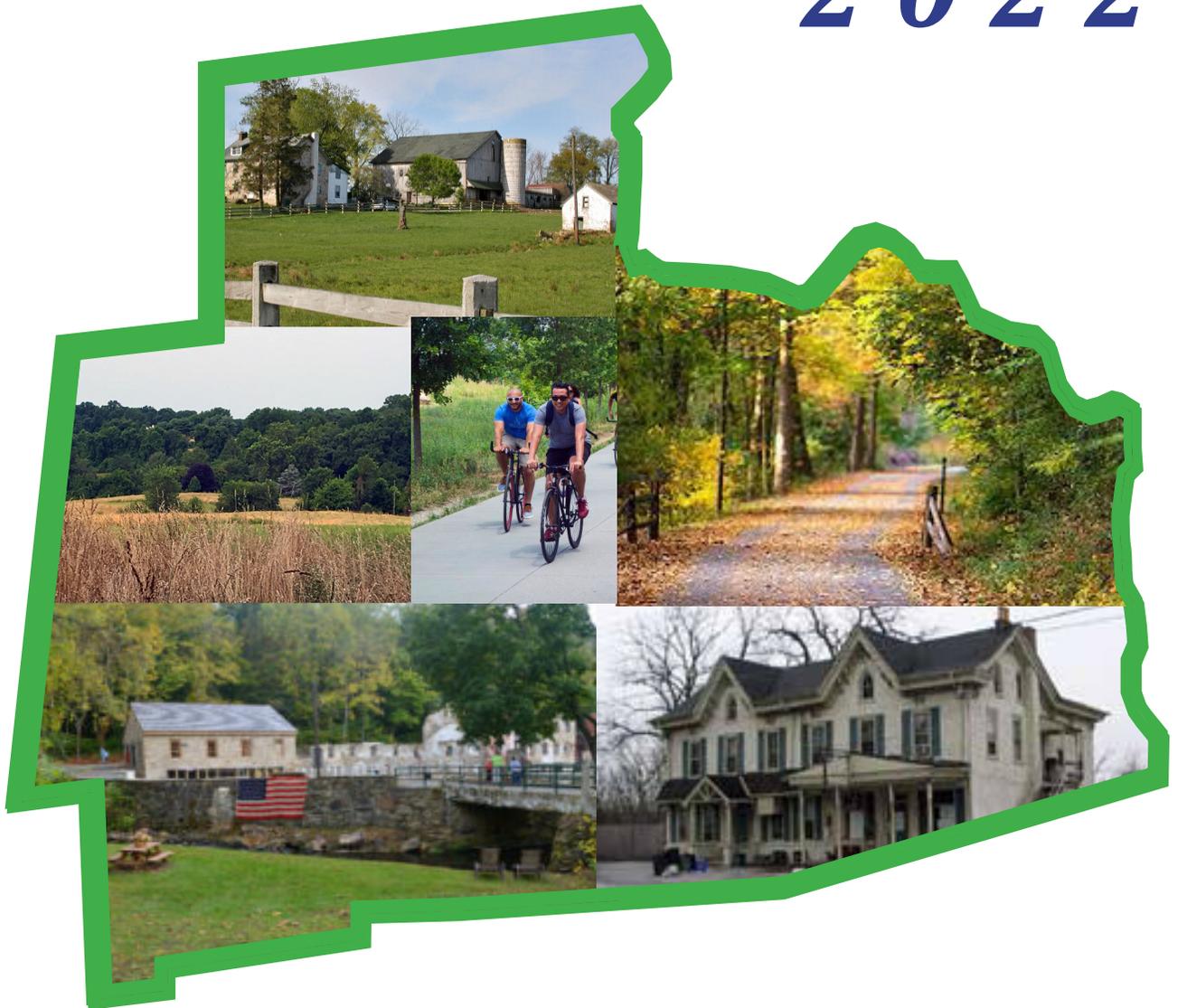


*EAST BRANDYWINE TOWNSHIP*  
*COMPREHENSIVE PLAN UPDATE*  
*2022*



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*Adopted: October 6, 2022*

# ACKNOWLEDGMENTS

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## **Board of Supervisors**

Kyle Scribner, Chairman  
Carl Croft, Vice-Chairman  
Jason Winters, Member

## **Planning Commission**

Bruce Rawlings, Chairman  
Jim Buczala, Vice Chairman  
Michael Corbin, Member  
Nancy Frame, Member  
Charles Giordano, Member  
Michael Wagoner, Member  
Francis Taraschi, Member

## **Comprehensive Plan Task Force**

Jim Buczala, Planning Commission, Bondsville Mill Committee, and Historical Commission  
Bruce Rawlings, Planning Commission  
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Chester County Planning Commission

## **Vision Partnership Program Grant Acknowledgement**

This Plan was funded in part by the Chester County Board of Commissioners through the Vision Partnership Program, administered by the Chester County Planning Commission. Special thanks to Jeannine Speirs, Chester County VPP Grant Monitor.

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# 1 OVERVIEW

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## **A. Introduction**

East Brandywine Township has a long history of progressive land use planning and open space preservation. It is also one of the most rapidly growing townships in Chester County. After steadily growing between 1980 and 2000, population spiked by 44% between 2010 and 2020. Even as land was being developed for housing, the township was focusing on open space preservation: an agricultural security area was created in 1991 and Township residents overwhelmingly approved an increase in the earned income tax to support open space acquisition in 2002. This program has preserved a total of 1,776 acres in perpetuity. The combined consequence of land preservation efforts and the tremendous growth is that the Township is essentially built out.

The Township's 2009 Comprehensive Plan focused on the preservation of open space, the enhancement of Guthriesville Village, the inherent character of the community, and maintaining a high quality of life through community services. This Comprehensive Plan update is intended to carry forth and build upon that vision.

From a legal standpoint, the Comprehensive Plan is enabled and regulated by the Pennsylvania Municipalities Planning Code (PA MPC), which specifies that a plan should be reviewed at least once every ten years. While the plan is adopted by the Board of Supervisors, it is not a regulatory document like a Zoning Map or Zoning Ordinance, but is intended to guide the policies and practices of the Township over the next 10 years.

***A Comprehensive Planning process creates a VISION for the future, defines Township PRIORITIES, produces an ACTION PLAN, and guides Township RESOURCES for the next 10 years.***

## **B. Plan Purpose**

### ***Why is Comprehensive Planning important?***

- It develops and states the community's overarching priorities and outlines the steps to achieve them;
- It provides rationale for Ordinances and Amendments to them;
- It provides rationale for decisions on a requested rezoning;
- It supports requests for improvements (i.e., asking a developer for a trail connection, sidewalk, or open space);
- It is a tool for building community support; and
- It is strong tool for supporting grants.

# 1 OVERVIEW

## C. Planning Process and Public Participation

The development of this Plan was guided by a multifaceted one-year planning process intended to maximize stakeholder input and result in a detailed action plan.

### Comprehensive Plan Task Force

A dedicated committee of East Brandywine Township residents were appointed to guide the formulation of this Comprehensive Plan Update. This Committee is comprised of appointed Township officials representing the East Brandywine Board of Supervisors, Township staff, the Planning Commission, Trails Committee, Bondsville Mill Park, and the Historical Commission. Members committed to attending monthly meetings from May 2021 through April 2022 to discuss issues, interpret the community's input, provide focus areas, and prioritize key recommendations for implementation.

### Stakeholder Interviews

As part of the information gathering stage, representatives of various stakeholder groups within the township participated in semi-structured interviews to discuss their views on the challenges that the township faces and what it has done well. A total of nine interviews were completed. There were four recurring themes that emerged from these discussions:

- Improve pedestrian connectivity and paths, especially for older neighborhoods
- Focus on traffic and address this growing issue
- Preserve as much of the remaining open space as possible
- Prepare to maintain adequate staffing and service levels in line with the pace of growth

### Community Survey

Given the constraints of the ongoing COVID-19 pandemic, a community survey was conducted to gauge the community's opinions on the many elements of life in the township. The survey ran through the summer of 2021. It was available online on the township's website and was mailed to all households in the Township in mid-July. Two hundred seventy-five surveys were filled out online and another 601 surveys returned to the township: an impressive response rate of nearly 29% of all households!

Survey results are included the Appendix B.

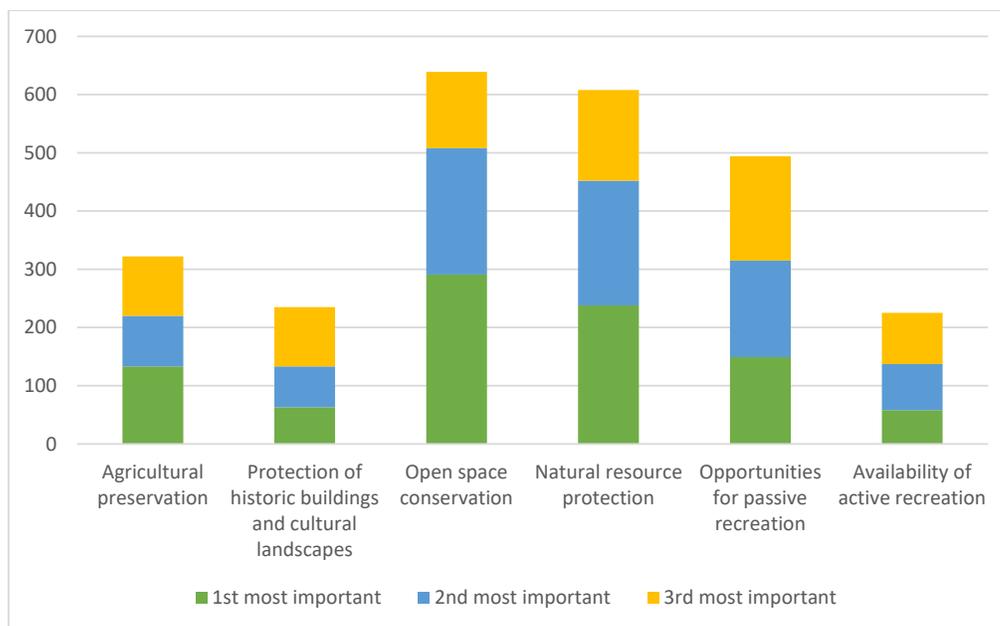


# 1 OVERVIEW

## Online Survey Results:

Below is a sample result from the community survey.

**Q2. Which of the following open space, recreation and/or environmental resource issues do you believe are most important? (Please indicate a maximum of three reasons, ranking them from 1 to 3, with 1 being the most important).**



## Public Open House

On September 22, 2021, the Township hosted a Community Visioning Session at the Township Building. The public was invited to provide comment on a variety of aspects of Township life, including trails, development patterns, open space, and spending priorities.

The combined results of the interviews, survey, Public Open House and Committee input were used to develop the framework and priorities for this Plan. The Summary of Public Input is in Appendix C.

## Public Review of Draft Comprehensive Plan

After a yearlong process, the Committee deemed the draft Plan ready for public review and comment. To this end, and in accordance with the MPC, a joint Public Meeting before the Township Planning Commission was held on July 6, 2022. The draft Plan was also reviewed by the surrounding Townships and Boroughs, the Chester County Planning Commission, and the Downingtown Area School District. The draft plan was refined to respond to suggestions and concerns by the public, Township officials, and other stakeholders. Subsequently, a Public Hearing before the Board of Supervisors was held on October 6, 2022, at which time, the Board adopted the Comprehensive Plan.

# 1 OVERVIEW

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## **D. Plan Organization**

This Comprehensive Plan Update is organized into three main parts, as follows:

**Chapter 2:** provides an overview of the major demographic trends that will impact the Township in the near future.

**Chapter 3:** lists the Township's Goals, Objectives and Implementation Actions.

**Chapter 4:** highlights topics of particular importance to the Township. Each section introduces the topic and discusses its importance to the Township's future, before considering recommendations. To assist in implementing these recommendations, each section concludes with a limited number of projects with detailed next steps.



## 2 PLANNING CONTEXT & DATA TRENDS

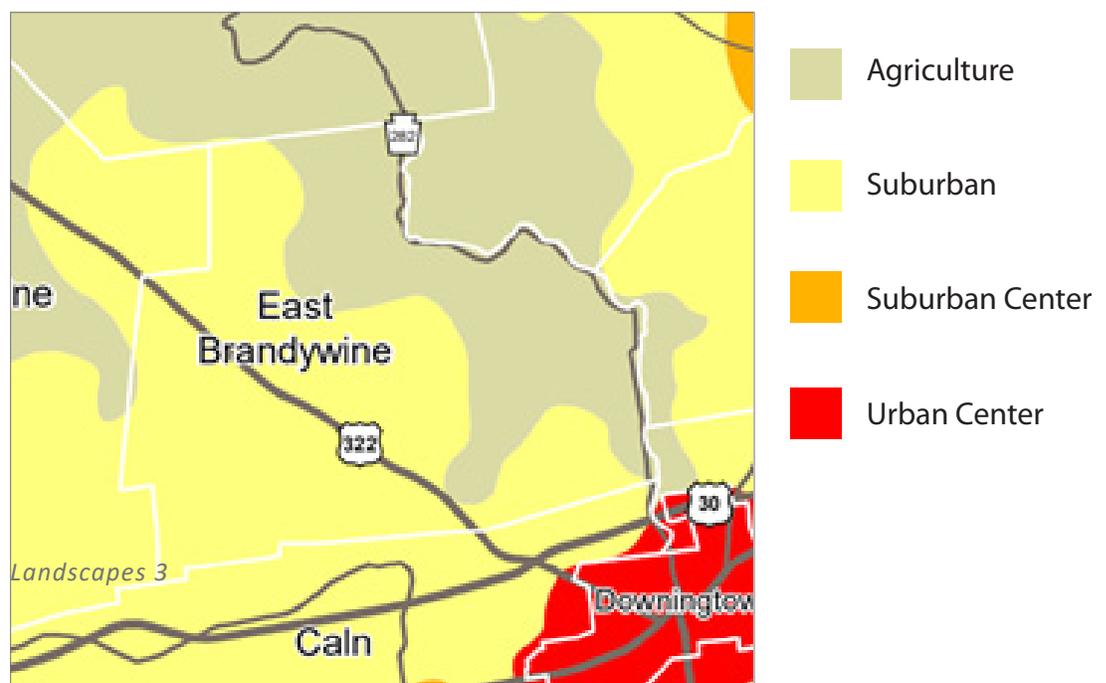
### A. Regional Plans and Studies

Several regional plans have included East Brandywine Township as part of larger growth management, transportation, and recreational efforts. While each plan has a specific focus and theme, this plan is intended to be consistent with the goals and objectives of each as discussed below.

#### Landscapes3 (2018)

Chester County's Comprehensive Plan designates East Brandywine Township as a primarily suburban landscape with a rural character area along its eastern boundary with Uwchlan and Upper Uwchlan Townships. The county describes these classifications as follows:

- **SUBURBAN:** predominantly residential communities with locally-oriented commercial uses and community facilities. Will accommodate growth at a medium density, with enhancements in housing types and affordability. Neighborhoods are interconnected by roads, sidewalks, and paths with access to parks and community facilities.
- **RURAL:** consists of open and wooded lands, with scattered villages, farms and residential use. Very limited development occurs, preserving significant areas of open space and critical natural resources. Transportation infrastructure and amenities are context sensitive.
- **HISTORIC AND NATURAL RESOURCES OVERLAYS:** In addition to the rural to urban designations, the County also recognizes the importance of natural and historic resources through the Natural Landscapes and Historic Landscapes overlays. Continued preservation of all of these resources is considered a high priority deserving of special design approaches that limit disturbance and enhance vitality.



# 2 PLANNING CONTEXT & DATA TRENDS

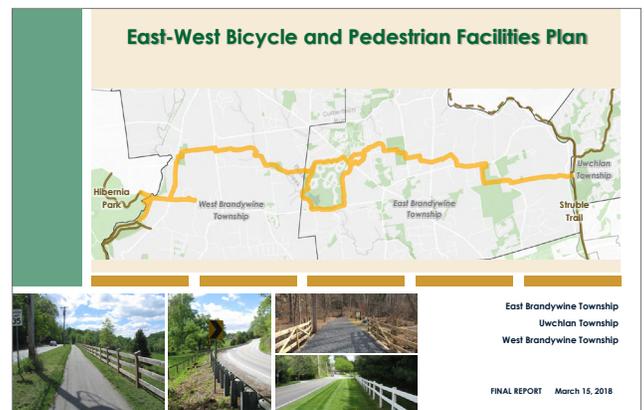
## B. Township Plans and Studies

### Brandywine Creek Greenway Strategic Action Plan (2014)

The Brandywine Creek Greenway is envisioned as a 30-mile-long corridor of conservation lands that stretch from the Delaware state line to the Pennsylvania Highlands near Honey Brook. This multi-functional greenway is intended to provide recreation and conservation of natural, scenic, and cultural resources. East Brandywine Township has endorsed the Strategic Action Plan, completed in 2014. The Brandywine Creek borders the Township's eastern boundary.

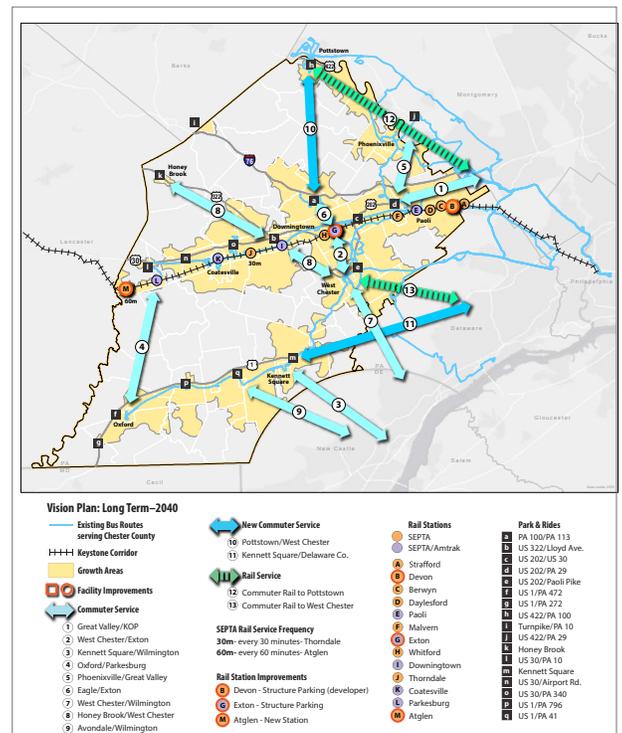
### East-West Bicycle and Pedestrian Plan (2018)

This plan focuses on creating a continuous bicycle and pedestrian connection between the Struble Trail at East Brandywine's eastern border with Chester County's Hibernia Park in neighboring West Brandywine Township. The plan outlines the most preferred and feasible route within the Township which is a combination of linking trails on preserved open space or municipal lands with roadside trails and sidewalks.



### Chester County Public Transportation Plan (2014)

This intent of this plan is to provide a vision for public transportation in Chester County over the next 25 years. In terms of western Chester County and East Brandywine Township, the plan is important as it includes a concept for commuter route along Route 322 through the Township.



## 2 PLANNING CONTEXT & DATA TRENDS

### **A. Regional Plans and Studies (continued)**

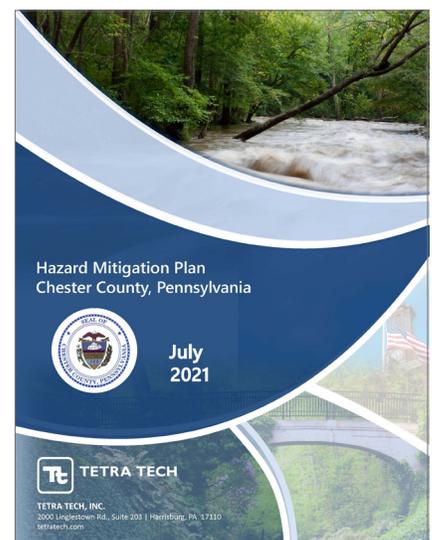
#### **Delaware Valley Regional Planning Commission (DVRPC): Guiding Transportation Investment and Land Use Decisions along Route 322 Chester County (2010)**

In cooperation with Chester County Planning Commission, DVRPC conducted a thorough analysis of the US 322 Corridor to assess land use, environmental policies and impacts, and transportation issues. The study area encompasses approximately 15 miles of US 322 from the Lancaster County border in Honey Brook Township to US 30 Business in Downingtown Borough, including East Brandywine Township.

