley Regional Planning Commission (DVRPC) and SEPTA. The study is expected to be completed summer, 2013.



Phoenixville Borough Zoning Ordinance update (in progress)

The Borough of Phoenixville has retained Ray Ott and Associates to prepare an update the borough's zoning ordinance. The update will focus on recommendations from the recently updated the land use element in its [comprehensive plan](#). The borough hopes to simplify the ordinance and make it easier to understand while maintaining its overall function to implement Phoenixville's policies. The update is expected to be completed fall, 2013.

South Coatesville Borough Trail Feasibility Study (completed: September 2012)

The borough recently completed a trail feasibility study that involves the City of Coatesville and Modena Borough. The study highlights various bicycle and pedestrian facilities along roadways within the three municipalities. Defined as the "Mill Trail," this route traverses from the existing "Riverwalk"/Brandywine Creek Trail in Coatesville to locations within South Coatesville and Modena. The study is the last of three documents (after the comprehensive plan and revitalization plan updates) the borough has completed with the assistance from Kairos Design Group in the last two years. The borough is also in the process of updating its zoning ordinance and will be starting preparing an official map in 2013.



Oxford Borough serves as the urban core to the regional plan

Oxford Region Multi-Municipal Comprehensive Plan: Oxford Borough (adopted; December 2012)

Oxford Borough participated with five other municipalities in the Oxford Region to develop a multi-municipal comprehensive plan that focused on a wide range of challenges affecting the region. The economic development element of the plan focused on continued revitalization efforts within the borough. The Planning Commission was the consultant for the plan and provided the following website to access additional information as well as the adopted plan. www.chesco.org/planning/oxfordregion.

Chester County Department of Community Development Community Revitalization Program

Chester County Department of Community Development (DCD) celebrated 10 years of community revitalization on May 22, 2012. Created by the Board of County Commissioners in 2001, the Community Revitalization Program (CRP) offers funding to the 15 boroughs and City of Coatesville for public infrastructure and streetscape improvements. A total of \$51,000,000 has funded projects within urban centers from 2002 to 2012. To celebrate CRP's 10th anniversary, DCD along with the Planning have created the [CRP interactive map](#) to showcase all awarded projects within the county's urban centers.



Providing for diverse and affordable housing

Landscapes2 has established a goal for housing that provides diverse and affordable housing options county-wide, consistent with the principles of Smart Growth and sustainability, to meet the needs of all households.

Exploring Housing and Transportation Options for Southern Chester County

In 2012, the Planning Commission received a grant from the Delaware Valley Regional Planning Commission through the Transportation and Community Development Initiative to investigate the housing and transportation options available for disadvantaged populations in southern Chester County.

A study advisory committee was formed to oversee the project. It meets quarterly and is made up of representatives from county departments, eleven municipalities, and the private and nonprofit sectors.

The study focuses on low-wage workers, primarily members of the Latino community. Many are employed within the mushroom industry which is the predominant agricultural employer in southern Chester County. These workers, and other low-income Latino residents, represent a significant disadvantaged population

in southern Chester County. For these workers, the cost of living, in particular the cost of housing is prohibitively high throughout the study area. Many workers must seek housing in locations that are a long distance from jobs, or housing that is substandard or overcrowded. A long commute results in increased transportation costs for workers and can also impact worker productivity. In addition to low-income workers, fixed-income seniors have been identified as a disadvantaged population and the study will consider the effectiveness of the transportation system in linking seniors to the medical and other services they need.

The project team has completed a series of interviews with stakeholders, employers and non-profit agencies, and last fall conducted three community forums. These public input events will serve to lay the foundation for the research and fieldwork phase of the study. The study will inventory existing affordable housing opportunities and current housing situations for low-income households. Research will include an investigation into “best practices” in affordable housing, seeking models that could be replicated in southern Chester County. The SCCOOT bus route between Oxford and Kennett Square is being evaluated for possible improvements to better accommodate the workday commutes of low-wage workers.

The study, targeted for completion in late 2013, will include an implementation strategy that will draw upon the strengths and resources available to create and maintain affordable housing for low-income individuals and families, and to support efficient transportation connections between housing, jobs, and services.

www.landscapes2.org/HouseTransStudy/index.html



Improving the environment

The Planning Commission plays a role in the protection and conservation of natural resources, which are essential to the health, safety, and welfare of Chester County residents. The Planning Commission examines and lessens the negative impacts of land use and land development on natural resource systems through the review of proposed development activities. Environmental planning activities are linked with both the land development plan review process and the Vision Partnership Program.