The Plan developed a vision for the corridor and specific municipal recommendations intended to alleviate potential congestion, improve highway efficiency, and enhance the quality of life within the communities along US 322.

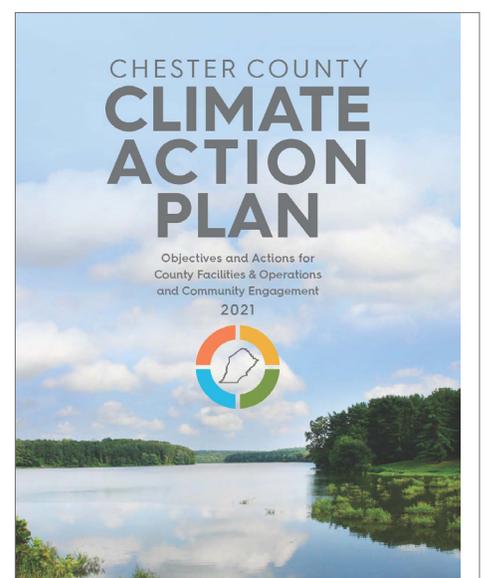
#### **Chester County Hazard Mitigation Plan (2021)**

FEMA requires that the County's Hazard Mitigation Plan be updated every five years. The plan's focus is on actions that can be taken to reduce the impacts and costs of future disasters by making a community more resilient. Municipalities work with the county to identify risks and mitigation strategies.



#### **Chester County Climate Action Plan (2021)**

The County's first ever Climate Action Plan provides a vision and objectives, organized by the primary source of emissions, to reduce GHG emissions sourced from the County's operations and through community-wide engagement. Actions to implement these objectives are found in four categories: buildings and energy, waste management, land use and transportation, and agriculture, food, and forestry.



## 2 PLANNING CONTEXT & DATA TRENDS

### B. East Brandywine Township Plans and Studies

#### East Brandywine Township Draft Act 537 Sewer Facilities Plan (2022)

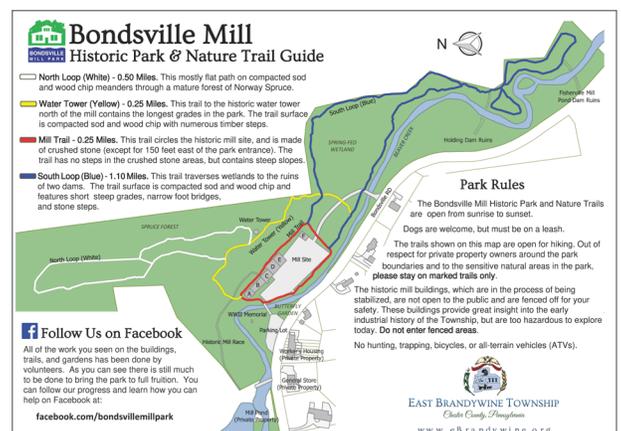
The Pennsylvania Act 537 Sewage Facilities Act requires the planning and regulation of public, community and individual wastewater systems within the Commonwealth of Pennsylvania. The Township's existing plan dates to 1999 with special studies and amendments thereafter. As of the writing of this Comprehensive Plan, the township anticipates adopting a new Act 537 Sewage Facilities Plan before the end of 2022. This Plan describes the existing public sewer system which includes four (4) wastewater treatment plants that utilize land disposal of treated wastewater. Each wastewater treatment plant has limited capacity and strict discharge limits. Approximately half (½) of the Township parcels are connected to this public sewer system.

#### East Brandywine Township Act 209 Traffic Study (2003)

The Pennsylvania Municipalities Planning Code (MPC) authorizes municipalities to enact transportation impact fees for new development and prescribes a process for developing and calculating the fee. This process involves a so-called Act 209 Study includes a and use assumptions analysis, roadway sufficiency analysis, and capital improvements plan.

#### East Brandywine Township Bondsville Mill Park Master Plan (2010)

East Brandywine Township acquired the mill in 2005 using open space funds. In 2010, the Township retained consultants to complete a Master Plan for the property. This plan has guided restoration and development efforts ever since. While the park opened to the public in 2015, work to expand the trails network and further stabilize the structures is ongoing.

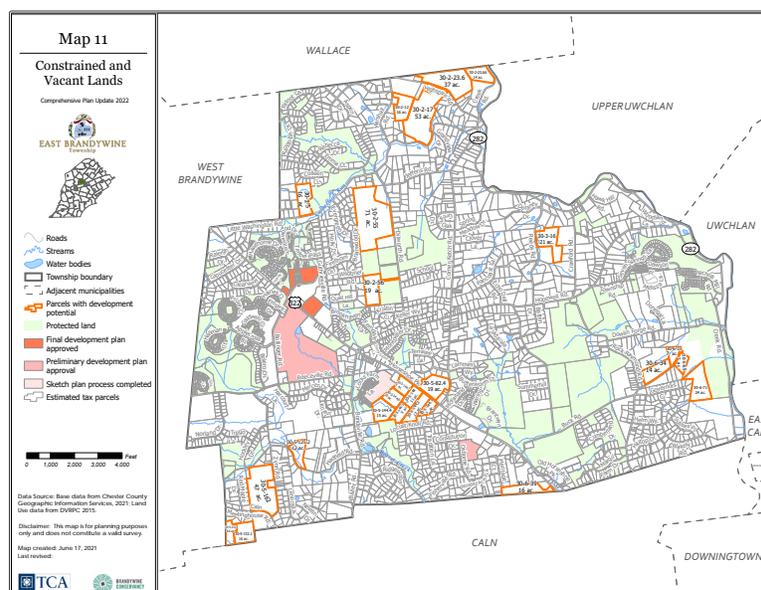


## 2 PLANNING CONTEXT & DATA TRENDS

### C. Demographic Snapshot

A full demographic profile for the township can be found in Appendix D. Highlights include:

- **Population:** Between 2010 and 2020, the Township grew by nearly 45%, adding almost 3,000 new residents.
- **Housing Units:** The Township had a total of 3,346 housing units per the 2020 census. This is 889 new units since 2010, a growth rate of 36% since 2010.
- **Projected Growth:** The population is projected to continue to grow, but at a slower rate over the next 30 years primarily due to the lack of developable land.
- **Educational Attainment:** East Brandywine Township residents have obtained a higher educational level than in the county as whole and have a greater percentage of both high school and college graduates.
- **Median Income and Employment:** East Brandywine Township's median household income of \$152,000 exceeds that of the County, as does the proportion of white-collar workers. The two industries that most residents are employed in are the health and education services, and the professional, scientific and management categories.
- **Affordability:** Like much of Chester County, housing affordability is an issue, especially amongst renters.
- **Home Value:** Median home values in East Brandywine Township are significantly higher than the county median.
- **Developable Land:** There are approximately 484 acres or 7% of the Township that remain vacant and developable. See the Constrained and Vacant Lands Map below and in Appendix A.



Map 11: Constrained and Vacant Lands Map

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## Goal 1. A Plan for Guthriesville Village

Enhance the traditional character, economic health, and transportation options within Guthriesville Village, so that it's historic role and location in the Township become a source of community pride.

### Objective 1.1.

Emphasize Guthriesville Village as the traditional center of the Township and encourage the location of civic, commercial, and residential uses in a walkable setting.

### Objective 1.2.

Enhance the safety and convenience of vehicular traffic flow through and within proximity of the Village.

### Objective 1.3.

Preserve and enhance the historic properties and traditional character of Guthriesville Village, while assuring that infill development is complimentary to the scale and character of the Village.

### Objective 1.4.

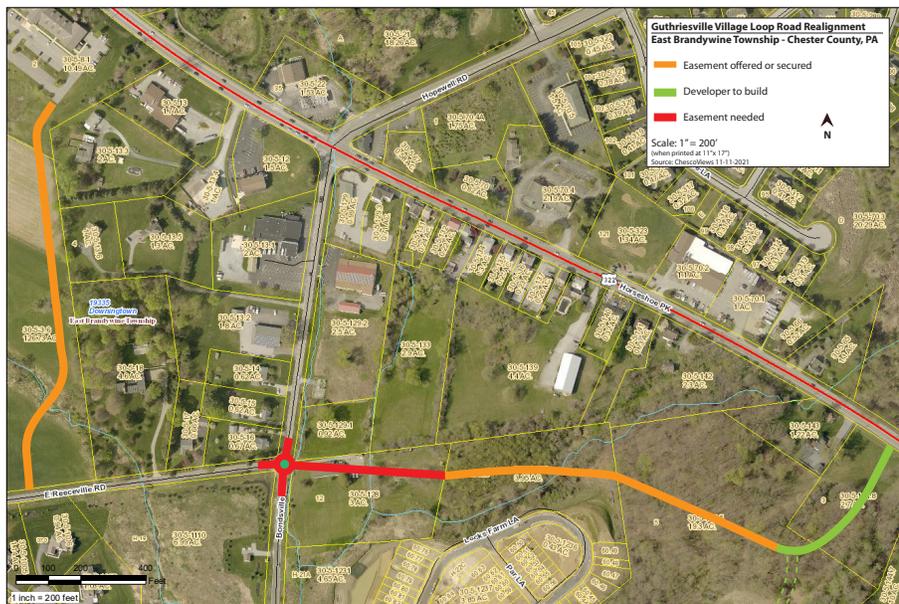
Enhance the cohesive appearance of the streetscape with street trees and other landscaping, street lights, sidewalks and other pedestrian amenities.

### Objective 1.5.

Maximize pedestrian access and connections into and within Guthriesville Village, and create an interconnected network of accessways, trails, and sidewalks.

### Objective 1.6.

Implement the Master Plan for the Guthriesville Village, in order to promote a diverse, mixed use, walkable neighborhood and streetscape.



Reeceville Road Extension

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## **Goal 2. Natural Resource Protection & Open Space Preservation**

Continue to protect and enhance the natural resources, agricultural lands, and open spaces in the township for their roles in maintaining community character; providing valuable ecosystem functions; and supporting the viability of agriculture.

### **Objective 2.1.**

Continue to leverage the Township’s open space fund to permanently protect remaining high quality agricultural soils, historic and cultural landscapes and undeveloped parcels.

### **Objective 2.2.**

Continue to preserve sensitive resources through regulations focused on greenways and habitat corridors.

### **Objective 2.3.**

Prevent depletion of, and maintain, groundwater and surface water supplies.

### **Objective 2.4.**

Identify and address issues related to climate resiliency.

### **Objective 2.5**

Evaluate municipal and HOA lands for additional natural resource restoration and enhancement opportunities, focusing on habitat creation/ restoration, stormwater management and climate resiliency.



# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## **Goal 3. Trails**

Provide residents with an integrated network of open space and trails that promotes health and wellness and offers safe bike and pedestrian connections between neighborhoods, natural and recreational areas, Guthriesville Village, and the regional trail system, and provides valuable corridors for wildlife and habitat diversity.

### **Objective 3.1.**

Leverage efforts to preserve open space by acquiring property or trail easements connecting the existing isolated trail systems throughout the Township.

### **Objective 3.2.**

Provide pedestrian and bicycle connectivity within and to Guthriesville Village.

### **Objective 3.3.**

Explore options to implement the East-West Trail plan that will link the regional Chester County Struble Trail to the western Township boundary at the County's Hibernia Park.



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

Foster diverse and accessible recreational opportunities for all ages and abilities.

### **Objective 4.1**

Enhance existing Township parkland and recreational opportunities

### **Objective 4.2.**

Continue to assess the recreational needs and desires of the community as East Brandywine Township continues to grow.



# 3 GOALS, OBJECTIVES & IMPLEMENTATION

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## **Goal 5. Community Character**

Preserve and enhance the historic, cultural and scenic features of the Township.

### **Objective 5.1.**

Update and maintain an accurate inventory and map of historic resources in the Township.

### **Objective 5.2.**

Maintain and enhance the character of Township Villages including Lyndell, Corner Ketch, and Bondsville.

### **Objective 5.3**

Evaluate the effectiveness of Township ordinances in the protection of these resources through adaptive reuse and incorporation into new development and redevelopment.

### **Objective 5.4.**

Continue to support and expand the efforts of the Historical Commission to educate residents on the long-term value of these resources to the community.

### **Objective 5.5.**

Emphasize the protection of the visual character and scenic resources of the Township as properties undergo development.



*Preservation and enhancement of historic and cultural resources*

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

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## **Goal 6. Energy Conservation and Climate Adaptation**

Reduce the demand and consumption of energy in the Township while promoting increased efficiency and readiness for the impacts of climate change.

### **Objective 6.1**

Improve energy efficiency of Township services and facilities.

### **Objective 6.2**

Encourage greater energy efficiency in the built environment.

### **Objective 6.3**

Promote greater use of renewable energy sources by Township residents and businesses.

### **Objective 6.4**

Consider public-private partnerships that encourage greater energy efficiency and local energy production.

### **Objective 6.5**

Proactively consider impacts of climate change in the township and where feasible, reduce risks and implement cost-effective hazard mitigation measures.



*Renewable energy sources & Green Building Design*

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

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## **Goal 7. Community Facilities & Utilities**

Provide effective, efficient, and fiscally sound Township administration, facilities, and services that are commensurate with the pace of growth and maintain a high quality of life for East Brandywine Township residents.

### **Objective 7.1**

Adopt and implement the Township's Act 537 Sewer Facilities Plan.

### **Objective 7.2**

Take an innovative, proactive, and coordinated approach to meeting federal and state mandates for improving water quality and addressing storm water management.

### **Objective 7.3**

Continue to provide excellent emergency and community services that maintain safety, are fiscally prudent, and enhance the livability of the Township.

### **Objective 7.4**

Continue to improve Township transparency and communications with residents through a variety of means.

### **Objective 7.5**

Persistently seek out opportunities for inter-municipal communication and cooperation to increase cost-sharing, improve efficiency, and leverage funding opportunities for all public facilities and services.



*Applecross Waste Water Treatment Facility*

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

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## **Goal 8. Transportation**

Provide a safe and efficient transportation network that supports the movement of people and goods, promotes economic and community development, and reflects the character of the Township.

### **Objective 8.1**

Improve the overall appearance, function, and safety of the Route 322 corridor for all users.

### **Objective 8.2**

Improve safety and operations at priority intersections.

### **Objective 8.3**

Initiate and evaluate a variety of traffic calming techniques for local roads.

### **Objective 8.4**

Maintain township roads in good repair.

### **Objective 8.5**

Continue to coordinate with adjoining municipalities, Chester County, DVRPC and PennDOT to address regional transportation concerns.

### **Objective 8.6**

Advocate for long term public transportation options along the Rt 322 corridor.

## **Goal 9. Future Land Use, Economic Development, and Housing**

Promote development which enhances the traditional character of East Brandywine Township by maintaining the greatest amount of protected open space possible, agricultural activity where it can be sustained, limiting commercial services to appropriate locations, and promoting a diversity of housing types for persons of all income levels and ages.

### **Objective 9.1**

Emphasize Guthriesville Village as the traditional center of the Township and encourage the location of civic, commercial, and residential uses in a walkable setting.

### **Objective 9.2**

Expand opportunities for diverse housing options where feasible and in close proximity to other services.

### **Objective 9.3**

Continue to leverage the Township's open space fund and ordinances to permanently protect remaining high quality agricultural soils, historic and cultural landscapes and undeveloped parcels.

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

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## **Implementation**

Achieving the above goals and objectives will take strategic action and effort on the part of many partners, with leadership from the township itself. The following pages present these preferred actions, as determined through this planning process. Strategies are organized by plan element and are further defined by priority, and responsible parties/leads. Because some strategies help to achieve multiple objectives, several plan elements may be noted for reference.

### **Priorities**

**Priority 1** – These strategies are those considered to be of the highest priority for implementation and intended to be initiated within 1-3 years of plan adoption. Some items may be completed as well within this time frame, but others will take longer depending upon the efforts, resources and staff required.

**Priority 2** – These strategies are of secondary importance and could be considered by the Township within 3 to 5 years of Plan adoption, or as time and funding become available.

**Priority 3** – These strategies are of lower priority for implementation and are intended to be further studied and initiated dependent upon the outcomes of further study depending how conditions evolve over time.

**Ongoing (O)** – These strategies require a continuous or ongoing periodic effort, participation, and/or monitoring.

### **Leads and Partners**

**BOS**=Board of Supervisors

**BM**= Bondsville Mill Park Committee

**HC**= Historical Commission

**MA**= Municipal Authority

**OTF**= Ordinance Task Force

**OS**= Open Space Committee

**PC**= Planning Commission

**PR** = Parks and Recreation Board

**RP**= Regional partners including adjoining municipalities and Chester County

**TC**= Traffic Committee

**TE**= Township Engineer/Traffic Engineer

**TR**= Trails Committee

**TS**= Township Staff

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## Implementation (continued)

Plan Section	Recommended Action	Priority*	Lead Parties
<b>1. A Plan for Guthriesville Village:</b>			
<b>Goal: Enhance the traditional character, economic health, and transportation options within Guthriesville Village, so that its historic role and location in the Township become a source of community pride.</b>			
GV1	Update the Zoning Map to reduce the Village Residential District and encourage the preservation of the agricultural land and scenic view as shown on the Future Land Use map.	1	PC
GV2	Work with PennDOT, the county, landowners to implement the Reeceville Road Extension.	1	TS/TE/ PC/BOS
GV3	Update the Official Map to depict the revised alignment of the Reeceville Road Extension and trails. Consider a future update to depict a community plaza, green or gateway at the intersection of Hopewell Road and Horseshoe Pike.	1	PC/BOS
GV4	Reassess the Guthriesville Village Master Plan and associated Zoning Districts, including the permitted densities of the TND-1 and TND-2 overlays.	1	PC/BOS
GV5	Consider a market analysis to assess whether the mix and types of residential and commercial uses envisioned in the Master Plan are viable in today's market.	2	PC
GV6	Consider an update to the Zoning Ordinance to address temporary and pop-up uses and additional opportunities for congregate living sites for seniors along Horseshoe Pike.	2	PC/OTF
GV7	Build on the Village as a pedestrian hub with trail connections to surrounding neighborhoods, the East West Trail, and ultimately to the regional trail network.	O	TR
GV8	Create a plan to actively market the Guthriesville Village concept and Master Plan.	3	TS
GV9	Create a cohesive identity and branding for the Village, including potential colors, logo, etc. that could be used on gateway signs, wayfinding, banners, and marketing materials.	3	TS
GV10	Reconsider the township's status as dry in order to better attract restaurants.	3	BOS

Implementation Timeline:

Priority 1 = 1 to 2 Years; Priority 2 = 3 to 6 Years; Priority 3: 6+ years; O = Ongoing

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## ***Implementation (continued)***

<b>2. Natural Resource Protection &amp; Open Space Preservation</b>			
<b>Goal:</b> Continue to protect and enhance the natural resources, agricultural lands, and open spaces in the township for their roles in maintaining community character; providing valuable ecosystem functions; and supporting the viability of agriculture.			
OS1	Update and prioritize the open space inventory used to guide open space acquisition.	1	OS
OS2	Adopt and implement the Draft Act 537 Sewage Facilities Plan.	1	BOS/ MA
OS3	Consider an update to the Township Open Space, Recreation and Environmental Resources Plan.	2	TS/OS PR/TR BM
OS4	Provide outreach and education materials to HOA's on best practices for natural areas management.	2	TS/OS
OS5	Consider enhancing woodland protection from land development.	2	PC/OTF
OS6	Identify opportunities to connect existing open space through habitat corridors and greenways/trails.	O	OS/TR
OS7	Continue the implementation of the township's MS4: Pollution Reduction plan and evaluate opportunities to enhance green infrastructure, add stormwater best management practices, improve surface water quality, and address climate resiliency.	O	TS
OS8	Continue to partner with area land trusts to cultivate and secure easements and other forms of restrictive covenants on the Township's unprotected agricultural and other high-resource value lands.	O	OS
OS9	Consider the importance of natural resources for mitigating and adapting to the impacts of climate change.	O	TS/PC