Providing municipal review assistance and coordinating sewage facilities planning

In Pennsylvania, municipalities are required to develop, adopt, and implement sewage facilities plans as a means of ensuring that wastewater is properly treated and disposed. Municipalities use these plans to regulate how new sewage facilities are established and where they are appropriate. These plans address public sewer systems, infill, and redevelopment projects, failing on-lot systems, and new land developments. Staff provides reviews of sewage facilities plans to determine their completeness and consistency with the goals and policies of Landscapes2 as a part of the overall approval system for sewage facilities planning.

The Planning Commission experienced an increase in the number of municipalities updating their sewage facilities master plans (Act 537 plans) in 2012. A total of 41 minor plan reviews were performed—three-quarters of which were consistent with Landscapes2.

The Planning Commission conducted major plan update reviews for the following municipalities:

- Atglen Borough
- East Whiteland Township
- Kennett Township
- Londonderry Township
- Spring City Borough
- Tredyffrin Township
- Westtown Township

Natural Heritage Inventory field work is underway

During 2012, the county embarked on a project to prepare an inventory of threatened and endangered species within Chester County. Staff from the Pennsylvania Natural Heritage Program (PNHP) and the Western Pennsylvania Conservancy conducted field surveys in Chester County as part of the County Natural Heritage Inventory (CNHI). PNHP staff will complete plans for both Chester and Berks Counties at the same time. This approach allows for cost savings and permits a complete evaluation of the entire Hopewell Big Woods, which extends into both counties. The CNHI document will identify sensitive habitat and update information on state and federally threatened and endangered species. It will serve as an update to the 2000 Chester County Natural Areas Inventory. The final product will include GIS mapping of sensitive habitat which to date has only been available in paper form. The project is scheduled for completion at the end of 2013.

Surveys have reconfirmed the presence of 13 occurrences of plant species of concern, as well as a new record for Halloween Penant, a dragonfly species of concern. An occurrence of the globally vulnerable bog bluegrass (*Poa paludigena*) was updated in seeps in Chester County. Surveys have already been completed for 47 sites. This work has reconfirmed 23 occurrences and found four new occurrences of species of concern. Six of these species are classified as endangered in the state; Bradley's spleenwort (*Asplenium bradleyi*), false hop sedge (*Carex lupuliformis*), Maryland golden-aster (*Chrysopsis mariana*), downy lobelia (*Lobelia puberula*), Virginia bunchflower (*Veratrum virginicum*), and tawny ironweed (*Vernonia glauca*). A part of these surveys, Planning Commission staff assisted in public coordination. Over 280 landowners were contacted to notify them that PNHP staff might be accessing their properties to conduct field surveys.

The State Game Lands west of St. Peter's village are one example of how natural habitat impacts community development.





Managing stormwater more effectively

Stormwater management has become a major and complex issue facing Chester County and its municipalities. Municipalities are being asked to regulate stormwater management in new and more rigorous ways starting next year. Commonwealth regulations are complex and require plans and ordinances to be updated.

To address municipal stormwater obligations and establish an efficient and consistent process for meeting these obligations, Chester County has developed a strategy by which the county and its municipalities can achieve regulatory mandates in a comprehensive and efficient way by working together.

A county-wide stormwater management plan

Chester County has prepared a County-wide Act 167 Stormwater Management Plan Addendum. This plan, when adopted by the Board of County Commissioners early next year, will amend Watersheds—An Integrated Water Resources Plan for Chester County, PA and Its Watersheds, and Landscapes2—the Chester County Comprehensive Policy Plan.

The purpose of the County-wide Act 167 Plan for Chester County is to fulfill the requirements of the Storm Water Management Act (PA Act 167) and to reduce stormwater runoff and flooding, and improve water quality in all watersheds of Chester County.

The County-wide Act 167 Stormwater Management Plan for Chester County fulfills the requirements of PA Act 167. The plan provides the following:

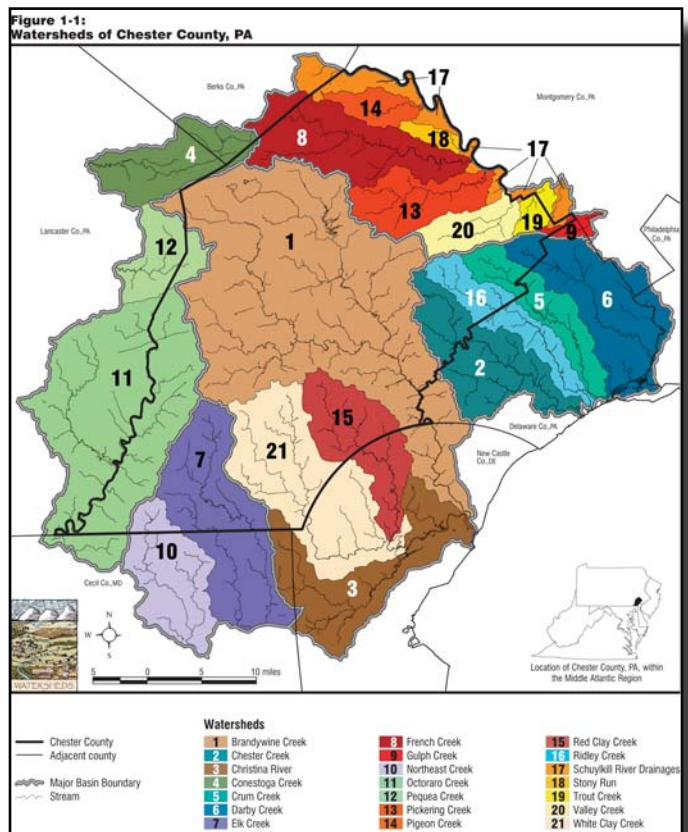
- Information to assist municipalities with stormwater planning and management;
- Stormwater standards in a model ordinance; and
- A means by which municipalities can meet certain NPDES (National Pollutant Discharge Elimination System) Phase II small municipal separate storm sewer system (MS4) requirements related to ordinance standards.

Public participation

Municipal and public participation has been an integral part of the County-wide Act 167 Plan process and occurred through three approaches:

- Re-engaging the County-wide Act 167 Watershed Plan Advisory Committee (WPAC) that was formed in Phase I;
- Formation and reliance on an ordinance/standards committee (comprised of volunteer professional engineers and a volunteer, professional environmental planner) to provide professional engineering and planning expertise; and
- Public outreach via website posting of all materials, numerous stakeholder and public meetings, and a press release.

The county plans to adopt the plan in early 2013. The plan can be viewed at www.chesco.org/water.



Watersheds of Chester County

information

Planning Information Services Activity

Provide specialized systems and support to department personnel, other county departments, outside agencies, and the public so that they can obtain information on the county and make informed decisions in a timely manner.



Making informed decisions

A core service of the Planning Commission is the dissemination of information. The delivery of planning information using the web has provided easy and quick access to the public. The Landscapes2 website (www.landscapes2.org) houses the comprehensive plan and support information, while the Discover the Future site (www.chescoPAgreen.org) provides information and tools related to the implementation of Landscapes2. This information helps local municipalities make more informed planning decisions.

Accessing web-based data provided by the Planning Commission continues to grow with each passing year. The following activity occurred in 2012:

Planning Commission

During 2012 Chester County updated its website platform resulting in a significant re-branding of the Planning Commission's web pages housed on the chesco.org platform.

www.chesco.org/planning (100,233 visits)

Landscapes2 and Discover the Future

www.landscapes2.org and www.chescoPAgreen.org (95,008 visits)

Agriculture Development Council

www.chesco.org/agdev (26,282 visits)

Improving access to publications

To reach a broad audience and to provide easy access to information and data, Planning Commission publications are hosted online. All publications are available in the standard PDF format. Some are also available in a "flipping book" format that offers several user-friendly features including a table of contents for easy navigation, search box, thumbnails, and an option to add bookmarks. Newsletters and annual reports are located at www.chesco.org/planning/publications and other publications are in topical areas of the Planning Commission [website](http://www.chesco.org). These electronic formats allow information to be shared quickly, making news more relevant and contemporary. Paper copies can still be ordered by contacting our office.

The Planning Commission produces web-based publications, applications and services, resulting in increased access and efficiency, decreased expense and a more eco-friendly, sustainable way to serve the public. This made it possible for anyone to receive updates and to engage the community in a new meaningful way.



Expanding Geographic Information System (GIS) service

The Planning Commission relies on GIS technology across all services, including map production, spatial analysis and presentations. The benefits of GIS, especially as an enabling technology for improved efficiency and effectiveness, has been realized through the services provided by the Planning Commission. Historical aerial imagery from 1965 to 2010 is now available at the front counter kiosk. The number of maps on the Planning Commission’s map gallery has been expanded to include demographic maps created with 2010 census data. The map gallery offers a wide selection of maps to the public free of charge. The display size maps can be printed directly at the front counter of the Planning Commission. www.chesco.org/planning/mapgallery

Subscription services

The Planning Commission has established several forms of subscriber services for receiving planning-related information. This allows the subscriber to stay informed on planning-topics relevant to Chester County as they happen. These web systems include eSubscriptions, email list services subscriptions that allow the Planning Commission to email updates about planning issues and resources related to Chester County.

eNewsletter: The Planning Commission has created a monthly eNewsletter to inform the public about planning issues related to Landscapes2—Chester County Comprehensive Policy Plan, as well as topics related to the implementation of Landscapes2, Discover the Future (ChescoPAgreen) and related topics.

ePublications: The Planning Commission maintains an email subscription service “ePublications” to notify interested readers when new and updated publications are available online.