Implementation Timeline:

Priority 1 = 1 to 2 Years; Priority 2 = 3 to 6 Years; Priority 3: 6+ years; O = Ongoing

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## ***Implementation (continued)***

<b>3. Trails</b>			
<b>Goal:</b> Provide residents with an integrated network of open space and trails that promotes health and wellness and offers safe bike and pedestrian connections between neighborhoods, natural and recreational areas, Guthriesville Village, and the regional trail system, and provides valuable corridors for wildlife and habitat diversity.			
TR1	Identify and prioritize key connection priorities that will be the responsibility of the Township to implement outside of the land development process.	1	TR
TR2	Implement the recommendations of the East West Trail Plan.	O	TR
TR3	Pursue feasibility studies to begin implementing high priority trail connections.	1	TR
TR4	Continue to identify trail connection opportunities during the land development process.	O	TR
TR5	Identify future Guthriesville Village pedestrian and trail connections through land development and roadway improvement projects, including a potential crossing of Route 322.	O	TR
<b>4. Parks and Recreation</b>			
<b>Goal:</b> Foster diverse and accessible recreational opportunities for all ages and abilities.			
PR1	Continue to implement the Bondsville Mill Park Master Plan and further evaluate future uses of the park.	1	BM
PR2	Enhance the recreational opportunities and access to Spatola Park.	2	PR
PR3	Assess the recreational opportunities, access and best use of Hopewell Park.	2	PR
PR4	Periodically assess and respond to community needs for diverse, accessible, and age-appropriate recreational opportunities.	O	PR

Implementation Timeline:

Priority 1 = 1 to 2 Years; Priority 2 = 3 to 6 Years; Priority 3: 6+ years; O = Ongoing

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## Implementation (continued)

<b>5. Community Character</b>			
<b>Goal:</b> Preserve and enhance the historic, cultural and scenic features of the Township.			
CC1	Preserve the scenic vista at McCausland farm as an iconic viewshed in the township and a distinctive entry to Guthriesville Village.	1	OS/PCB OS
CC2	Maintain and periodically update the historic resources inventory information for designated historic districts, buildings, sites, objects, and/or structures regulated by the preservation ordinance.	O	HC
CC3	Consider expanding the inventory to define and identify principal and accessory structures on each property. These elements should be noted for whether they contribute to the historic nature of the property or not.	2	HC
CC4	Consider a provision in the preservation ordinance that requires the approval of new construction or development for the site of a proposed demolition before granting the demolition permit.	2	HC/PCO TF
CC5	Continue to provide and expand historic and cultural education offerings to residents to increase understanding and pride in the history of East Brandywine Township.	O	HC
CC6	Explore the creation of regional funding opportunities that could be used for historic resources rehabilitation or adaptive reuse.	O	HC/TS RP
CC7	Consider landscaping policies or regulations designed to protect or enhance existing viewsheds.	2	PC/OTF

Implementation Timeline:

Priority 1 = 1 to 2 Years; Priority 2 = 3 to 6 Years; Priority 3: 6+ years; O = Ongoing

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## Implementation (continued)

<b>6. Energy Conservation and Climate Adaptation</b>			
<b>Goal:</b> Reduce the demand and consumption of energy in the Township while promoting increased efficiency and readiness for the impacts of climate change.			
EC1	Consider amending Township ordinances to encourage greater energy efficiency in the built environment.	1	OTF
EC2	Evaluate and improve the energy efficiency of Township buildings, vehicles, and operations.	2	TS
EC3	Incorporate demonstration projects (such as rain barrels, rain gardens, or stream restoration, etc.) projects on Township owned properties.	2	TS
EC4	Explore opportunities for cooperative grants or purchases for renewable energy infrastructure, such as electric vehicle charging stations and solar panels.	O	TS
EC5	Enhance the Township's "green infrastructure" by protecting open space, natural areas, promoting native plantings, and reducing barriers to low-mow areas, etc.	O	TS/OS
EC6	Educate residents regarding opportunities for assistance with home repair, weatherization, and maintenance needs through regional programs.	O	TS
EC7	Work cooperatively with regional partners to advance recommendations of the Chester County Hazard Mitigation Plan and Climate Action Plan.	O	PC/OTF TS

<b>7. Community Facilities and Utilities</b>			
<b>Goal:</b> Provide effective, efficient, and fiscally sound Township administration, facilities, and services that are commensurate with the pace of growth and maintain a high quality of life for East Brandywine Township residents.			
CF1	Implement the Sewer Management Plan (SMP) as recommended in the Township's Official Act 537 Sewage Facilities Plan.	O	TS/BOS
CF2	Manage future growth so that it is consistent with the Township Sewage Facilities Plan.	O	PC
CF3	Continue to explore options for cost sharing with adjoining municipalities, including but not limited to code enforcement, fire marshal services, storm water management, expanding the Township Police Department specialty services agreements, and recreational facilities and programming.	O	TS/RP
CF4	Take an innovative, proactive, and coordinated approach to meeting federal and state mandates for improving water quality and addressing storm water management.	O	TS/TE
CF5	Continue to improve Township transparency and communications with residents through a variety of means.	O	TS

Implementation Timeline:

Priority 1 = 1 to 2 Years; Priority 2 = 3 to 6 Years; Priority 3: 6+ years; O = Ongoing

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## Implementation (continued)

<b>8. Transportation</b>			
<b>Goal:</b> Provide a safe and efficient transportation network that supports the movement of people and goods, promotes economic and community development, and reflects the character of the Township.			
Trans1	Implement the Reeceville Road Extension to improve traffic flow.	1	TE/TS
Trans2	Coordinate with PennDOT to enhance traffic flow and implement safety improvements along the Route 322 corridor that are compatible with the character of East Brandywine Township.	1	TE/TS
Trans3	Evaluate potential improvements for the following intersections: <ul style="list-style-type: none"> <li>• Little Washington Lyndell Road with Springton Road;</li> <li>• Hopewell Road and Route 322; and</li> <li>• Corner Ketch Road and Route 322.</li> </ul>	1	TE/TS
Trans4	Consider an update to the Township’s Act 209 Transportation Impact Fee Ordinance in order to update the inventory of potential improvements and recalibrate the fees for new development based on traffic impact.	1	TS/TE TC/BOS
Trans5	Develop a traffic calming policy and associated procedures to guide the review and evaluation of requests for traffic calming on local streets.	1	TC
Trans6	Implement a 5-year capital improvements plan for the continued maintenance of Township-owned roads and bridges.	1	TS/BOS
Trans7	Develop gateway enhancements, signage, streetscape features, and traffic calming measures to enhance the overall appearance of the Horseshoe Pike, particularly around and through Guthriesville Village.	2	PC
Trans8	Ensure identified transportation projects are submitted to the Chester County Planning Commission for inclusion on the Transportation Improvement Inventory (TII).	O	TS/TE
Trans9	Coordinate with surrounding municipalities, Chester County, the Delaware Valley Regional Planning Commission (DVRPC), and PennDOT to address regional transportation issues.	O	TS/RP

Implementation Timeline:

Priority 1 = 1 to 2 Years; Priority 2 = 3 to 6 Years; Priority 3: 6+ years; O = Ongoing

# 3 GOALS, OBJECTIVES & IMPLEMENTATION

## Implementation (continued)

<b>9. Future Land Use and Housing</b>			
<b>Goal:</b> Promote development which enhances the traditional character of East Brandywine Township by maintaining the greatest amount of protected open space possible, agricultural activity where it can be sustained, limiting commercial services to appropriate locations, and promoting a diversity of housing types for persons of all income levels and ages.			
FLU1	Evaluate Township policy to ensure continued allowance for reasonable accommodations for housing for individuals with disabilities and those who wish to age in place.	O	OTF
FLU2	Collaborate with Chester County and the A+ Housing initiative to creatively address affordable housing needs in the Township.	O	PC/OTF TS
FLU3	Consider opportunities for additional commercial uses at the intersection of Route 322 and Little Washington Road.	2	PC
FLU4	Consider allowing additional housing types and facilities for seniors along Route 322 in proximity to Guthriesville Village.	2	PC

Implementation Timeline:

Priority 1 = 1 to 2 Years; Priority 2 = 3 to 6 Years; Priority 3: 6+ years; O = Ongoing

## 4 PRIORITY FOCUS AREAS

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### A. A Plan for Guthriesville Village

#### Goal

Enhance the traditional character, economic health, and transportation options within Guthriesville Village so that its historic role and location in the township becomes a source of community pride in the future.

#### Overview

Guthriesville Village is the iconic and instantly recognizable historic core of the township. Located along Horseshoe Pike at the intersection with Bondsville Road and Hopewell Road, the Village has been the focus on township efforts since the early 2000s. As a key component of the 2009 Comprehensive Plan, the township vision included the creation of a small scale, compact residential area just southwest of the historic core as a way to enhance access, support, and overall attractiveness of the businesses facing Horseshoe Pike, as well as a way to add diversity to the largely single-family housing found throughout the township. A market analysis completed at that time supported a viable mix of residential and commercial uses and a Master Plan for the area was developed, including two new Zoning Districts, the TND-1 base district and TND-2 overlay District, in 2014.

Since the adoption of the TND-1 and TND-2 Zoning Districts, initial attempts to attract a developer interested in the concept have been unsuccessful and little has changed in the village itself. Businesses continue to turnover and the COVID-19 pandemic challenged small businesses and increased vacancies. Development to the north of East Reeceville Road and west of Bondsville Road has prevented the ability to construct the western half of a planned loop road, though vehicular circulation and congestion are growing challenge.

#### Key Findings

- The importance of the Reeceville Road Extension to local and regional circulation has only grown since the last Comprehensive Plan.
- According to the community survey, Township residents support growth of small, locally owned businesses, restaurants, and a walkable village center.
- Residents also strongly support maintaining the semi-rural/rural, small town/village character and charm; maintain family friendly/oriented, charming quiet community character and quality of living.
- There is concern with the undermaintained condition of many of the historic structures as well as turnover and vacancies.
- There is concern that the real estate market has changed significantly since the last Comprehensive Plan and that the Master Plan may need to be adjusted to reflect current realities and current desires of the residents for less development and lower density.

## 4 PRIORITY FOCUS AREAS

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### ***A. A Plan for Guthriesville Village (continued)***

#### **Recommendations**

**GV1 Update the Zoning Map to reduce the village residential area and encourage the preservation of the agricultural land and scenic view as you enter the village as shown on the Future Land Use map.**

The current TND-2 Overlay district extends into the McCausland Farm property. With the updated alignment of the Reeceville Road extension as the informal gateway of the village and the increased emphasis on open space preservation, the increased density allowed in the village overlay should not apply and the Zoning Map should be amended to reflect the future land use map in this area.

**GV2 Work with PennDOT, the county, and landowners to implement the Reeceville Road Extension.**

The Reeceville Road Extension is considered to be of the highest priority for the township in the next ten years. Traffic concerns along Horseshoe Pike, particularly surrounding the Hopewell Road/Bondsville Road intersection, are of great concerns to residents as traffic counts and congestion along the corridor continue to worsen. Alternatives for improving circulation in the area are limited due to existing development and topography. The extension is one of the best remaining options for improving circulation in the area, but requires proactive action by the Township to work with its partners.

**GV3 Update the Official Map to:**

- a. Show the revised alignment of the Reeceville Road Extension, emergency access easement from the Township building and planned trails; and**
- b. Consider future updates to depict a community plaza/green at the intersection of Hopewell Road/Bondsville Road/Horseshoe Pike.**

The Official Map is a map that depicts a municipality's interest in acquiring lands for public purposes, such as street connections, parkland, trails, sidewalks, and open space, and notifies developers and property owners of this interest. Use of the Official Map is regulated by Section 107(b) of the Municipalities Planning Code (MPC), and is similar to a Zoning Map in that it is officially adopted by a municipality's elected board. If a landowner shows interest in developing a property shown on the Official Map, designation on the map allows the township an opportunity to negotiate with the landowner for desired improvements.

East Brandywine first adopted its Official Map in 2011. The current map depicts the loop road, an interconnected street network with sidewalks in Guthriesville, existing and planned trails, and public open space. This Comprehensive Plan updates the vision for several of these items, which should then be reflected on an amended Official Map.

# 4 PRIORITY FOCUS AREAS

## A. A Plan for Guthriesville Village (continued)

### Recommendations (continued)

**GV4 Reassess the Guthriesville Village Master Plan and associated Zoning Districts, including the permitted densities of the TND-1 and TND-2 overlays.**

The Guthriesville Master Plan has had little success since its adoption in 2014. There is concern that market changes, including the proliferation of multifamily construction throughout the county, during that time period may be a deterrent to its implementation. To address these concerns, the Township should consider evaluating the assumptions of the Master Plan (as described in the next recommendation) and the associated provisions of the Zoning Ordinance.



*Guthriesville Village Master Plan*

**GV5 Consider a market analysis to assess whether the mix and types of residential and commercial uses envisioned in the Master Plan are viable in today’s market.**

As part of the reassessment of the Village Master Plan, the Township may wish to complete a new market analysis. This analysis could take a high level view of supply and demand for different development types within the local and regional market place or could dig down into more specific development products, particularly in regards to multifamily and mixed use. This analysis could help to guide any necessary refinements to the Master Plan.



*Pop-up Uses*

**GV6 Consider an update to the Zoning Ordinance to address temporary and pop-up uses and additional opportunities for congregate living sites for seniors along Horseshoe Pike.**

Regardless of the refinements to the village Master Plan, there is a need to address the existing vacancies within the village, as well as the need for senior housing options. Temporary or “pop-up” uses have become one way of both occupying vacant space, even if for a short time, and helping start up businesses to get a foothold in the marketplace. These can be added as uses within the Zoning ordinance with provisions that best suit the Township.

# 4 PRIORITY FOCUS AREAS

## A. A Plan for Guthriesville Village (continued)

### Recommendations (continued)

**GV7 Build on the Village as a pedestrian hub with trail connections to surrounding neighborhoods, the East West Trail, and ultimately to the regional trail network.**

As discussed in more depth in the section on Trails, Township residents are looking for more opportunities for trails and walking. The East-West trail is a planned cross-township trail that will connect residents to both Hibernia County Park to the west and the Struble Trail to the east. The Village of Guthriesville is centrally located within the Township and could serve as a type of hub.

One area that the Township would like to see considered in any future road improvement projects for Route 322 is the consideration of some type of pedestrian crossing in proximity to the Route 322/Hopewell Road/Bondsville Road intersection.



Struble Trail

**GV8 Create a plan to actively market the Guthriesville Village Concept and Master Plan.**

Once the Township has reassessed the Guthriesville Village Master Plan and refined as needed, some level of marketing and economic development work may be needed to attract appropriate development. This is commonly done in cities and other areas looking for investment, but is not as commonly thought of in fast growing suburban areas who are more concerned with controlling growth. The Township could work with a variety of partners to help promote development opportunities and vacancies within the village or other commercial areas. This includes reaching out to the Chester County Economic Development Council (CCEDC) regarding marketing opportunities or could be as simple as putting more emphasis on the portion of the Township website dedicated to the Guthriesville Concept and Master Plan.



# 4 PRIORITY FOCUS AREAS

## A. A Plan for Guthriesville Village (continued)

### Recommendations (continued)

**GV9 Create a cohesive identity and branding for the Village, including potential colors, logo, etc. that could be used on gateway signs, wayfinding, banners, and marketing materials.**

Branding helps a community to differentiate and articulate what makes it special, building community pride, attracting new businesses, and demonstrating an understanding of community identity. Branding should build on what makes Guthriesville unique and utilize some iconic image or symbol of its past. Such branding can tie in to a community-wide logo, be used on gateway and wayfinding signage, or banners found in the Village area.

To assist in these efforts, the Township could begin by looking for grant funding to create a branding package or advertising to Township residents and/or high school college students who are interested in graphic design for assistance.



*Wayfinding Banners*

**GV10 Reconsider the Township’s status as dry in order to better attract restaurants.**

Township residents would like to see more restaurants successfully locate within the commercial districts. If voters approved a referendum to change the policy, permitting liquor licenses within Township boundaries could increase the chances of success for such establishments.



*Attract new restaurants with potential liquor licenses*

## 4 PRIORITY FOCUS AREAS

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### ***B. Natural Resource Protection & Open Space Preservation***

#### **Goal**

Continue to protect and enhance the natural resources, agricultural lands, and open spaces in the township for their roles in maintaining community character; providing valuable ecosystem functions; and supporting the viability of agriculture.

#### **Overview**

Located in the headwaters of the East Branch of the Brandywine Creek, the protection and enhancement of East Brandywine's natural resources is not only critical for East Brandywine's people, plants and animals, but also for communities downstream. Natural resources and protected open space contribute significantly to a community's quality of life by supporting and enhancing clean air, drinkable water, scenic views and by providing outdoor recreation and respite. The follow section details the benefits of East Brandywine's natural resources and outlines the Township's efforts to protect these natural resources and landscapes.

#### **Key Findings**

- **Natural Resource Regulations**: The Township has strong ordinances in place that aim to protect East Brandywine's natural resources during the development process. East Brandywine's ordinances are particularly effective when it comes to riparian buffer protections, the promotion of native plants, and clustering development to protect open space.
- **Water Resources**: Located in the headwaters of the East Branch Brandywine Creek, the Township plays a significant role in protecting water quality not only within the township, but also for areas located downstream. In addition, East Brandywine has several streams that are listed by PA DEP as high-quality trout stocking streams.
- **Land Resources**: The land resources within East Brandywine township primarily consist of steep slopes and agricultural soils. Most of the steep slopes within the township are concentrated along the streams and creeks toward the eastern side of the township. Agricultural soils within the township are spread throughout the township with large pockets between developed areas.
- **Biotic Resources**: Important biotic resources within the Township include woodlands, interior woodlands, riparian buffer areas and important habitat areas. Many of the remaining woodland stands are clustered along the eastern side of the township with some significant areas of interior forest. These areas provide important habitat for many types of species. Additionally, there is a significant amount of forested riparian areas which is important for stream health.
- **Open Space Protection**: About 25% of the land in the Township is considered protected. Much of this land was protected during the land development process through the creation of HOA land. Additional land has been protected through conservation easements, agricultural easements and Township acquisition.

# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources

Natural resources encompass a wide variety of elements, including water-related natural resources, land-related natural resources, and biological natural resources. As such, the following section is organized into four separate and distinct subsections:

- Water Resources
- Land Resources and
- Biotic Resources

Water-related natural resources include streams, creeks, rivers, ponds, lakes, wetlands, hydric soils, floodplains, watersheds, and headwater areas. Land-related natural resources relate to moderate and steep slopes and soils, including prime agricultural soils. Biotic-related natural resources include woodlands, interior woodlands, core habitat areas and riparian buffers.