You can sign up for these eSubscriptions on the Landscapes2 website. www.landscapes2.org/eSubscriptions.cfm



Social networking

A key objective for 2012 was to broaden the audience that the Planning Commission serves. Broadcasting planning-related information and data electronically allows more efficient and dynamic access to the Planning Commission. The following social networking services were employed by the Planning Commission during the year:

Facebook: The Planning Commission uses social networking as a means to engage and remain connected with the community. Reaching out to the community has made it possible for the Planning Commission to inform more members of the community about planning issues. Join the nearly 300 fans of the Planning Commission Facebook page at www.facebook.com/ccplanning.



Twitter: The Planning Commission also has a Twitter page with over 270 followers. You can follow the Planning Commission@ChescoPlanning on Twitter. www.twitter.com/ChescoPlanning.



Flickr: The Planning Commission maintains a photographic inventory on Flickr. The collection represents a wide range of Chester County scenes, planning-related events, and now includes the past ten years of digital photos from the Planning Commission archives. This website allows anyone access to 3,000 “public” images. 15,092 visits were recorded in 2012. www.flickr.com/ccpcphotography



LinkedIn: The Planning Commission recently created a LinkedIn page. You can connect with the Planning Commission on LinkedIn at www.linkedin.com/company/chester-county-planning-commission.



Providing interactive experiences

The Planning Commission has created several interactive map applications to facilitate access to information. This technology provides information in graphic and map form that the user can explore and sort according to their needs.

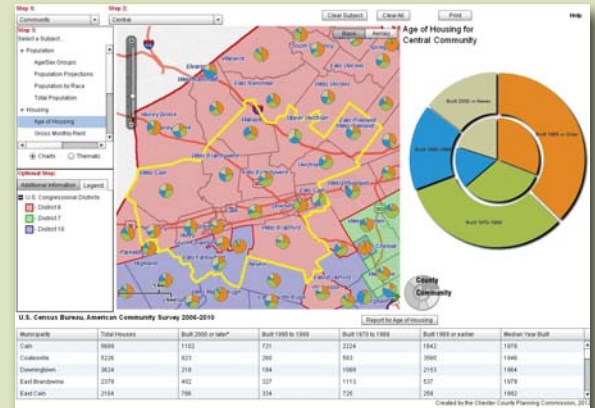


Sustainable Practices Map

An interactive Sustainable Practices Map was also unveiled in 2012 showing locations in the county highlighted on the Discover the Future website for Learning, Practicing or Achieving activities. The map at www.chescoPAgreen.org/resources/interactivemap.cfm allows visitors to find out how people and organizations are involved in programs that help implement the goals of Landscapes2.

3D modeling with Google SketchUp

The Planning Commission uses Google SketchUp 3D modeling software to illustrate land uses contained in landscape elements in www.ChescoPAgreen.org. This tool helps to visually demonstrate the relationship between different land uses such as residential, commercial, agricultural, institutional and natural areas, and demonstrates the transportation system that connects each of these areas. The use of this web-based tool helps visitors visualize many of the planning concepts and opportunities covered in Landscapes2 and how those policies can be implemented in their local municipalities.



Community Profiles

The Community Profiles application now allows the user to sort information including census data. This application, which was created in 2011, received several data and report updates in 2012. The online tool can be used to browse data in a web session as well as print out custom reports and maps. To access Community Profiles click the link or use the address from any web-enabled device. www.landscapes2.org/mapping/countyprofiles/cphome.cfm.

During 2012, the Planning Commission updated the interactive web tool to help make it easier to use as well as updated data. The increased flexibility to select any combination of municipalities should increase the usefulness of the tool. For example, a user can select municipalities along a corridor, such as Route 30 or Route 1, to identify the characteristics of that specific area.



Proposed development activity on the increase 2012 trends

The level of proposed development activity is reflected in the number of submissions of subdivision and land development plans for review by the Planning Commission under the state enabling legislation, Act 247. The level of overall review activity increased slightly from 194 plans reviewed in 2011 to 211 plans reviewed in 2012. There was a significant increase in the number of lots/units proposed during the year with 4,542 lots/units proposed in 2012 compared to 1,678 in 2011, which represents an almost three fold increase. The proportion of multi-family units to single-family units was greater than 3:1 in favor of multi-family units reversing the trend experienced prior to the 2009 economic downturn.

The Planning Commission reviewed two significant developments in 2012. Both submissions are consistent with Landscapes2:

Uptown Worthington mixed use development located in East Whiteland Township was reviewed in July and again in November. The proposed land development is situated on the south side of Matthews Road, east of Morehall Road and involves the construction of 709,375 square feet of development that combines commercial uses and offices, and 753 multi-family residential units on a 69 acre portion of the site.

Dwell at Caln had been previously reviewed in 2004. The revised plans call for 400 dwellings (160 townhouses and 240 apartments) on a 73.61 acre site with open space areas totaling 30.21 acres and 8,168 feet of roadway. The site is on west side of Horseshoe Pike (State Route 322), north of Edges Mill Road, with a portion of the site located in East Brandywine Township, although no construction is proposed in East Brandywine.

The Planning Commission reviewed 155 zoning and subdivision and land development ordinances and amendments, comprehensive plans and amendments, official maps and other miscellaneous reviews in 2012. The most common topic addressed in zoning ordinance amendments in 2012 was "alternative energy"; thirteen amendments were reviewed.

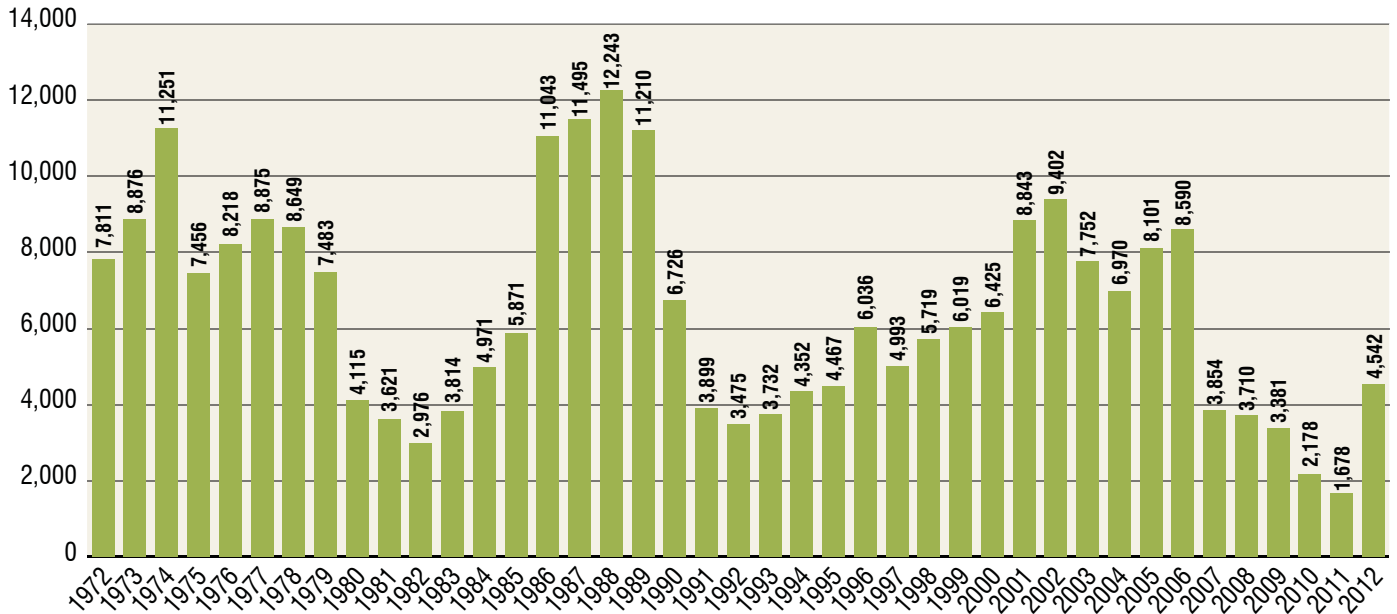


Ordinances reviewed 2011 and 2012	2011	2012
Zoning	126	123
SLDO	26	11
Comp Plans	8	8
Official Maps	2	2
Misc	8	11
Total	170	155