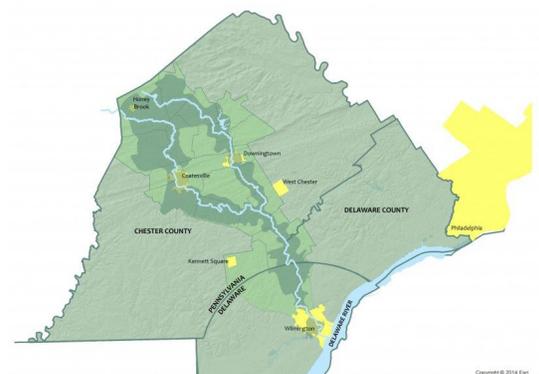
### WATER RESOURCES

East Brandywine Township possess an expansive network of water resources including high quality trout stocking streams, the headwater areas of the East Branch of the Brandywine Creek, wetlands, and floodplains encompassing several different watersheds. These water resources play a vital role in maintaining water quality and quantity, providing flood and stormwater controls, and protecting wildlife and fishery habitat. When properly protected and managed, these interrelated systems of land and water can filter pollutants, slow flood flows so as not to contribute to greater downstream flood volumes, and provide food, cover, and shade for a wide range of wildlife and fish species. Land conservation and zoning ordinance provisions are two measures that protect these sensitive areas and important natural resources.

A watershed represents the area of land that drains into a specific surface water body, such as a stream, river, lake, or ocean. East Brandywine Township straddles three different watershed: East Branch of the Brandywine, Beaver Creek and Culbertson Run. All three watersheds drain into the Brandywine Creek, which joins the Christina River in the City of Wilmington and eventually flows into the Delaware River.



*Brandywine Creek*



*Watersheds flowing to Delaware River*

## 4 PRIORITY FOCUS AREAS

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### ***B. Natural Resource Protection & Open Space Preservation (continued)***

#### *Natural Resources (continued)*

##### **WATER RESOURCES (CONTINUED)**

Like watersheds, headwater areas also define a drainage area but is limited to areas that drain directly into first-order streams, the smallest tributaries of the stream network. Headwater areas are especially important to the health of the entire watershed because any pollutant that enters the stream in the headwater area will eventually flow downstream, potentially impacting the water quality of the downstream areas. Additionally, increased development or other land disturbances in headwater areas can also impact the water quantity since headwater areas also serve as important water recharge areas for both surface and ground water. With about 58% of the Township located in headwater areas, East Brandywine plays a significant role in protecting the water quality and quantity for downstream areas.

East Brandywine contains 50.74 miles of streams. Of these 50.74 miles, 88.2% meet the water quality standards for their designated use, as defined by the Pennsylvania Department of Environmental Protection (PA DEP). Several of East Brandywine's streams (24.5% of the total network) also meet DEP's criteria for High Quality streams for trout stocking, including a portion of the East Branch of the Brandywine, Culbertson Run, and several unnamed tributaries to Culbertson Run and East Branch Brandywine Creek.

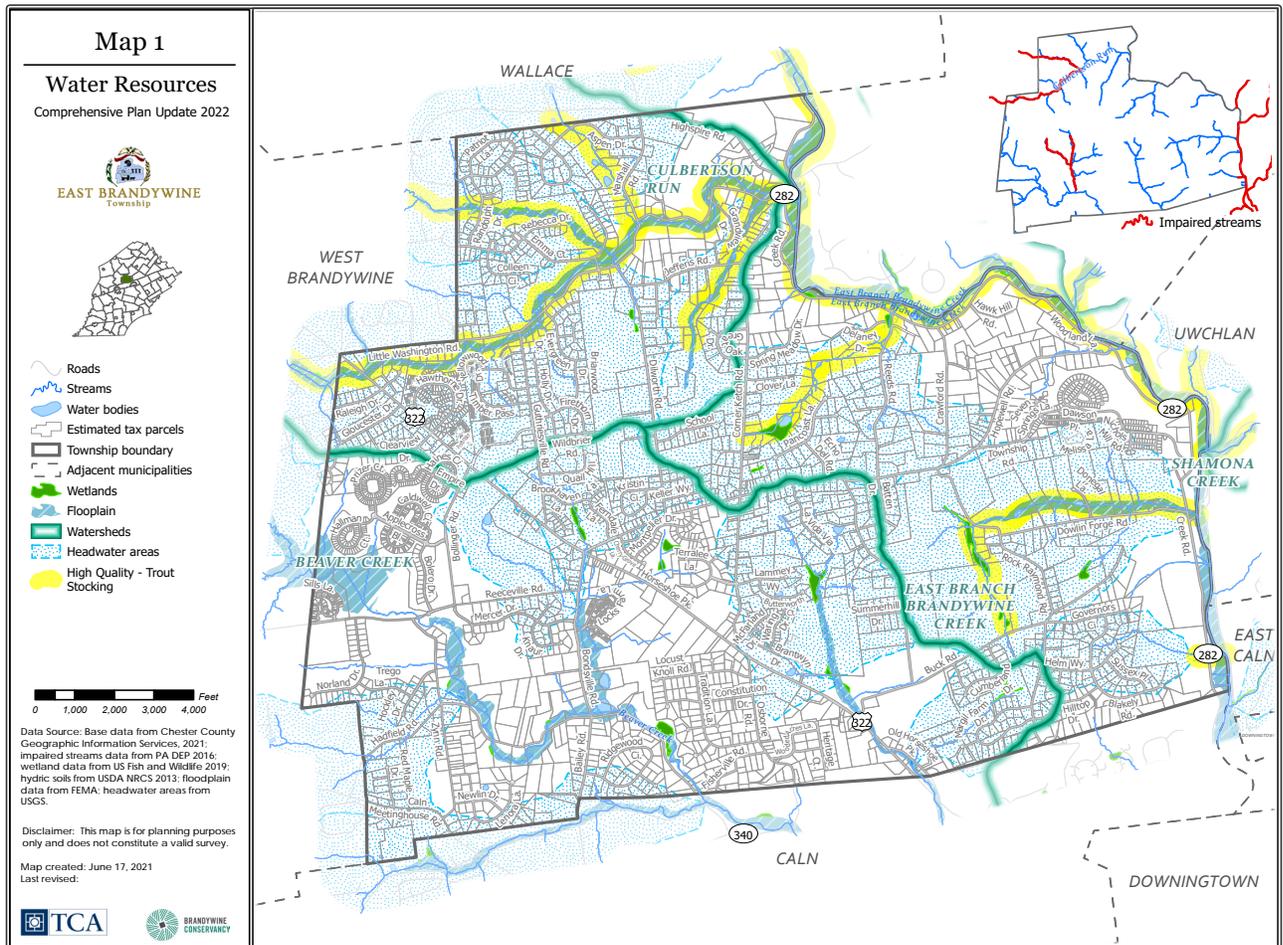
A total of 6 miles of streams (11.8% of the township's streams) were designated as impaired streams, by PA DEP. An impaired stream does not meet the water quality standards for its designated use. These impaired streams include, portions of Culbertson Run, two tributaries to Beaver Creek and a portion of the East Branch Brandywine Creek along the southeastern boundary of the township. The primary causes for these impairments are water/ flow variability, siltation, and other habitat alternations attributed primarily to urban runoff/ storm sewers. These impairments were last surveyed and reported in 2009.

# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

**MAP 1: WATER RESOURCES** Map 1 represents all water resources in Highland Township, including streams, water bodies, wetlands, 100- year floodplains, hydric soils, headwater areas, and sub watersheds. (Also see Appendix A.)



Water Resources Map

### LAND RESOURCES

East Brandywine’s land resources primarily include slopes and soils, including soils considered ideal for agricultural uses. Steep slopes are general divided into two categories: moderate slopes (slopes between 15-25%) and severe or very steep slopes (slopes greater 25%). Both moderate and severe slopes within the township are primarily located along waterways with a large concentration of steep slopes along the eastern portion of the Township. Disturbances of steep slopes, such as development or vegetation removal, can lead to erosion which can have a negative impact on water quality and aquatic habitats.

# 4 PRIORITY FOCUS AREAS

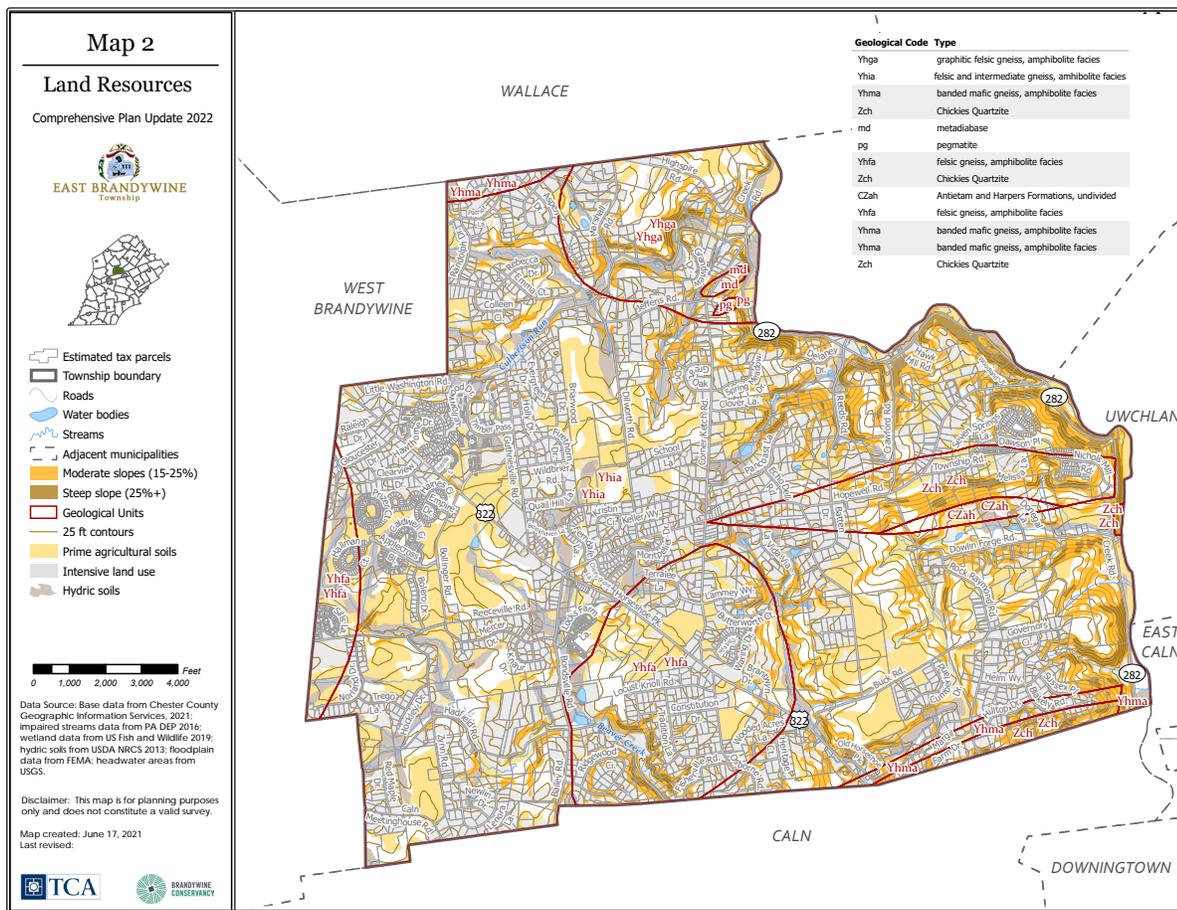
## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

There are pockets of prime agricultural soils throughout East Brandywine. These soils are considered rich, fertile soils, ideal for agriculture. Despite increased development, about 21% of the soil is considered prime agricultural soils, and 13% of the soil is considered soils of statewide importance. Development has caused more fragmentation of these suitable agricultural soils, which limits agriculture in the Township.

Hydric soils in the township are limited to areas along stream corridors. These soils are seasonally or permanently wet and can indicate the presence of wetlands.

**Map 2: LAND RESOURCES MAP** This map illustrates agricultural soils, geological units, 25-foot contours, moderate slopes (15%-25%) and steep slopes (greater than 25%), hydric soils, and intensive land uses (all developed land uses). (Also see Appendix A.)



Land Resources Map

# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

#### BIOTIC RESOURCES

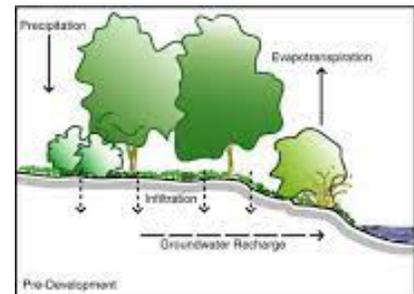
Biotic Resources within East Brandywine Township include woodlands, interior woodlands, riparian buffers, and core habitat areas. These resources provide many environmental, economic and societal benefits including flood mitigation, stormwater management, ground water recharge, carbon storage and sequestration, air and water filtration and erosion control.

With almost one-third (approximately 29.5%) of the township remaining wooded, East Brandywine still has some significant forest stands, especially in the eastern portion of the Township. Woodlands are an important community resource since they help reduce erosion, provide flood control, aid in ground water recharge, sequester and store carbon, offer shade and local cooling through evapotranspiration, and contribute significant habitat to a variety of species. Interior woodlands, areas inside a buffer of 300 feet from the woodland edge, are found within some of the larger contiguous woodland patches. Interior woodlands are especially important since they provide required habitat for many plant and animal species. To preserve the critical habitat in forest interior, it is important to preserve these large contiguous patches of woodland, since forest fragmentation can have a detrimental impact on the distribution and composition of plant and animal life.

Riparian buffers are forested or vegetated areas that are located along stream corridors. Typically, healthy riparian buffers are defined as the first one-hundred feet from the bank of a stream. Of the Township's 802.5 acres of riparian areas, 60% is forested, while the other 40% offers opportunities for revegetation. Forested riparian buffers provide significant water quality benefits since these areas help to filter pollutants from surface runoff and provide shade that help regulate water temperatures, needed for cold water species such as trout to thrive. Additionally, the root systems of riparian forests help to stabilize the stream banks, preventing erosion and the additional leafy and wooded debris that falls into the stream provides important nutrients and habitat for the many organisms living in the water.



Woodlands



Groundwater Recharge



Riparian Buffer replanting

# 4 PRIORITY FOCUS AREAS

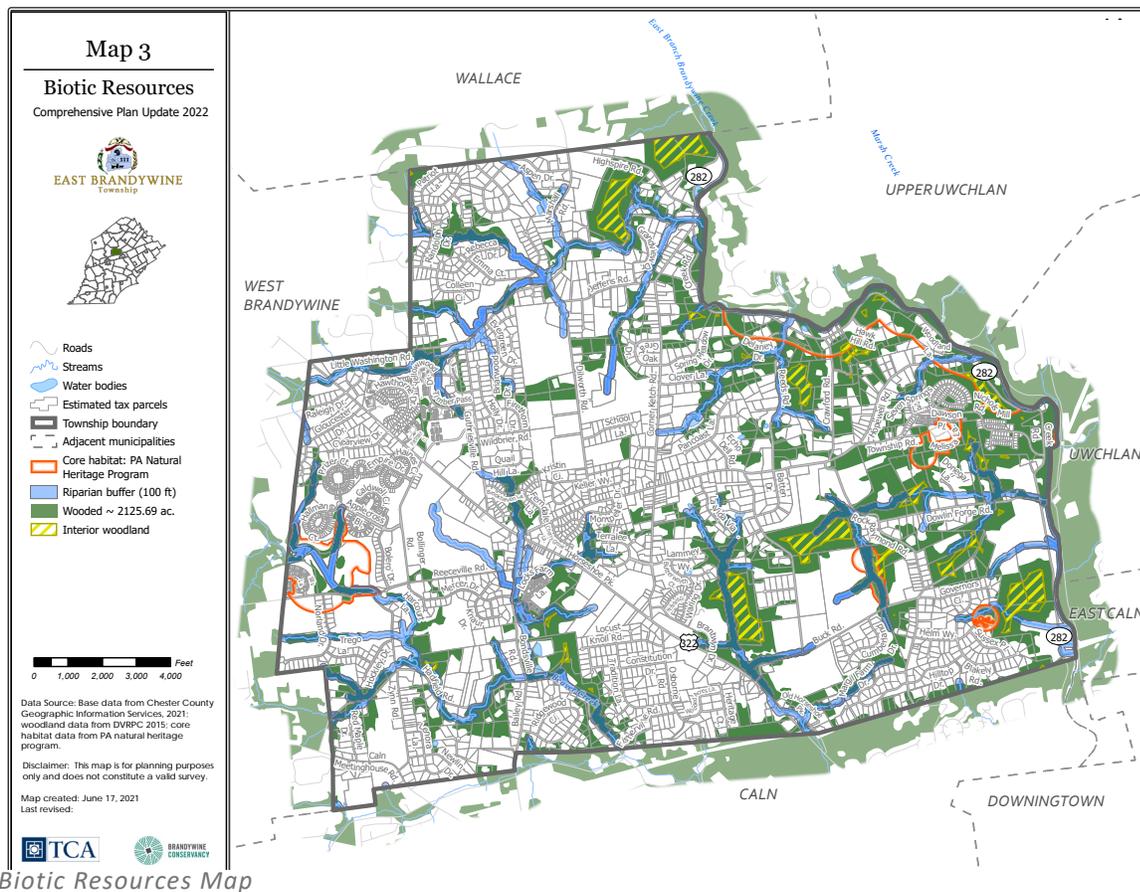
## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

#### MAP 3: LAND RESOURCES

As shown on the Biotic Resources Map below and in Appendix A, East Brandywine Township's woodlands are primarily located in the eastern portion of the Township where there are steep slopes. About 29.5%, or 2,125.7 acres of the East Brandywine is wooded. Of those woodlands, approximately 67% are located on unprotected land and 33% on permanently protected land. About 15%, or approximately 322.43 acres of woodlands in the Township are considered interior forests. Riparian areas are defined on this map as the area within 100 feet of both sides of a stream. Most of the forested riparian areas are in the eastern portion of the Township, while there may be opportunity for reforestation along riparian areas along streams in the western portion of the Township.

In addition to woodlands, interior woodlands, and riparian buffer areas, Map 3 illustrates areas designated as core habitat areas. Six areas within East Brandywine Township are designated as Core Habitat areas through the PA Natural Heritage Program: one along the western boundary of the Township, south of the Applecross community, a second area along the eastern border of the Township, along the East Branch Brandywine and adjacent to Marsh Creek State Park, and three smaller areas in the southeastern portion of the Township. These core habitat areas contain both plant and insect species that have been identified as sensitive species of concern.



# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

#### TOWNSHIP REGULATIONS

To help ensure the protection of natural resources, East Brandywine Township incorporates robust in the Township’s Code of Ordinance. Table 4.1 below summarizes the various natural resource protections outlined in the Township’s code.

<i>Protected Resource</i>	<i>Use Regulations</i>
<i>Floodplains</i>	Prevents new constructions within 50 feet from top of stream bank and in the floodway and 100-year floodplain.
	Prevents the removal of vegetation in flood hazard areas (except brush, weeds, invasive, dead, diseased or damaged shrubs or trees, trees that may be hazardous, trees that are threatening bank stability and clearing associated with approved construction) and all permitted vegetation removal must have a permit.
<i>Wetlands</i>	Protected in Zoning, including 50ft. buffer. All buildings and structures housing animals must be at least 100 feet away from any wetland or watercourse.
	Prohibits the use of wetlands to meet minimum stormwater management requirements If a wetland needs to be traversed by a road, the wetland area disturbed by the road must be replaced at twice the size, either on or off site.
<i>Prime Agricultural Soils</i>	Tracts with permanent open space should, wherever possible, include agriculturally suited soils whose acreage, configuration, and location offer future opportunity for agricultural use.
	Siting of individual structures on lots should be kept away from agriculturally suited soils wherever possible.
<i>Slopes</i> <i>Steep Slope Conservation District (15-25%)</i>	Grading shall be minimized.
	<i>Steep Slope Conservation District (25+%)</i> Areas with a 25% or greater slope shall remain undisturbed
<i>Riparian</i>	Defined as 100’ from top of bank or outer edge of one-hundred-year floodplain. Reforestation and restoration of the first 50 ft is required with locally adapted, native trees and shrubs.
<i>Woodlands</i>	Clear cutting is prohibited, and logging is prohibited on slopes of 25% or greater.
	Forestry/ logging plan shall include a reforestation plan including the retention of sufficient younger, healthy trees. Trees and natural features (including vegetation that provides wildlife food, habitat or visual amenity, particular specimen trees) should be protected during the development process

# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

#### TOWNSHIP REGULATIONS (CONTINUED)

Additionally, a significant portion of the Township’s natural resources are located on protected lands (see Table 4.2.). Not only does this ensure these natural resources are protected from future development pressures, but these areas also offer potential for natural resource enhancements. For instance, there may be opportunities for reforestation along riparian buffer gaps located on protected lands.