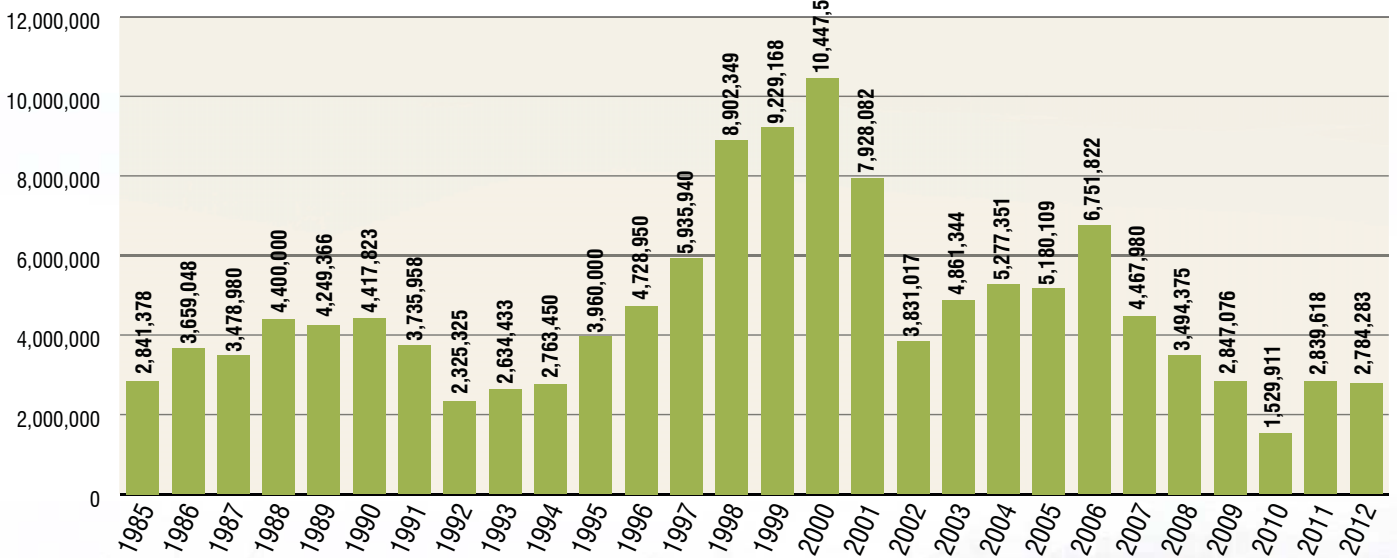
Comparison of lots/dwelling units proposed 2011 and 2012													
Single Family		Multi-Family		Mobile Home		Commercial		Industrial		Institutional		Totals	
2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012
296	399	1,186	3,916	1	2	90	118	32	11	39	35	1,678	4,542



Proposed lots/units: 1972–2012
Chester County, PA



Proposed non-residential structural square footage: 1985–2012
Chester County, PA



transportation

Transportation Planning and Programming Activity

Provide information, recommendations and professional planning services to state, region, county and local governments, agencies and the public so that they can have an improved transportation system.



Promoting transportation choices

Providing alternative forms of transportation to the car supports healthy lifestyles and promotes sustainable community practices. The county and many of our municipalities have undertaken bicycle and pedestrian plans in order to improve these non-motorized transportation options for future generations.

Laying the framework for connecting West Chester, Exton, and Downingtown

The [Central Chester County Bicycle and Pedestrian Circulation Plan](#) explored ways to improve walking and bicycling in the Exton, Downingtown and West Chester area. The plan, which is scheduled for completion in the spring of 2013, includes the Boroughs of Downingtown and West Chester, and the Townships of East Bradford, East Caln, East Goshen, West Goshen, and West Whiteland. Four successful public workshops were held in 2012 that engaged over 100 participants.

During 2012, Planning Commission and Health Department staff conducted extensive field views, met with local advocacy groups, and interviewed municipal planning officials. Staff studied the existing conditions of the study area to identify key issues to be addressed in the document. Plan advisory committee members, consisting of representatives from each municipality in the study area and local advocacy groups, volunteered their local knowledge and expertise to help guide recommendations.

By late 2012, the plan team had prepared an improvement plan for the entire seven-municipality region. This improvement plan articulated a series of capital improvements that would “transform” the region over the next 20 years. The Planning Commission’s community planning division assisted in the development of the plan by identifying ordinance-related strategies to implement the plan’s concepts.

For more information about the Central Chester County Bicycle and Pedestrian Circulation Plan, please visit the [project website](#).

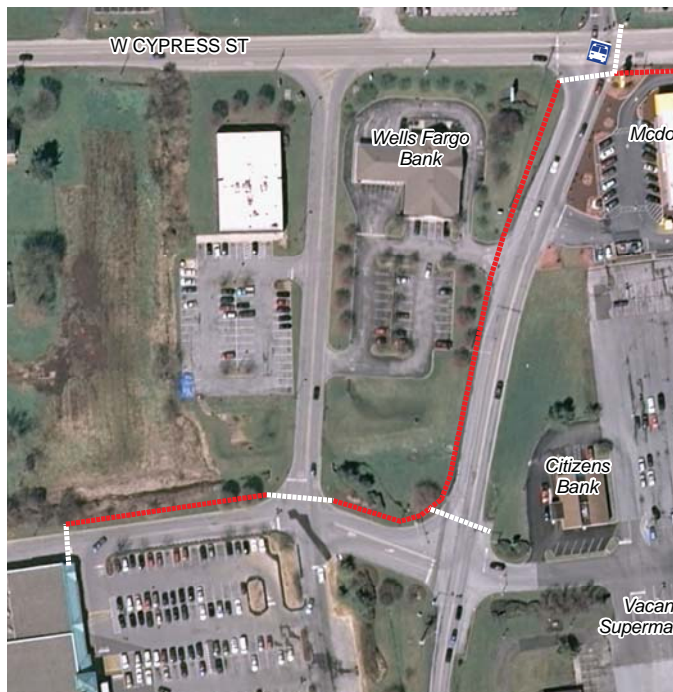




Linking together the communities of New Garden, Kennett, and Kennett Square

Several planning efforts of the last ten years have documented the need to provide a safe pedestrian connection between Kennett Square Borough and commercial uses in adjacent Kennett and New Garden Townships. In 2012, the Planning Commission was approached to provide assistance with advancing this project concept.