**Table 4.2. Natural Resources on Protected Lands**

Resource	Total	Protected	% Protected
Stream Miles	50.74	20.46	40%
Undeveloped Prime Ag. Soils	1477.0	490.57	33%
Undeveloped Hydric Soils	541.5	254.9	47%
Woodlands	2,125.7	700.78	33%
Interior Woodlands (300 ft.)	322.4	87.8	27%
Riparian Woodlands (100 ft.)	481.4	193.73	40%
Riparian Gaps (100 ft.)	321.1	89.33	28%
Wetlands	26.7	15.5	58%
Headwaters Areas	4202.3	1033.9	25%

#### OPEN SPACE PRESERVATION

Open space preservation is one of the most powerful tools for protecting a community’s natural resources and scenic landscapes. Typically, the term “open space” refers to undeveloped land that is protected from future development either through ownership, easements or other restrictions. Land generally classified as open space includes publicly owned land, like parks and other municipal grounds, privately owned land protected in perpetuity through conservation or agricultural easements, land set aside through the development process and held through common ownership by Homeowners Associations and preserves owned and maintained by nonprofits.

Since the last Comprehensive Plan, completed in 2009, East Brandywine Township has protected an additional 484.3 acres, increasing the total amount of protected lands in the Township from 18% (1,291.3 acres) to 25% (1,775.6 acres) by 2022 (see Table 4.3.).

# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

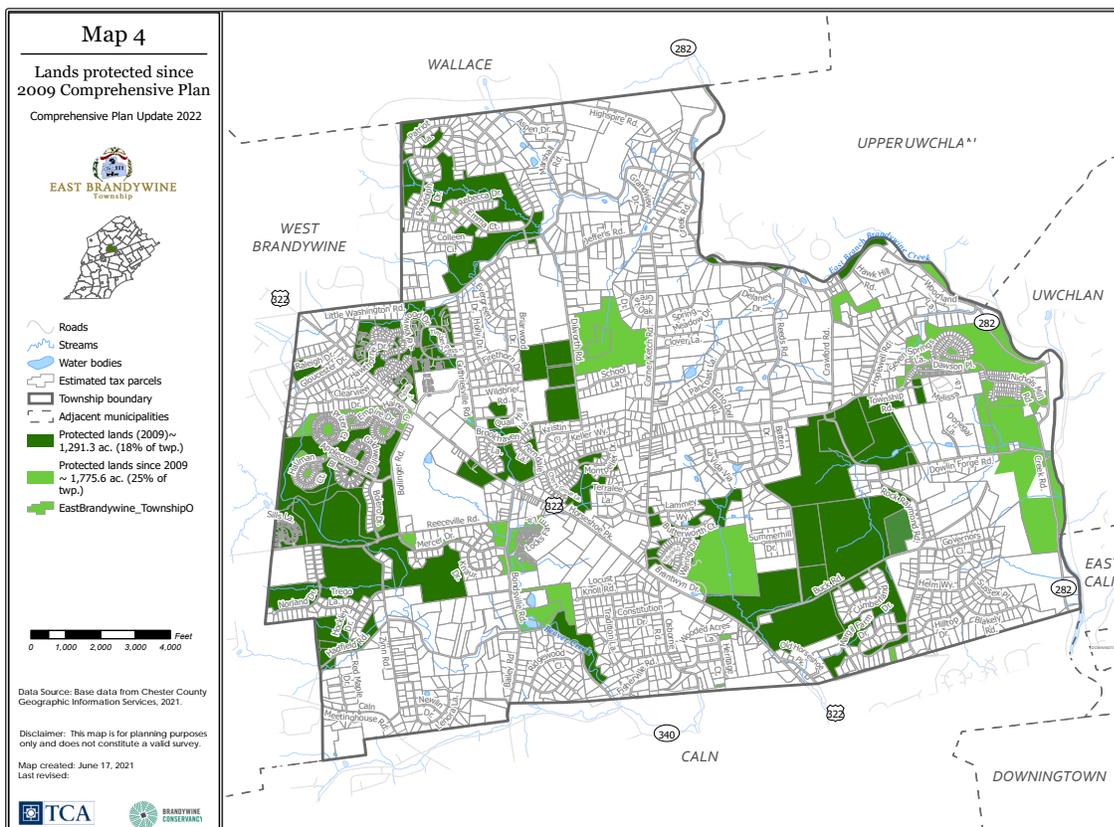
#### OPEN SPACE PRESERVATION (CONTINUED)

**Table 4.3. Comparison of Open Space Protection Since the 2009 Comprehensive Plan**

Open Space Protection Type	2009		2021	
	Acres	Percentage	Acres	Percentage
HOA open space	703	10%	865.5	12%
Township owned/public land	88	1%	225	3%
Agricultural easements	130.5	2%	130.5	2%
Land owned or eased by land trust	370	5%	554.6	8%

#### MAP 4: LANDS PROTECTED SINCE THE 2009 COMPREHENSIVE PLAN

As shown on the map below and in Appendix A, the Land Protected Since the 2009 Comprehensive Plan, depicts a significant amount of land has been preserved through various methods over the past 10 years. Much of the land preserved since the last comprehensive plan is located along the Brandywine Creek in the southeastern portion of the Township.



Lands Protected Since the 2009 Comprehensive Plan Map

# 4 PRIORITY FOCUS AREAS

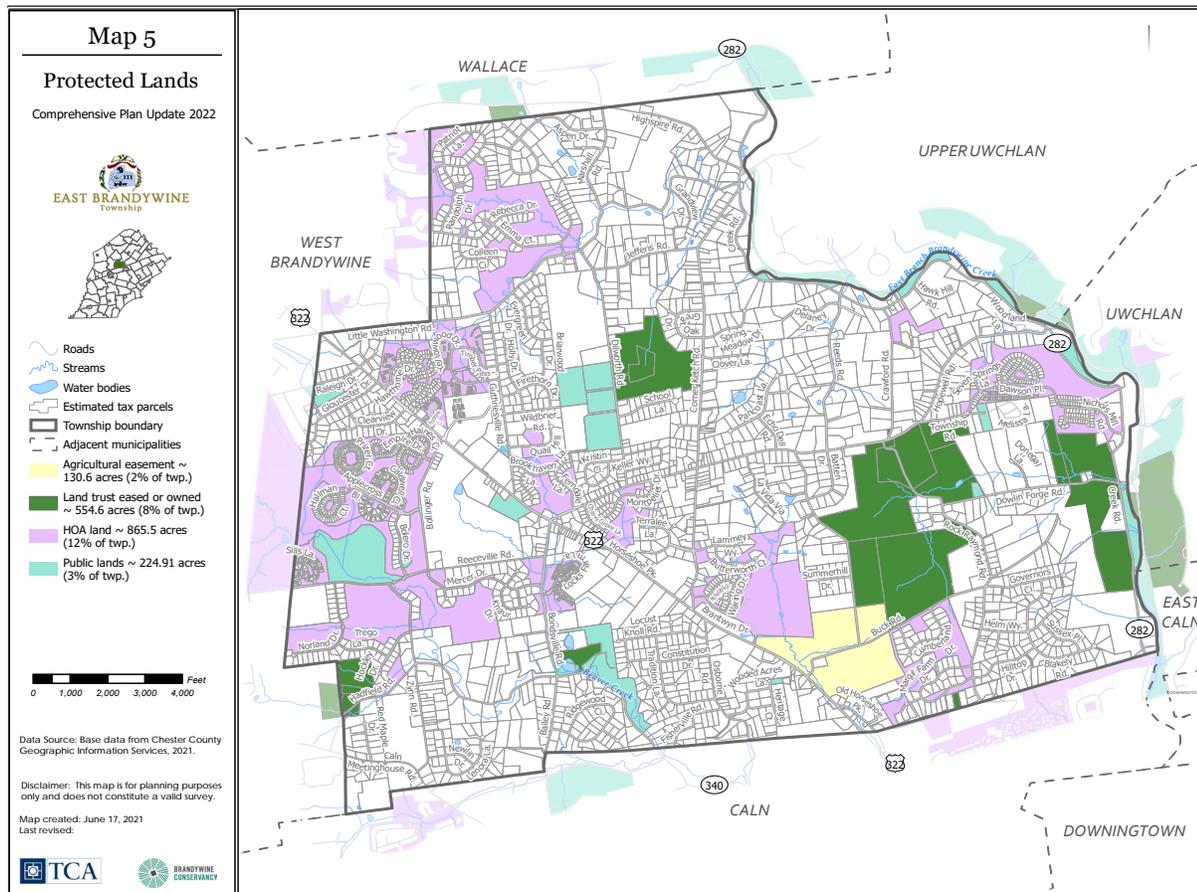
## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

#### OPEN SPACE PRESERVATION (CONTINUED)

##### MAP 5: PROTECTED LANDS

As shown on the existing Protected Lands Map below and in Appendix A, East Brandywine Township has protected open space through a variety of methods. Of East Brandywine's existing protected land, 12% are protected through the land development process as HOA land (represented in purple), 8% is protected through conservation easements (represented by dark green), 3% is municipal open space and parkland (represented by teal), and 2% is protected through agricultural easements (represented in yellow).



Protected Lands Map

Although East Brandywine has made great progress over the years in protecting the Township's open space and natural resources, there are still opportunities for land protection. When looking at undeveloped parcels of ten acres or greater, there are approximately 655 acres of unprotected land that are candidates for land protection. In addition to these larger parcels, the township should look for opportunities to connect existing open space through greenway and recreational corridors, allowing greater access between open space for both people and animals.

# 4 PRIORITY FOCUS AREAS

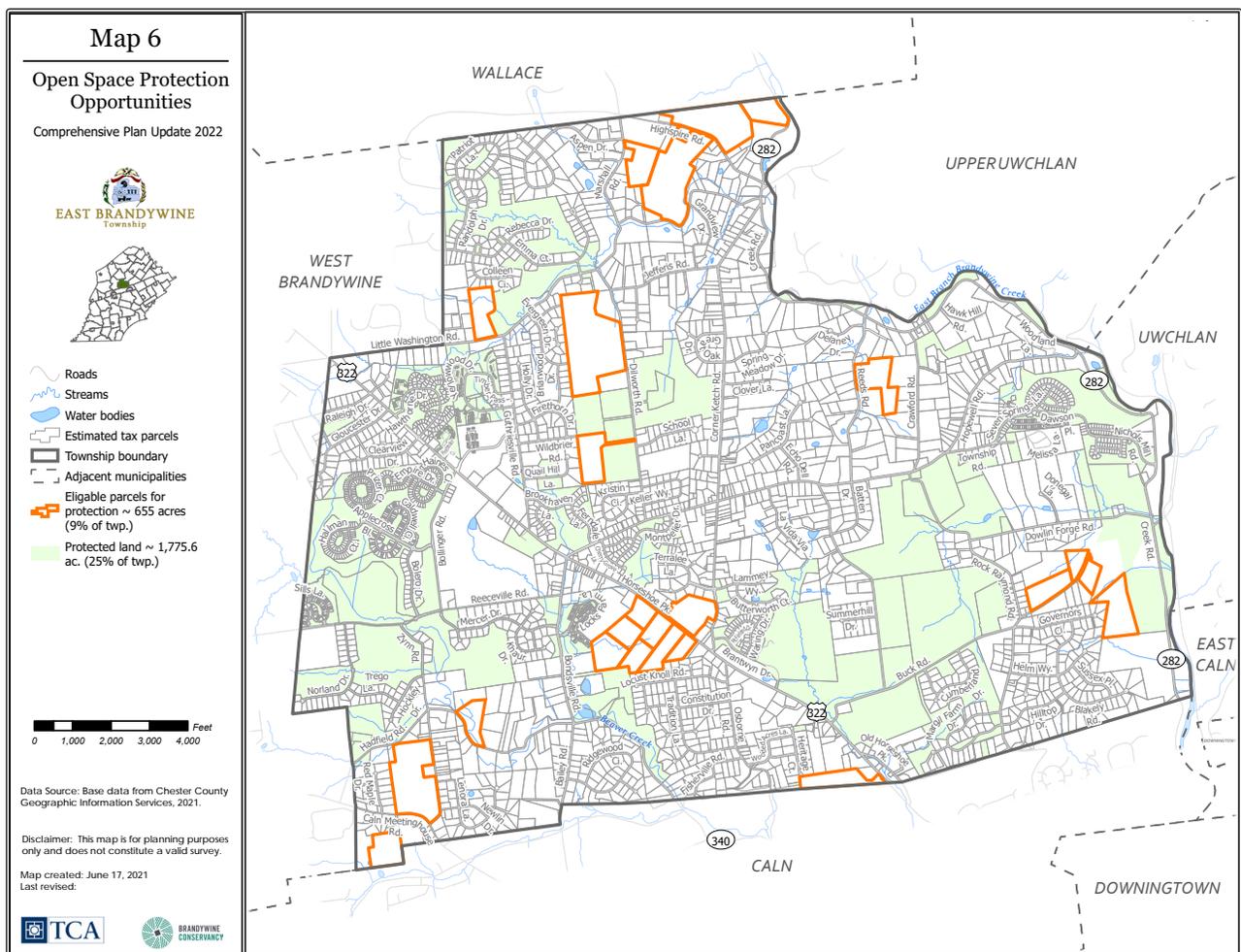
## B. Natural Resource Protection & Open Space Preservation (continued)

### Natural Resources (continued)

#### OPEN SPACE PRESERVATION (CONTINUED)

##### MAP 6: OPEN SPACE PROTECTION OPPORTUNITIES

As shown on the Open Space Protection Opportunities Map below and in Appendix A, there are still several properties spread throughout the township that present opportunities for future open space preservation.



Open Space Protection Opportunities Map

# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Recommendations (continued)

#### OS1 Update and prioritize the open space inventory used to guide open space acquisition.

Updating and prioritizing the remaining open space within the township can help identify important parcels for protection within the Township. By highlighting these key parcels, the Township can develop a plan for protection when opportunity arises.

#### OS2 Adopt the Draft Act 537 Sewer Facilities Plan.

The Act 537 Sewer Facilities Plan is aimed at protecting water quality through planning for appropriate sewage disposal.

#### OS3 Consider developing a Township Open Space, Recreation and Environmental Resources Plan.

The development of an Open Space, Recreation and Environmental Resource Plan can help the Township prioritize the protection of its remaining open space, plan for continued environmental resource protection, and ensure existing and future recreational facilities will meet the needs of the Township.

#### OS4 Provide outreach and education materials to HOA's on best practices for natural areas management.

A large portion of the Township's open space and natural resources are located on lands owned by HOAs. This provides the Township with a great opportunity to provide education and outreach targeted towards natural resource management on HOA lands.

#### OS5 Consider enhancing woodland protection from land development.

Although the Township encourages woodland protection during the development process, these protections could be enhanced by adding specific protections for vegetation in environmentally sensitive areas.



Public outreach on best management practices

# 4 PRIORITY FOCUS AREAS

## B. Natural Resource Protection & Open Space Preservation (continued)

### Recommendations (continued)

**OS6 Identify opportunities to connect existing open space through habitat corridors and greenways/trails.**

Focusing future open space and natural resource protection along natural resource corridors and greenways can provide critical habitat connections for species. When greenway protection is also paired with trails, these areas also provide residents with additional recreational connections.

**OS7 Continue the implementation of the township’s MS4: Pollution reduction plan and evaluate opportunities to enhance green infrastructure, add stormwater best management practices, improve surface water quality, and address climate resiliency.**

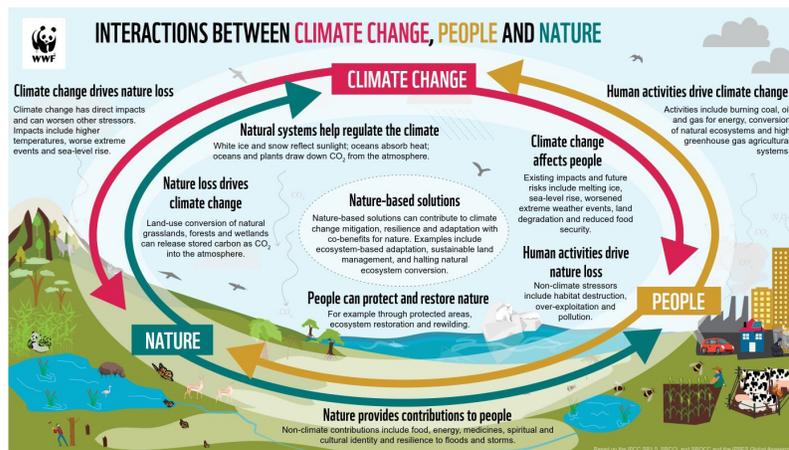
While the implementation of the Township’s MS4 pollution reduction plan is required by the state, the Township should continue to seek innovative solutions that not only addresses stormwater issues but also provide additional ecosystem services. Many nature-based solutions to stormwater can provide other benefits such as climate mitigation (i.e., shade/ street trees, riparian buffer plantings, woodland protection/ enhancement), habitat creation for pollinators and other species, as well as air and water quality improvements.

**OS8 Continue to partner with area land trusts to cultivate and secure easements and other forms of restrictive covenants on the Township’s unprotected agricultural and other high-resource value lands.**

Land trusts are not only equipped to execute easement and other restrictive covenants to ensure the protection of land in perpetuity, but many local land trusts can also help secure additional funds and assist with landowner outreach.

**OS9 Consider the importance of natural resources for mitigating and adapting to the impacts of climate change.**

One of the many benefits natural resources can provide to a community is the ability to mitigate and adapt to the impacts of climate changes. Understanding and maximizing the benefits of natural resources can help the Township adjust to effects from the changing climate.



*Benefits of Natural Resources and mitigation to climate change*

# 4 PRIORITY FOCUS AREAS

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## C. Trails

### Goal

1. Provide residents with an integrated network of open space and trails that promote health and wellness and provide for safe bike and pedestrian connections between neighborhoods, natural and recreational areas, Guthriesville Village, and the regional trail system, and provides valuable corridors for wildlife and habitat diversity.

### Overview

#### TRAILS

The East Brandywine Township Trails Committee has been actively engaged and successful in trail planning and implementation since 2015. The Trails Committee serves to advise the Board of Supervisors regarding the planning and development of trails throughout the Township. Most trails in the Township were funded and constructed through the land development process with guidance from the Trails Committee. Because of the nature of separate land development projects, the trail/sidewalk system is fragmented and requires several new connectors to create better connectivity among neighborhoods and popular destinations within the Township.

East Brandywine Township partnered with West Brandywine Township to prepare a feasibility study for the East-West Trail in 2018. The East-West Trail concept envisions a central community walking and biking spine that connects Chester County's Hibernia Park in the west (in West Brandywine Township) to Chester County's Struble Trail in the east (in Uwchlan Township) through the East Brandywine Community Park. Portions of the East-West Trail are envisioned to be off-road, while other portions are envisioned to be share the road facilities. The East-West Trail will become the organizing element of the municipal trail system and other trail priorities will generally focus on connections to the East-West Trail and/or connections to the regional Struble Trail to the east.

There are several high priority trail gaps that, once filled, will result in a well-integrated and connected trails network that will serve residents who wish to walk and/or bicycle to popular destinations in East Brandywine Township. The priorities include filling short gaps between neighborhoods, gaps between neighborhoods and popular destinations such as municipal and county facilities, gaps between neighborhoods and the East-West Trail, and gaps between neighborhoods and PA Bicycle Route L which follows Creek Road/Route 282. Listed in the following table, the key connectivity gaps are envisioned as multi-modal facilities to accommodate walkers and cyclists, pedestrian facilities such as sidewalks or paved footpaths, or share-the-road facilities for cyclists and/or pedestrians. Map 7 in Appendix A and on page 4.26, depicts existing trails and parks within the Township.