In response, Planning Commission staff prepared a conceptual improvement plan for Cypress Street between Scarlett Road in New Garden Township to Mill Road in Kennett Square. The concept plan outlined the alignment of a trail or sidewalk on the south side of Cypress Street that would permit pedestrian and bicyclist-access between the New Garden Shopping Center and Kennett Square Borough.



Equipping our municipal partners with transportation solutions

During 2012, the Planning Commission partnered with key agencies to hold two planning forums to discuss contemporary transportation planning issues.

Green Streets

The Planning Commission, in partnership with the Chester County Water Resources Authority and Transportation Management Association of Chester County (TMACC), held the [Green Streets Forum](#) on February 3rd. Over 100 professional planners, engineers, landscape architects, municipal and agency representatives attended to learn ways to apply Green Streets concepts in projects and municipal plans. The Green Streets Forum included five presentations from industry experts with case studies and lessons learned from projects implemented in Chester County and the northeastern region. The presentations and other links and resources will be available at www.chescoPAgreen.org/achieve/greenstreets.cfm.

Active Transportation Forum

The Planning Commission, in partnership with TMACC, held the [Active Transportation Forum](#) on June 6th. The forum covered successful case studies that promoted pedestrian and bicycle facilities. The program focused on the lessons learned from four projects: the Brandywine Trail, the Paoli Trail Connections, the Kennett Pike Bikeway and the Chester Valley Trail. A diverse group of municipal leaders, planners and engineers participated in the program.

www.chescoPAgreen.org/achieve/activetransforum.cfm

Keeping the county's rail future on track

Paoli station

Planning Commission staff provided technical assistance and helped with coordinating the various design projects for the Paoli Transportation Center. In 2012, SEPTA selected a consultant team led by Gannett Fleming to design the new Paoli Transportation Center. Tredyffrin Township selected two consultant teams (McMahon Associates and Bergmann Associates) for Paoli related roadway improvement projects. PennDOT awarded a contract to Parsons Brinckerhoff for design of the Paoli interlocking and sub-station relocation and work began in January 2012. In the fall of 2012, the project partners held a public workshop on various alternatives for



the station design. Based on public and technical feedback, the project partners narrowed the alternatives to three designs by late 2012. Selection of a final station concept is anticipated in early 2013.

Coatesville station

In collaboration with the City of Coatesville, Chester County Economic Development Council, PennDOT, Amtrak, and the Chester County Department of Community Development, the Planning Commission advanced improvement plans for the Coatesville train station through monthly coordination meetings. In 2012, significant milestones were achieved in the assembly of parcels for the anticipated improvement project. In the latter



months of 2012, the project team prepared a request for development proposals for the station area. This request is anticipated to be released in early 2013.

Atglen station

A station concept plan was completed for a train station in the Borough of Atglen in 2012. The Planning Commission staff oversaw a consultant team that prepared the concept plan in the first six months of 2012. The planning study prepared station



renderings, estimated capital needs at \$14.3 million, and prepared two operating plan concepts for extension of SEPTA service to Coatesville, Parkesburg, and Atglen.





PA Route 29 interchange construction

Investing in our transportation system

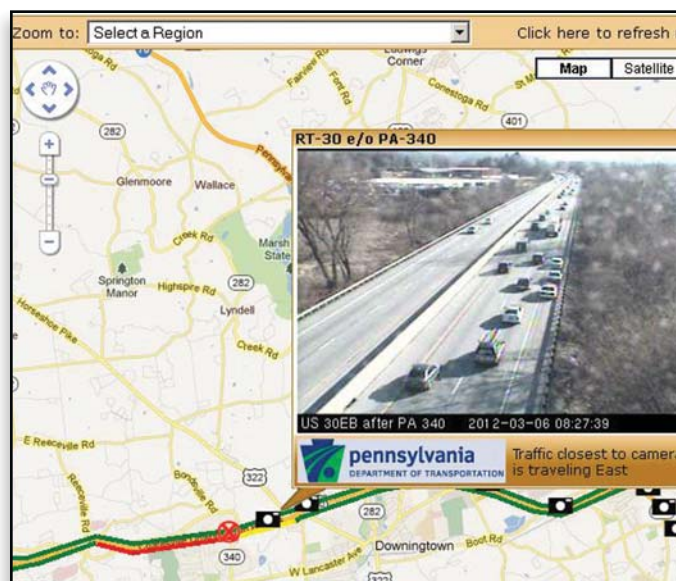
The fall of 2012 was an exciting period for the transportation and economic development communities of Chester County as two long-awaited highway project achieved significant milestones:

Pennsylvania Turnpike's PA 29 all-electronic interchange ramp opens

The Pennsylvania Turnpike opened the \$60-million PA 29 all-electronic interchange on December 11, 2012. This project significantly improved access into the Great Valley corporate area and provided congestion relief to US 202, PA 401, PA 29, and US 422. The Planning Commission staff, in conjunction with the Delaware Valley Regional Planning Commission's Office of Travel Monitoring, will monitor the long-term changes in travel patterns as a result of this significant project.

Final phase of Route 202 Section 300 widening project awarded

PennDOT awarded the final phase (Section 330) of the US 202 Section 300 widening project in East Whiteland Township. The Section 330 project, totalling \$63-million, will widen US 202 from PA 401 to the US 30 Exton bypass. Additionally, the project will construct a 32-space park-and-ride facility at the US 322/US 30 interchange in Caln Township. The Planning Commission staff successfully mediated concerns between Caln Township and PennDOT regarding the design of the park-and-ride facility. Completion of the Section 330 project is scheduled for May 2016.



Route 30 Incident Management Task Force focuses on keeping the bypass moving safely

Since 2009, the Planning Commission staff, in partnership with the Delaware Valley Regional Planning Commission, has co-lead the Route 30 Incident Management Task Force. This group is comprised of first-responders, emergency management officials, municipal managers, towers, PennDOT, and the Pennsylvania State Police. The Route 30 Incident Management Task Force focused its efforts on five priority areas: engineering and planning, response protocol and procedures, accountability measures, communication, and education. In 2012, at the encouragement of the task force, PennDOT installed mile-post markers along the entire Route 30 corridor; additionally, the Delaware Valley Regional Planning Commission completed an Intelligent Transportation Systems (ITS) master plan that identified future locations for cameras, variable-message signs, and incident detectors along the highway.



County government provides many services to the residents of Chester County. Most of these services are of an immediate nature, including the functions of the courts; operation of the prison; delivery of emergency services; public safety communication; protection of the public health; operation of libraries; and a wide variety of other social services that are essential to day-to-day life in Chester County.

The work of the Planning Commission is a little different.

The Planning Commission also provides essential services that help with immediate needs. You can see from the preceding pages that the Planning Commission does many such things. The Planning Commission reviews proposals for development of property. The Planning Commission assists municipal officials with updating plans and regulations. The Planning Commission tracks development, compiles statistics on where and what type of development is happening in the county, and measures achievement of county goals. The Planning Commission identifies transportation needs and prioritizes funding of transportation improvements.

The work of the Planning Commission, however, is not only about what is going on today, but it is fundamentally about how the County will develop in the future.

Our job isn't just to fix existing problems, but to shape how Chester County will develop in the future. With the help of Landscapes2, the county's long-range plan, a common vision for our future can be planned.

As mentioned in the message of Judy DiFilippo, the chair of the Chester County Planning Commission, at the beginning of this report, this agency has come through some unsettling economic times. Budgets have been cut. Resources have been reallocated. Staff capacity has been maintained only through contract work and grant funding. And yet, despite the effects of the recession and the general environment of governmental retrenchment, 2012 was a year of substantial accomplishment for the Chester County Planning Commission.

As we come out of the recession, the rate of growth is again accelerating. Chester County is poised for massive growth and change. Change is coming, and the Chester County Planning Commission has been planning for it.

If the right plans and the right regulations are in place, it is because of the previous work of the Planning Commission preparing for this day. If, in anticipation of growth, sewer and water systems have been improved, highways are been expanded, key parcels of open space have been protected, water quality has been improved, new parks and recreation facilities have been built, it is because, in part, the Chester County Planning Commission planned for this ten years ago.

Likewise, the planning that we are doing today will affect how development occurs in Chester County ten years from now.

So, in a very real sense, the constituency served by the Planning Commission is not simply today's residents, but all the people who will live, work and invest in Chester County in the years to come. To them we have a very great responsibility, and, with this responsibility in mind, we look forward to working hard in 2013.

Ronald T. Bailey, AICP
Executive Director





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Flickr (photography)

www.flickr.com/ccpcphotography

Twitter

www.twitter.com/chescoplanning

LinkedIn

www.linkedin.com/company/chester-county-planning-commission