## 4 PRIORITY FOCUS AREAS

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### ***C. Trails (continued)***

#### **Key Findings**

- The community survey responses demonstrate that the trail system has a positive impact on residents' recreational ability. Hiking and nature walks were ranked first in recreational activities that residents currently participate in.
- The vast majority of respondents (562) supported expanding the trail system through development and more than half of respondents supported expanding the system through Township expenditures.
- Increasing opportunities for passive recreation was the third most important open space issue in the community survey, following open space conservation and natural resource protection.
- East Brandywine Community Park is the most important Township recreational asset for residents.
- The Key Connectivity Gaps are shown on Map 8. The corresponding table can be found in Appendix A.)

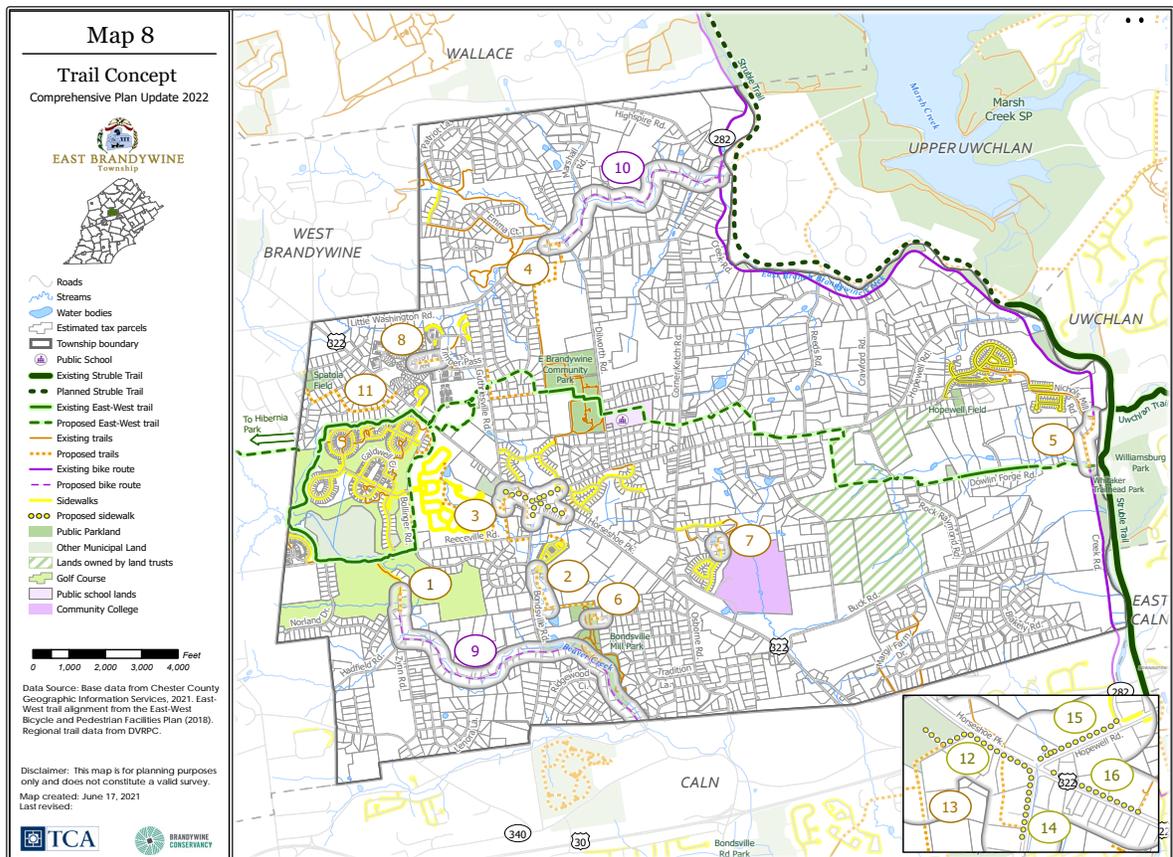
# 4 PRIORITY FOCUS AREAS

## C. Trails (continued)

### Recommendations

**TR1 Identify and prioritize key connection priorities that will be the responsibility of the Township to implement outside of the land development process.**

The Township Trails Committee and the Board of Supervisors must decide which projects should become priorities for the Township to implement based upon available resources. Some projects will emerge as priorities based upon unique circumstances and opportunities with landowners, and the Township should have the flexibility to act on those opportunities as they arise. Other priorities will include shorter pedestrian and sidewalk segments where the property or right of way is under municipal or PennDOT control. The Trail Concept map can be used by the Township as a tool to support grant applications for future trail improvements.



Trail Concept Map

## 4 PRIORITY FOCUS AREAS

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### ***C. Trails (continued)***

#### **Recommendations (continued)**

##### **TR2 Implement the recommendations of the East West Trail Plan.**

The East-West Trail stands apart from all other planned trails since rigorous community input and a clear direction forward for implementation are articulated in the Feasibility Study. Because the East-West Trail will serve as the central spine of the trail network, it will be a priority for Township implementation. Once the East-West Trail is implemented, the Township will shift its focus to trails that connect into the central spine.

##### **TR3 Pursue feasibility studies to begin implementing high priority trail connections.**

Although funding is not readily available for trail design and engineering, there are currently multiple county, state, and federal grants available for feasibility studies, easement acquisition, and trail construction. A feasibility study is generally required where the Township does not control the trail corridor through ownership, trail easement, or lease agreement. Where the Township does control the trail corridor, it can pursue design and engineering which will provide a detailed cost estimate for construction. With design and engineering completed, the Township will be able to leverage municipal funds to secure multiple grants for construction and substantially reduce the Township's cost for construction.

##### **TR4 Continue to identify trail connection opportunities during the land development process.**

The Trails Concept map provides a long-term vision for community trails in East Brandywine Township. This map will be a tool that the Trails Committee can utilize as it makes recommendations to the Board of Supervisors regarding trail improvements in future land development projects.

##### **TR5 Identify future Guthriesville Village trail connections through land development and roadway improvement projects, including a crossing of Route 322.**

With the addition of pedestrian facilities, the Village of Guthriesville has the potential to become a more walkable and vibrant commercial area and civic center at the heart of East Brandywine Township. The proposed sidewalks would link together the municipal building, retail establishments and businesses in the Commercial District, and neighborhoods along Horseshoe Pike, Hopewell Road, and Bondsville Road. Sidewalks would be implemented within municipal properties, privately-owned commercial properties, HOA lands, or public rights-of-way, depending upon the location and conditions and cooperation with landowners. The trail system should link to these sidewalks and integrate Guthriesville with the township's trail network.

# 4 PRIORITY FOCUS AREAS

## C. Trails (continued)

### Recommendations (continued)

**Table 4.5. Key Pedestrian Connectivity Gaps**

**Map**

**ID# Key Pedestrian Connectivity Gaps**

1	Multi-modal trail connection from existing trail south of Reeceville Road along Zynn Road to Hockley Drive – 446 linear feet. This facility will serve the neighborhoods on Hockely Drive, Trego Lane, and Hadfield Road to connect to the existing trail on Zynn Road and beyond to the East-West Trail.
2	Multi-modal connection along Bondsville Road from Reeceville Road to northern entrance to Bondsville Mill Park – 2,164 linear feet (0.41 miles). This will serve the neighborhoods on Locks Farm Lane and provide a connection to the open space and trails at Bondsville Mill Park.
3	Multi-modal connection north of Reeceville Road to the municipal building sidewalk system – 535 linear feet. This short section of trail is intended to extend the planned trail further north to connect with sidewalks at the municipal building and parking lot.
4	Multi-modal connection along Little Washington Road from Emma Court and Willow Oak Way to planned trail south of Little Washington Road – 243 linear feet. This will serve residents in the Emma Court, Rebecca Drive, Randolph Drive, and Colleen Circle neighborhoods and connect them to the planned trail to Evergreen Drive and beyond to the East Brandywine Community Park and the East-West Trail.
5	Multi-modal trail along the west side of Creek Road from Nichols Mill Road to Dowlin Forge Road – 1,425 linear feet (0.27 miles). This connection will serve the residential neighborhoods at Seven Springs Lane, Dawson Place, and Nichols Mill Road and connect them to the East-West Trail at Dowlin Forge Road and beyond to the Struble Trail.
6	Pedestrian connection between Bondsville Mill Park and the cul de sac at Locust Knoll Road – 242 linear feet. This short trail connection will provide pedestrian access to Bondsville Mill Park for residents on Locust Knoll Road, Tradition Lane, Constitution Drive, and Osborne Road. Since there is no public right of way, the Township will be required to secure an access easement from one or more landowners.
7	Pedestrian connection between Butterworth Court and Waring Drive – 393 linear feet. This short pedestrian connection will link existing sidewalks and neighborhoods on Lammey Way, Butterworth Court, McFarland Drive, and Waring Drive along an existing road right of way.

# 4 PRIORITY FOCUS AREAS

## C. Trails (continued)

### Recommendations (continued)

**Map**

**ID# Key Pedestrian Connectivity Gaps**

8	Pedestrian connection through HOA open space from Timber Pass to Hawthorne Drive – 657 linear feet. This trail will serve residents along Hawthorne Drive, Yellowwood Drive and Timber Pass by providing pedestrian access to the future trail along Guthriesville Road and beyond to the East-West Trail. The two Homeowners Associations will be important partners for this connection as the trail will primarily serve their neighborhoods. This trail is envisioned as a private trail for HOA member use only.
9	Share the road bicycle route along Zynn Road from Hockley Drive to Hadfield Road – 869 linear feet. Share the road bicycle route along Hadfield Road from Zynn Road to Bondsville Mill Park and the municipal boundary with Caln Township – 8,342 linear feet (1.58 linear miles). This signed on-road bicycle route will connect residents at Applecross and Hockely Drive to the entrance of Bondsville Mill Park and beyond to parks and trails in Caln Township to the south. The design of the on-road bicycle facility would be determined as part of a feasibility study and preliminary engineering.
10	Share the road bicycle route along Little Washington Road from Dilworth Road to Creek Road (Route 282) and PA Bicycle Route L – 6,124 linear feet (1.16 linear miles). Share the road bicycle route along Lyndell Road from Creek Road (Route 282) to the future Struble Trail in Upper Uwchlan Township - 429 linear feet. This signed on-road bicycle route will connect residents on Emma Court, Rebecca Drive, Colleen Circle, Randolph Drive, Patriot Lane, Marshall Road, Aspen Drive, and Highspire Road to PA Bicycle Route L and beyond to the planned Struble Trail extension in Upper Uwchlan Township. The design of the on-road facility would be determined as part of a feasibility study and preliminary engineering.
11	Pedestrian and bicycle-friendly share the road route, includes a pedestrian crossing over Route 322 at the intersection of Hawthorne Drive and Clearview Drive, pedestrian and bicycle-friendly route along Clearview Drive, along road right of way to Gloucester Drive, to Wythe Drive and access to the west end of Spatola Field – 3,326 linear feet (0.63 miles). This signed on-road bicycle- and pedestrian-friendly route will provide a much-needed connection from residential areas at Hawthorne Drive, Yellowwood Drive, Timber Pass, and Clearview Drive to recreational opportunities at Spatola Field. This route would also facilitate pedestrian connections between East Brandywine Community Park and Spatola Field by making use of existing residential roads with low traffic volumes and speeds. Local HOAs with private roads will be important partners for this concept. The design of the on-road facilities would be determined as part of a feasibility study and preliminary engineering.
12	Sidewalk along the west side of Horseshoe Pike from Bondsville Road to the sidewalks behind the municipal building – 846 linear feet. This sidewalk would serve to connect the municipal building, Kimberton Whole Foods, MAC Contractors, and Joe Burns Beverages to the existing pedestrian crossing facilities at the northwest corner of Horseshoe Pike and Bondsville Road. Portions of this sidewalk are envisioned on municipal property, and other portions are envisioned within the public right of way or on privately-owned commercial property frontage. Commercial property owners will be important partners for this project.

# 4 PRIORITY FOCUS AREAS

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## C. Trails (continued)

### Recommendations (continued)

**Map**

**ID# Key Pedestrian Connectivity Gaps**

13	Sidewalk on the north side of Bondsville Road from Horseshoe Pike to the proposed trail – 487 linear feet. This sidewalk would serve to connect the East Brandywine Fire Company to the existing pedestrian crossing facilities at the northwest corner of Horseshoe Pike and Bondsville Road. Portions of this sidewalk are envisioned within the public right of way or on Fire Company property frontage. The East Brandywine Fire Company and Joe Burns Beverages will be important partners for this project.
14	Sidewalk on the north side of Hopewell Road from Horseshoe Pike to the sidewalk at Ferndale Lane – 700 linear feet. This sidewalk would serve residents on Brookhaven Lane and Ferndale Lane with a connection to the 7-Eleven and existing pedestrian facilities at the north east corner of Horseshoe Pike and Bondsville Road. Portions of the sidewalk are envisioned within the public right of way and on Hopewell HOA open space. The Hopewell HOA and owners of the 7-Eleven will be important partners for this project.
15	Sidewalk on the east side of Horseshoe Pike from Hopewell Road to the proposed trail south of the commercial district – 986 linear feet. This sidewalk would serve residents on Cherry Grove Lane, Montpellier Drive, Wellesley Lane, and Tarrytown Lane with a connection to a place of worship at 1157 Horseshoe Pike, the shops at Guthriesville Plaza, Hopewell Pharmacy, and existing pedestrian facilities at the south east corner of Horseshoe Pike and Bondsville Road. Portions of the sidewalk are envisioned within the public right of way, along the front and/or side yards of five privately-owned commercial lots, and along a narrow parcel owned by the Hopewell Homeowners Association. The Hopewell HOA and the commercial lot owners will benefit from the sidewalk and will be important partners for this project.

# 4 PRIORITY FOCUS AREAS

## D. Parks and Recreation

### Goal

1. Foster diverse and accessible recreational opportunities for all ages and abilities.

### Overview

#### PARKS AND RECREATION

East Brandywine Township residents benefit from a remarkable combination of local, County and State recreational facilities within close proximity. These facilities serve to enhance their quality of life through passive and active activities, attractive landscapes, and the environmental benefits of the open space.

Within Township boundaries, East Brandywine residents enjoy five parks that are owned and operated by the Township:

- The Community Park on Dilworth Road;
- Spatola Park on Raleigh Drive,
- Hopewell Field on Township Road in the eastern end of the Township;
- The Whittaker Memorial Trailhead Park; and
- Bondsville Mill Park.

While each of these facilities are owned and operated by East Brandywine Township, Bondsville Mill Park benefits from the oversight of the Bondsville Mill Park Committee. This committee manages the development and maintenance of the park, including building stabilization, trail maintenance, gardening, fundraising, and marketing. Size and activities for each park are listed in the following table



*Bondsville Mill Garden Project*

**Table 4.5. Parks in East Brandywine Township**

EBT Community Park	80.9 acres	Baseball/softball fields; multiuse fields, tennis, paved trail, 4 pavilions; parking
Spatola Park	7.5 acres	Baseball/softball; playground; pavilion; parking
Hopewell Park	4 acres	Baseball/softball; lacks parking
Bondsville Mill Park	47 acres	Trail, historic mill, natural areas;
Helen & Robert Whittaker Memorial Trailhead Park	20 acre	Nature preserve; unpaved trail; kiosk

# 4 PRIORITY FOCUS AREAS

## D. Parks and Recreation (continued)

### Overview (continued)

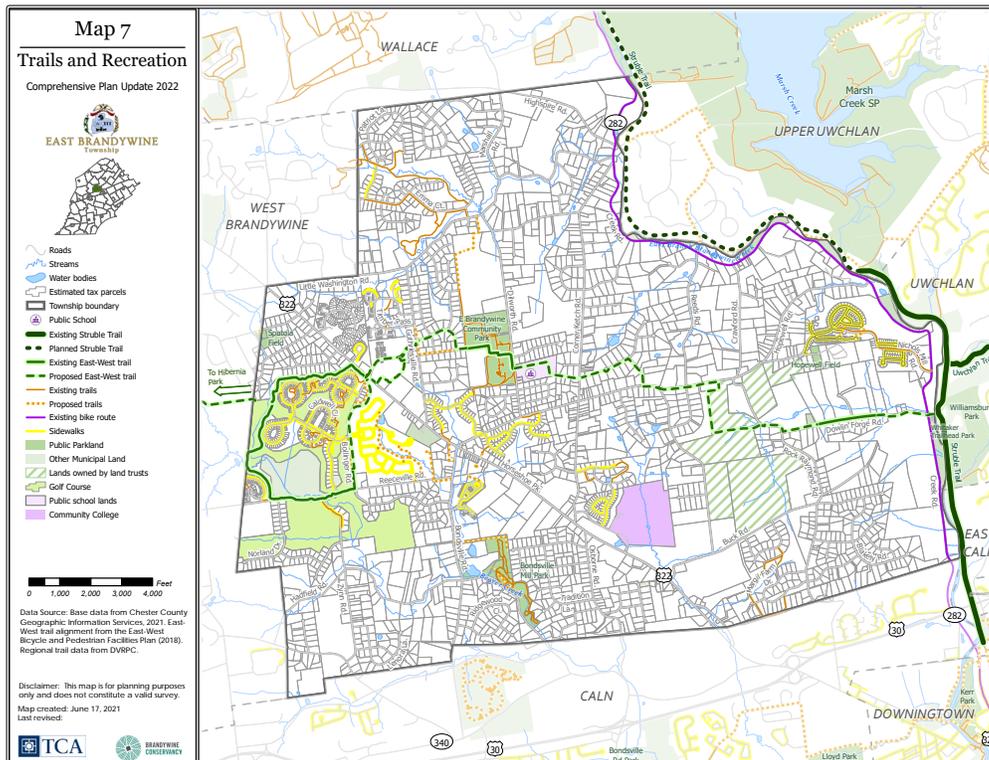
Within the region, East Brandywine residents enjoy proximity to Chester County’s Hibernia Park in West Brandywine Township, the Struble Trail in adjoining Uwchlan Township, and Marsh Creek State Park in Upper Uwchlan and Wallace Townships. The planned East West Trail will increase residents access to these facilities and integrate East Brandywine into the regional trail network.

Map 7: Trails and Recreation is shown below and in Appendix A.

### PROGRAMING AND RECREATION

East Brandywine is one of the eight municipal members that comprise the Downingtown Area Recreation Consortium (DARC). DARC is a regional recreation organization that offers recreation, adult education, and youth learning opportunities. The Township contributes financially to the administrative and program costs; user fees also are charged to cover operating costs of DARC’s various programs.

Additionally, the Township partners with the East Brandywine Youth Association (EBYA). EBYA offers recreational and travel soccer, indoor soccer, baseball, softball, basketball, and volleyball. EBYA has priority access to and shares in the maintenance of the Township’s active recreation fields.



Trails and Recreation Map

## 4 PRIORITY FOCUS AREAS

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### ***D. Parks and Recreation (continued)***

#### **Recommendations**

##### **PR1 Continue to implement the Bondsville Mill Park Master Plan.**

Bondsville Mill Park, the newest recreational facility in the township, was acquired in 2005, master planned in 2010 and opened to the public in 2015. The park is supported through the volunteer efforts of the Bondsville Mill Park Committee, which oversees activities related to stabilization of the mill site, trail maintenance, gardening, fundraising, and marketing. Support for the development of this park remains strong.

##### **PR2 Enhance the recreational opportunities and access to Spatola Park.**

Located on the western boundary of the Township, Spatola Park has land available for further recreational development. It would benefit from better access to the surrounding neighborhoods and/or being integrated into the trail system.

##### **PR3 Assess the recreational opportunities, access, and best use of Hopewell Park.**

Hopewell Park is the Township's smallest park and the only facility located in the eastern half of the Township. It lacks a designated parking area, though its location at the terminus of a street allows for informal parking. Located on a former landfill site, the land continues to settle. The Township would like to evaluate the best and safest use of these four acres going forward, while ensuring that recreational needs are met in this area of the Township.

##### **PR4 Periodically survey residents' recreational needs and plan to adjust opportunities as needed.**

As the demographics of the region continue to evolve, the Township should keep in touch with the changing trends and demands for recreation. Occasional surveys of the residents can help to assess and prioritize future needs on the limited recreational lands.

##### **PR5 Consider an update to the Township's Parks, Recreation and Open Space Plan.**

As discussed in the Natural Resources and Open Space section, The development of an Open Space, Recreation and Environmental Resource Plan can help the Township prioritize the protection of its remaining open space, plan for continued environmental resource protection and ensure existing and future recreational facilities will meet the needs of residents.

##### **PR6 Continue to support DARC and EBYA as sources of recreational programming for Township residents.**

# 4 PRIORITY FOCUS AREAS

## E. Community Character

### Goal

Preserve and enhance the historic, cultural and scenic features of the Township.

### Overview

In order to implement the goals of: the National Historic Preservation Act of 1966; Article I, Section 27, of the Pennsylvania Constitution; and the Pennsylvania Municipalities Planning Code, East Brandywine established a Township Historical Commission in 1986. The Historic Resource Protection Standards, Article XII of the Township's Zoning Ordinance, was adopted in 2008. The Historical Commission was mandated with a range of responsibilities, including: identifying historic resources of the Township through survey, maintaining official historic resource maps and archives, executing the responsibilities mandated to it in the Township's Ordinance, historical research, education of the public via publications and programs, and providing the residents with access to our historical archives and guidance for historic preservation. These efforts help to foster pride and appreciation of the historical setting of the Township and, consequently, contribute to the community quality of life.

- Map 9 and its associated table depict inventories resources (See Appendix A). This map and inventory depict over 300 properties that are considered historically significant to the Township. This inventory was last updated in 2011.
- Of these resources, there are two listed on the National Register of Historic Places:
  - + Bridge Mill Farm, Marshall & Little Washington Roads
  - + Marshall's Bridge, Marshall Road
- An additional five resources have been determined eligible (DOE) for the National Register:
  - + Watters Property
  - + Guthriesville Historic District
  - + William Davis Farm
  - + Charles Trego Farm
  - + Weaver Farm



*Bridge Mill Farm*

- Designation on the National Register is completely honorary and does not restrict the landowners ability to undertake future renovations or development but could benefit any renovations through historic tax credits and potential grants.
- The nomination process, particularly for Guthriesville, is thought to lack public support.

# 4 PRIORITY FOCUS AREAS

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## ***E. Community Character (continued)***

### **Key Findings**

- One third of survey respondents stated that they would like more opportunities to participate in local history education. This was reinforced by a similar proportion of respondents who stated that they would support local action to make such opportunities more available.
- When asked what existing features (general or specific locations) should be the Township's highest priority for long-term protection, the predominant themes were open space and historic barns and other historic buildings.
- The appearance and vacancy rates in Guthriesville are of concern to residents, who see the current state of some of the buildings as reflecting poorly on the Township.
- The existing historic protection ordinance addresses demolition permits, demolition by neglect, adaptive reuse and additional use options, and historic resource impact reports.

### **Recommendations**

#### **CC1 Preserve the scenic vista at McCausland Farm as an iconic viewshed in the Township and a distinctive entry to Guthriesville Village.**

Preservation of key vistas and iconic views in the Township is of high value to the Township. Protection measures and strategies are further discussed under Section B, Open Space and Natural Resources.

#### **CC2 Maintain and periodically update the historic resources inventory information for designated historic districts, buildings, sites, objects, and/or structures regulated by the preservation ordinance.**

East Brandywine is one of 42 municipalities that has updated its historic resources inventory through the Chester County Historic Resources Atlas initiative. This project digitized and verified previous survey data on historic resources and allows for a solid foundation of preservation planning. This inventory is the foundation for the legal protections found in the zoning ordinance and so updating the inventory over time is vital to the ongoing preservation efforts.



*McCausland Farm*

# 4 PRIORITY FOCUS AREAS

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## ***E. Community Character (continued)***

### **Recommendations (continued)**

**CC3 Consider expanding the inventory to define and identify principal and accessory structures on each property. These elements should be noted for whether they contribute to the historic nature of the property or not.**

Particularly in rural areas, it is not unusual for properties designated historic to contain multiple structures such as barns, spring houses, and even stone walls. Including such structures on the inventory and clarifying their contribution to the historical significance of the property leads to a more effective regulatory process.

**CC4 Consider a provision in the preservation ordinance that requires the approval of new construction or development for the site of a proposed demolition before granting the demolition permit.**

The Township's existing demolition process could be strengthened by evaluating the timing of permits in regard to any proposed new construction.

**CC5 Continue to provide and expand historic and cultural education offerings to residents to increase understanding and pride in the history of East Brandywine Township.**

The community survey clearly calls for more opportunities for cultural and historic education in the Township. Such opportunities are most often under the purview of the volunteer members of the historical commission and/or historic societies. The Township should continue to support the Historical Commission's efforts to coordinate the speaker series, oral history project, and provide highlights in the newsletter. Opportunities may include a booth at the Fall Harvest Festival and more information on the website.

**CC6 Explore the creation of regional funding opportunities that could be used for historic resources rehabilitation or adaptive reuse.**

Cost is often given as one of the biggest obstacles to historic preservation. While those properties listed on the National Register are eligible for federal and state tax credits and other funding, those that are not, may lack the financial support and/or incentives needed to help make a renovation project viable. Working together with the County, the Preservation Network, and other partners to consider potential sources of funding and/or volunteers to assist with offsetting the cost of preservation projects.

**CC7 Consider landscaping policies or regulations designed to protect or enhance existing viewsheds.**

A significant part of the township's character is derived from the views from roadways. The strategic use of landscaping can help to screen new development and protect existing vistas.

# 4 PRIORITY FOCUS AREAS

## F. Energy Conservation & Climate Adaptation

### Goal

Reduce the demand and consumption of energy in the Township while promoting increased efficiency and readiness for the impacts of climate change.

### Overview and Key Findings

Though energy conservation has been an optional component of the Comprehensive Plan for twenty years, it is a new addition to many plans in Chester County, including East Brandywine.

As current events continue to draw attention to the increasing frequency and severity of storms, rising heat indices, and the negative impacts and costs of fossil fuel reliance, there is both greater focus on how policies at the local level can influence the bigger picture and concern for how our communities can prepare for what may come.

Increasing energy efficiency is an important part of addressing the impacts of climate change. A “Climate Profile” for East Brandywine Township is included in Appendix E and contains useful information related to current energy usage and spending in the Township, this Section focuses on the recommendations for improving Energy Conservation in the Township moving forward.

In 2021, Chester County adopted a Climate Action Plan to help guide the county and its partners to help reduce greenhouse gas emissions and improve the health and well-being of the community. This plan in combination with a Sustainable Community Assessment conducted for East Brandywine Township forms the framework for these recommendations and strategies by focusing on five areas:

- Township services and facilities;
- the built environment;
- renewable energy sources;
- public-private partnerships; and
- cost-effective hazard mitigation measures.



Car Charging Stations

# 4 PRIORITY FOCUS AREAS

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## F. Energy Conservation & Climate Adaptation (continued)

### Recommendations

**EC1 Consider amending Township ordinances to encourage greater energy efficiency in the built environment.**

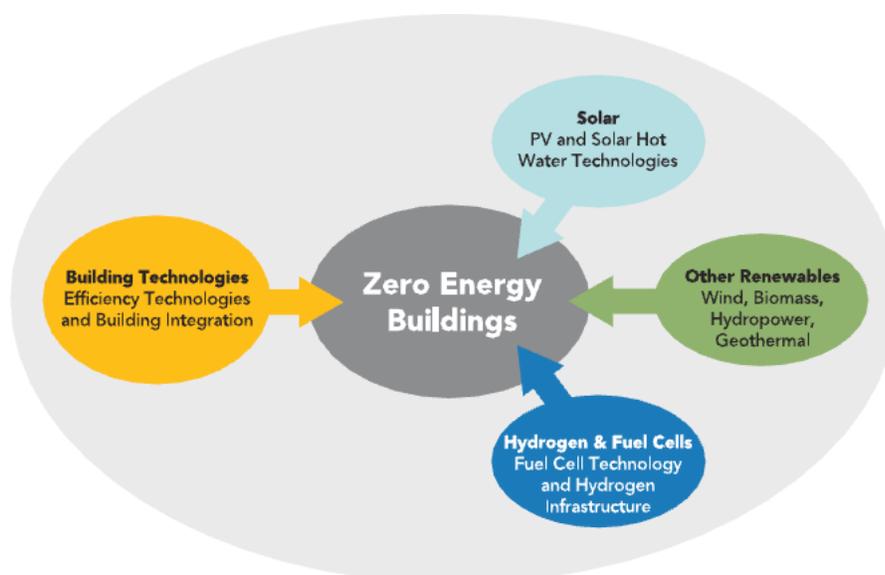
Consider providing incentives for Energy Star, passive house, or LEED-ND (neighborhood development) certification in new development or redevelopment. These standards, while not perfect, can increase energy efficiency. Some municipalities require a certain number of standards be met as part of a Conditional Use or rezoning application. Others provide incentives through reduced permit fees or review times.

**EC2 Evaluate and improve the energy efficiency of Township buildings, vehicles, and operations.**

Increasing energy efficiency of township facilities not only serves as a good model for others to follow but can be a cost effective investment and use of taxpayer funds. An energy audit can help to identify and prioritize energy saving measures, such as the use of LED lighting, replacing conventional vehicles with more fuel efficient models, or installing EV charging stations.

**EC3 Incorporate demonstration projects (such as rain barrels, rain gardens, or stream restoration) projects on Township owned properties.**

The Township can plan a key role in energy conservation by creating demonstration projects on township property that not only help to meet its MS4 requirements through green infrastructure, but can also be educational for HOAs and individual property owners who may wish to duplicate such efforts in other locations in the township.



# 4 PRIORITY FOCUS AREAS

## F. Energy Conservation & Climate Adaptation (continued)

### Recommendations (continued)

**EC4 Explore opportunities for cooperative grants or purchases for renewable energy infrastructure, such as EV charging stations and solar panels.**

The upfront costs of energy efficient infrastructure can be a significant barrier to entry for many municipalities. By working together with the county and others, these costs may be easier to share and/or offset with grant funds and will help private homeowners to gain confidence in the EV market.

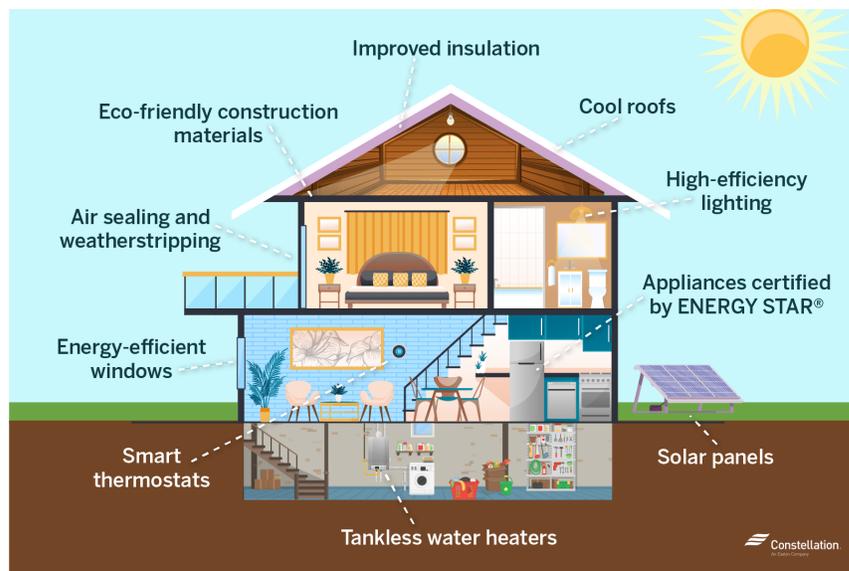
**EC5 Enhance the Township’s “green infrastructure” by protecting open space, natural areas, promoting native plantings and tree coverage, upgrading storm water management systems, and reducing barriers to low-mow areas, etc.**

See discussion under Open space and Natural Resources.

**EC6 Educate residents regarding opportunities for assistance with home repair, weatherization, and maintenance needs through regional programs.**

The Township can help promote resources available to assist in rehabilitation and renovation of the existing housing, such as the Housing Partnership of Chester County or the Chester County Department of Community Development. HPCC has programs to assist with rehabilitation. Information on these programs can be included in the Township newsletter and given to neighborhood groups to encourage participation.

**EC7 Work cooperatively with regional partners to advance recommendations of the Chester County Hazard Mitigation Plan and the Climate Action Plan.**



Energy Efficient Homes

# 4 PRIORITY FOCUS AREAS

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## ***G. Community Facilities & Utilities***

### **Goal**

Provide effective, efficient, and fiscally sound Township administration, facilities, and services that are commensurate with the pace of growth and maintain a high quality of life for East Brandywine Township residents.

### **Overview and Key Findings**

The Township offers a wide range of facilities, utilities and services that support the health, safety and wellbeing of the residents. Many of these services are under direct Township control (public safety, parks and recreation, public sewer), while others, such as libraries, educational services, and public water, are not. Ensuring that these services meet the needs and demands of growing population in a cost-effective way is a vital part of this plan.

**Public Water:** The majority of Township residents rely on potable water from private on-site wells; however, approximately 1,700 parcels are connected to public water and therefore get their water from one of the two water suppliers in the Township. The Downingtown Municipal Water Authority (DMWA) serves the Tunbridge and Cumberland Ridge developments in the southeastern portion of the Township. While Aqua Pennsylvania serves approximately 1300 parcels in the western portion of the Township and along Horseshoe Pike. There are no known water quality issues at this time.

**Sewage Disposal:** The Pennsylvania Sewage Facilities Act (Act 537) provides for the planning and regulation of public, community and individual wastewater systems within the Commonwealth of Pennsylvania. The Township's draft Act 537 Sewage Facilities Plan describes the existing public sewer system which includes four (4) wastewater treatment plants, currently utilizes land disposal of treated wastewater. Each wastewater treatment plant has limited capacity and strict discharge limits. Approximately half (½) of the Township parcels are connected to this public sewer system.

Also identified are 13 areas in the Township where varying levels of on-lot disposal system malfunctions are suspected, as well as the potential for pursuing a sewage management program (SMP) to provide a low-cost alternative to mitigate some malfunctions, while collecting supplemental data to assess and potentially justify the extension of the Township's public systems, to the identified areas of need.

# 4 PRIORITY FOCUS AREAS

## G. Community Facilities & Utilities (continued)

### Overview and Key Findings (continued)

**Stormwater Management:** East Brandywine Township participates in the MS4 pollution reduction program. As part of the MS4 Program, municipalities must apply for a permit to discharge its stormwater into local waterways. This permit requires the municipality to design and implement a stormwater management program to manage and reduce pollutants and improve water quality per the Clean Water Act. The Township has a stormwater management ordinance in place as well as an MS4 Pollution reduction plan.

**Public Safety:** East Brandywine Township has its own Police Department, located at the Township Building. Fire protection is primarily provided by East Brandywine Fire Company, which is renovating its facility located on Bondsville Road near Guthriesville. These services have seen an increase in calls over the past several years, a trend that is expected to grow along with Township population. Staffing issues are also expected to become more challenging as volunteers become more difficult to recruit and/or there is more competition for experienced staff.

**Library:** The closest libraries serving the East Brandywine population are located in Downingtown, Coatesville, and Exton. These are all part of the Chester County library system.

**Public Schools:** East Brandywine is served by the Downingtown Area School District. Downingtown Area School District contains 16 schools and more than 13,000 students. The Brandywine Wallace elementary school is located in East Brandywine Township and located across the street from the Community Park.

**Township Communications:** There are many forms of effective communication with residents and business owners. The Township currently employs its website- where you can submit requests, sign up to receive email or text alerts, and read the award-winning newsletter, the Milemarker, which is distributed three to four times a year. In addition, there is an electronic sign in front of the Township building, and facebook pages for the Township, the police department, and parks and recreation.

As part of the survey, respondents stated that the preferred methods for receiving information are the newsletter, the website, and email.



Firehouse renovation project



Chester County Library System



Township Newsletter: "The Milemarker"

# 4 PRIORITY FOCUS AREAS

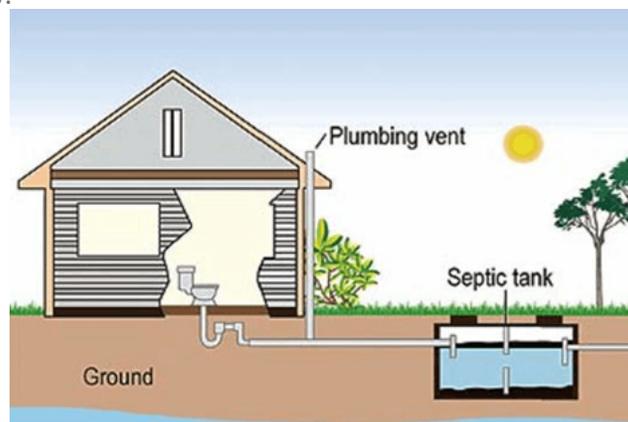
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## G. Community Facilities & Utilities (continued)

### Recommendations

#### **CF1 Implement the Sewer Management Plan (SMP) as recommended in the Township's Official Act 537 Sewage Facilities Plan.**

Once the draft Sewage Facilities Plan is adopted, the Township will consider implementing a sewer management plan that monitors and assesses the status of potentially malfunctioning on-lot septic systems. The adoption of such a program is key to protecting water quality, while increasing the lifecycle of existing septic systems and maintaining the viability of existing older residences.



*On-lot septic system*

#### **CF2 Manage future growth so that it is consistent with the Township Sewage Facilities Plan.**

The provision of public sewer is an important factor in growth management and protection of the environment. The Township's draft Sewage Facilities plan is consistent with the Landscapes3 Plan, where growth can be supported in the "suburban landscape" along Horseshoe Pike. The "rural landscape" to the north and east will remain primarily served by on-lot systems and, therefore, maintain a lower density and more of the agricultural character that Township residents desire to maintain.

#### **CF3 Continue to explore options for cost sharing with adjoining municipalities, including but not limited to code enforcement, fire marshal services, storm water management, expanding the EBTPD specialty services agreements, and recreational facilities and programming.**

Municipal governments are under increasing pressure to improve and expand service provision, while maintaining fiscally responsible budgets that are being squeezed in many different ways. Sharing services can make a vital difference and make better use of expensive equipment and/or professional staff. The Township currently supports the East Brandywine Fire Company and the Downingtown Area Recreation Consortium. While the police department was formerly a regional department, there may be future opportunities to consider sharing such services again through a variety of specialty services agreements.

# 4 PRIORITY FOCUS AREAS

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## **G. Community Facilities & Utilities (continued)**

### **Recommendations (continued)**

**CF4 Take an innovative, proactive, and coordinated approach to meeting federal and state mandates for improving water quality and addressing storm water management.**

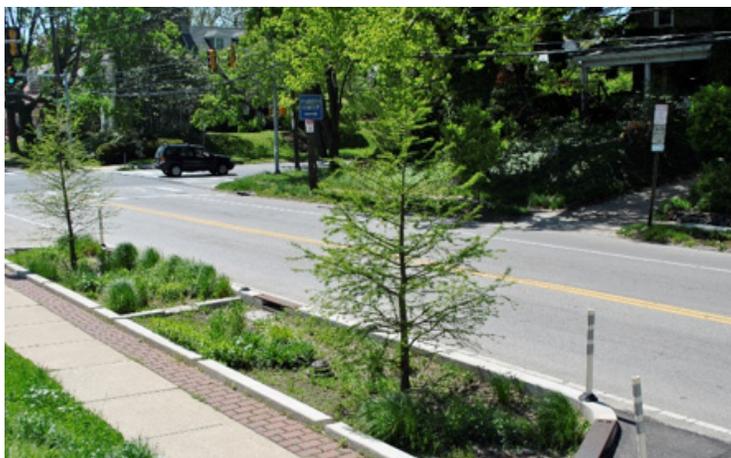
Stormwater management will become an increasingly difficult challenge for municipalities in the future, especially as the easier options are utilized. Seeking solutions that meet the MS4 goals for pollution reduction will require increased cooperation with adjoining municipalities and a more creative, multifaceted toolbox. Some strategies could include:

- Continue to emphasize preserving open space and cluster development;
- Promote the use of best management practices and green infrastructure in appropriate locations through out the Township.
- Consider a stormwater utility fee that could be imposed on properties based upon impervious coverage. These funds can then be used for maintenance of existing facilities, development of new ones and public education.
- Expand efforts to educate the public and use demonstration projects on Township properties.

**CF5 Continue to improve Township transparency and communications with residents through a variety of means.**

The community survey respondents were overwhelmingly satisfied with Township communications but suggested that more frequent newsletters or brief email updates in between newsletters, particularly regarding development proposals, would be appreciated.

One example of this would be amending the Township ordinances to require applicants for land development to post notification signs on the subject property at the time of preliminary and final land development.



*Best Management Practices: Green Infrastructure - Stormwater Bumpout*

# 4 PRIORITY FOCUS AREAS

## H. Transportation

### Goal

Provide a safe and efficient transportation network that supports the movement of people and goods, promotes economic and community development, and reflects the character of the Township.

### Overview

A safe, convenient, and efficient transportation network is a fundamental element in planning any community. East Brandywine Township benefits from its location along Route 322, as well as close proximity to PA 82 and the US 30 Bypass. However, like many townships in western Chester County its transportation alternatives are limited: there is no current bus service, and bike and pedestrian infrastructure are minimal. The Transportation Features Map, Map 13 in Appendix A, depicts road ownership, bridges, traffic lights, and sidewalks.

- **Road ownership and maintenance:** Of the 59.05 miles of roadway in the Township, approximately 36.81 miles of roadway are owned by the Township, with the remaining 22.24 miles are owned by the State- most notably Route 322 - Horseshoe Pike, the main artery through the township, and a major arterial for traffic passing through the Township.
- **Public Transportation:** While there is no current bus service within the Township, Chester County’s Public Transportation Plan includes a vision for commuter bus service along Route 322 between Honeybrook Borough and Coatesville and a potential park and ride location in East Brandywine.
- **Commuting:** Commuting characteristics of the township reflect that of a bedroom community. Residents commute for an average of 35.9 minutes to places such as Downingtown, Philadelphia, Phoenixville, and Coatesville. This time is higher than the average for Chester County as a whole and is due to distance from major employment centers. These are made more accessible by the US 30 bypass.

### **Work Designation: Where Residents Work**

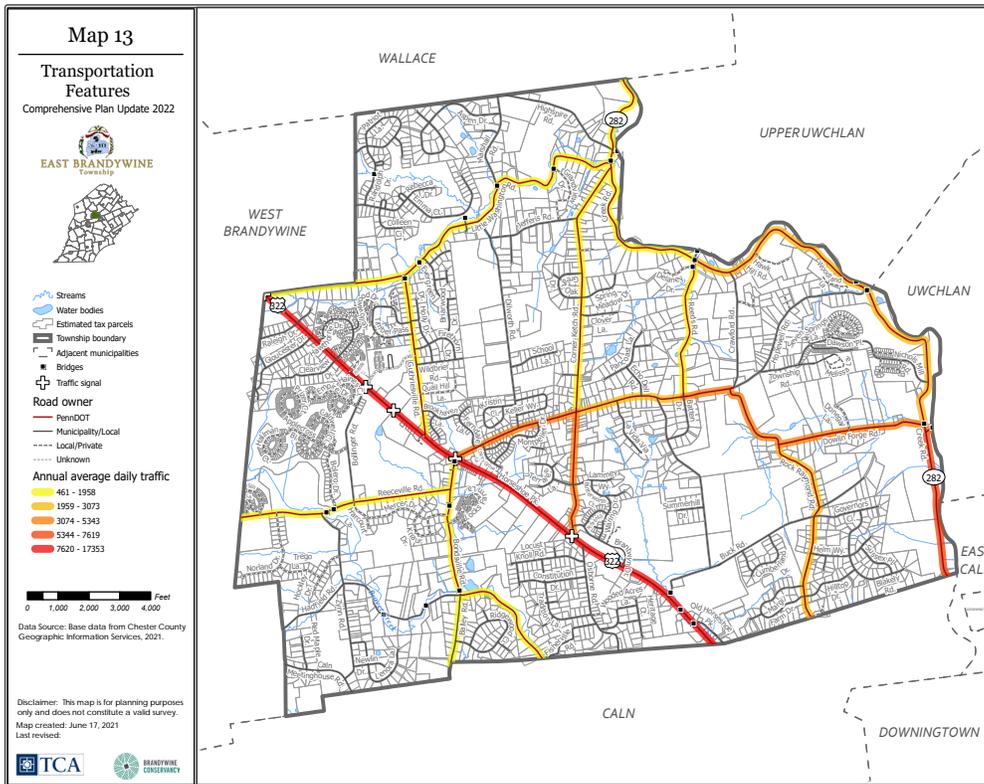
	2019	
	Count	Share
<b>Total Private Primary Jobs</b>	<b>748</b>	<b>100.0%</b>

	2019	
	Count	Share
<b>Downingtown borough, PA</b>	<b>30</b>	<b>4.0%</b>
<b>Philadelphia city, PA</b>	<b>27</b>	<b>3.6%</b>
<b>Phoenixville borough, PA</b>	<b>13</b>	<b>1.7%</b>
<b>Coatesville city, PA</b>	<b>12</b>	<b>1.6%</b>
<b>Pottstown borough, PA</b>	<b>9</b>	<b>1.2%</b>
<b>Caln CDP, PA</b>	<b>6</b>	<b>0.8%</b>
<b>West Chester borough, PA</b>	<b>6</b>	<b>0.8%</b>
<b>New York city, NY</b>	<b>5</b>	<b>0.7%</b>
<b>Collegeville borough, PA</b>	<b>5</b>	<b>0.7%</b>
<b>Honey Brook borough, PA</b>	<b>5</b>	<b>0.7%</b>
<b>All Other Locations</b>	<b>630</b>	<b>84.2%</b>

Source: U.S. Census Bureau

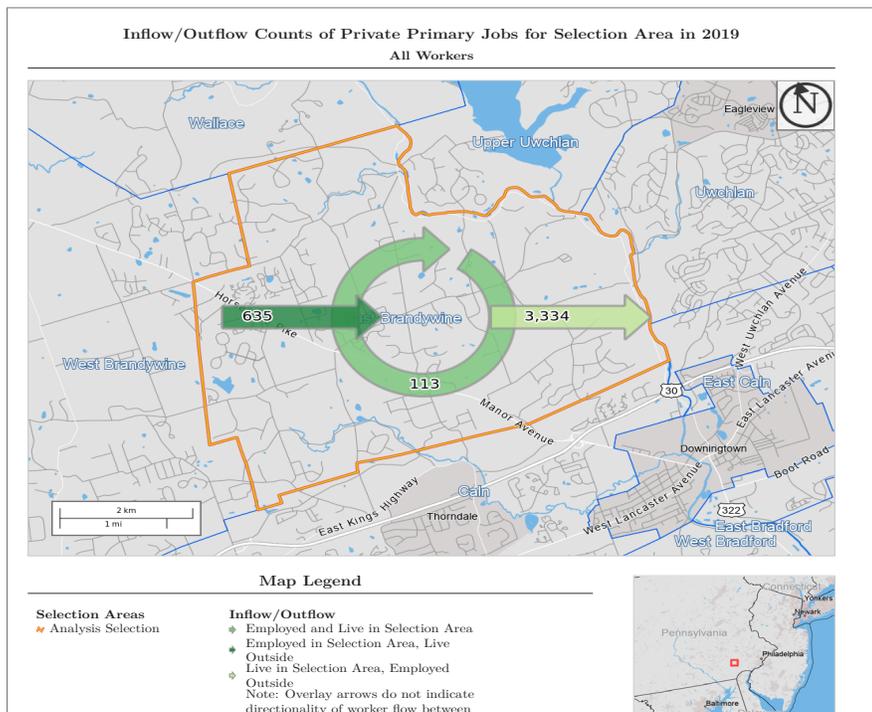
# 4 PRIORITY FOCUS AREAS

## H. Transportation (continued)



Transportation Features Map

## Inflow/outflow Counts of Private Primary Jobs in East Brandywine Township for 2019



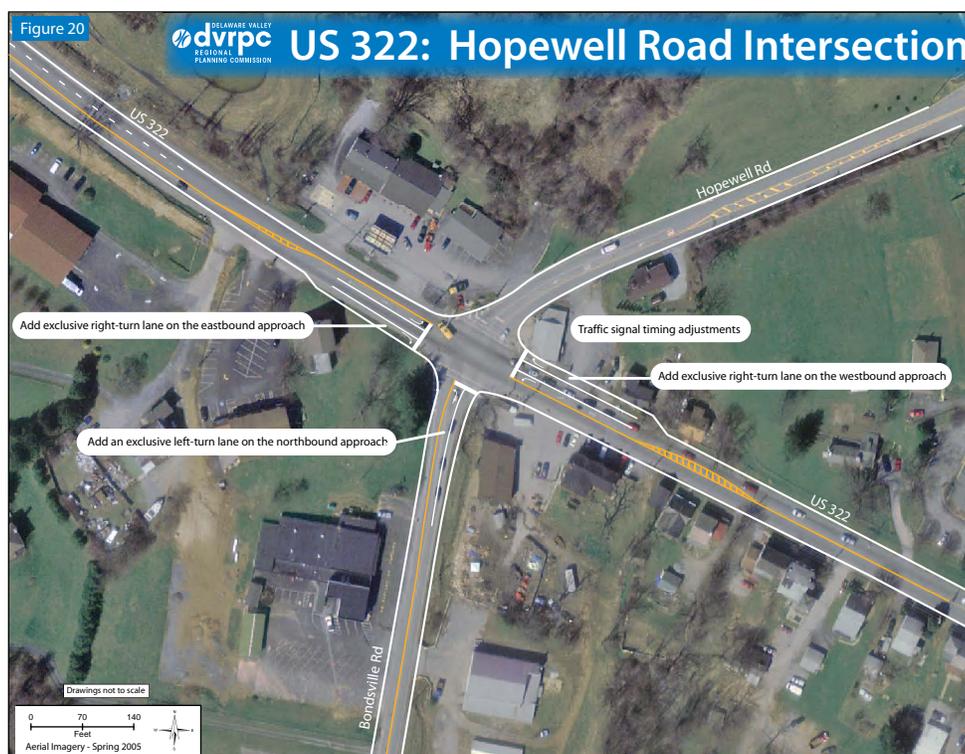
Source: U.S. Census Bureau

# 4 PRIORITY FOCUS AREAS

## H. Transportation (continued)

### Transportation Plans and Projects

- Since the 2009 Comprehensive Plan, DVRPC published its study “Guiding Transportation Investments and Land Use Decisions along US 322” in 2010. This Study discusses a transportation and land use vision for the corridor, including recommendations for access management, operational improvements, and intersection improvements. This plan calls for a two-way left-turn lane along North Guthriesville Road, Hopewell Road intersection improvements and Corner Ketch Road intersection improvements.



- Transportation Projects: There are currently two projects listed on the on the Delaware Valley Regional Planning Commission’s Transportation Improvement Program (TIP). Both projects are bridge replacements, one at Little Washington Road over Culbertson Run. The other is the Hadfield Road Bridge over Beaver Creek
- The Chester County Transportation Improvement Inventory (TII) is a comprehensive listing of all known transportation needs and projects within Chester County. The TII is updated biennially and contains projects that have been recommended to the Planning Commission by municipalities and other stakeholders over time.

# 4 PRIORITY FOCUS AREAS

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## H. Transportation (continued)

### Transportation Plans and Projects (continued)

#### *Transportation Projects on the Chester County TII: East Brandywine Township*

BP 5 STRUBLE TRAIL EXTENSION MULTI-USE TRAIL
BP 58 EAST/WEST PED TRAIL: STRUBLE TO GUTHRIESVILLE PEDESTRIAN TRAIL
SB 14 LITTLE WASHINGTON RD OVER CULBERTSON RUN REPLACEMENT
SB 15 PA 282 (NR REED RD) O/ TRIB BRANDYWINE CK REPLACE OR REHAB
SB 22 PA 282 (NR DOWLIN FG RD) O/BR BRANDYWINE CK REPLACE OR REHAB
CB 8 HADFIELD RD OVER BEAVER CREEK REPLACE OR REHAB
CB 12 REEDS RD OVER E BRANDYWINE REPLACE OR REHAB
MB 6 LYNDELL ROAD OVER EAST BR BRANDYWINE CREEK REPLACE OR REHAB
OP 6 US 322 CLOSED LOOP SYSTEM CLOSED LOOP SYSTEM
OP 7 ROUTE 322 CORRIDOR INTERSECTION ROADWAY IMP SAFETY IMPROVEMENTS
PR 6 EAST BRANDYWINE AREA PARK & RIDE LOT
RW 68 DORLANS MILL RD: PA 282 TO LONGFIELDS WAY SHOULDER WIDENING

### Recommendations

**Trans1 Implement the Reeceville Road Extension to improve traffic flow.**

See further discussion in the Guthriesville Village section in Chapter 3.

**Trans2 Coordinate with PennDOT to enhance traffic flow and implement safety improvements along the Route 322 corridor that are compatible with the character of East Brandywine Township.**

The Route 322 corridor is the subject of ongoing study and discussion. Continual advocacy and coordination regarding future road and intersection improvements, access management strategies, and other needed upgrades are essential to ensuring that the planned changes are in keeping with the township's vision and character.

**Trans3 Advocate for needed intersection improvements at key intersections such as:**

- i. the intersection at Little Washington Lyndell Road and Springton Rd,
- ii. the intersection of Hopewell Road and Route 322, and
- iii. the intersection of Corner Ketch Road and Route 322.

# 4 PRIORITY FOCUS AREAS

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## H. Transportation (continued)

### Recommendations (continued)

**Trans4 Consider an update to the Township’s Act 209 Transportation Impact Fee Ordinance in order to update the inventory of potential improvements and recalibrate the fees for new development based on traffic impact.**

East Brandywine’s existing Traffic Impact Fee and Roadway Sufficiency Analysis and Transportation Capital Improvements Plan and associated Transportation Impact Fee both date to 2003. The township has grown significantly since then, impacting both the availability of land for future capital roadway projects as well as the fee itself. Updating this plan is a key action item for this plan.

**Trans5 Develop a traffic calming policy and associated procedures to guide the review and evaluation of requests for traffic calming on local streets.**

Congestion on major roads can lead to cut through traffic and speeding on neighborhood streets. The township should consider developing a set policy and procedure for reviewing these requests in order to provide a consistent and appropriate responses.

**Trans6 Implement a 5-year capital improvements plan for the continued maintenance of Township-owned roads and bridges.**

**Trans7 Consider gateway enhancements, signage, streetscape features, and traffic calming measures to enhance the overall appearance of the Horseshoe Pike, particularly around and through Guthriesville Village.**

See further discussion in the Guthriesville Village section in Chapter 3.



*Potential Streetscape Enhancement Corridor*

# 4 PRIORITY FOCUS AREAS

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## ***H. Transportation (continued)***

### **Recommendations (continued)**

**Trans8** Ensure identified transportation projects are submitted to the Chester County Planning Commission for inclusion on the Transportation Improvement Inventory (TII).

The TII is updated on a bi-annual basis and is a pipeline to the Transportation Improvement Program (TIP), the regionally agreed-upon list of priority transportation projects, overseen by the Delaware Valley Regional Planning Commission. The TIP shows estimated costs and schedule by project phase and is financially constrained based on the amount of federal, state, and local funds that will be available for transportation projects in the region.

**Trans9** Coordinate with surrounding municipalities, Chester County, the Delaware Valley Regional Planning Commission (DVRPC), and PennDOT to address ongoing and emerging regional transportation issues.



*Chester County Planning Commission  
Transportation Improvement Inventory*

# 4 PRIORITY FOCUS AREAS

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## *I. Future Land Use and Housing*

### Goal

Promote development which enhances the traditional character of East Brandywine Township by maintaining the greatest amount of protected open space possible, agricultural activity where it can be sustained, limiting commercial services to appropriate locations, and promoting a diversity of housing types for persons of all income levels and ages.

The Land Use Plan is the culmination of the Township’s intended approach towards housing, open space, and development. Just as the overall goals and objectives have not changed much over time, only been refined, the Future Land Use Plan reinforces the existing development patterns within the Township, focusing growth along the Route 322 corridor and protecting existing open spaces and agriculture.

Overall, the Future Land Use Plan reflects a continuation of existing policies for:

- Infill and redevelopment within Guthriesville Village;
- Maintaining limited commercial development in appropriate locations along Horseshoe Pike;
- Preserving working farmlands and protecting natural areas; and
- Promoting the continued viability and desirability of the established neighborhoods throughout the Township.



*Preservation of working farms*



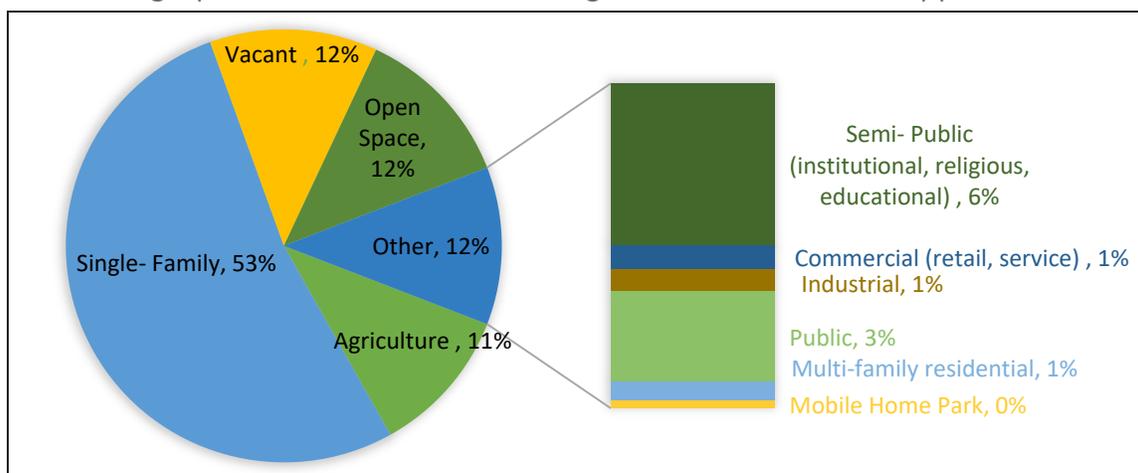
*Diversity of housing types: Aging in Place*

# 4 PRIORITY FOCUS AREAS

## I. Future Land Use and Housing (continued)

### Overview and Key Findings

- Existing Land Uses: The Township is predominantly a bedroom community, with more than 53% of its acreage devoted to residential uses. Another 23% is considered to be open space or agriculture, and 12% is considered to be vacant. The remaining 12% is a variety of commercial, industrial, institutional, public, and other residential uses. Existing Land Uses are shown on Map 10 (See Appendix A).
- Development Potential: In 2020, the Township had fewer than 500 acres remaining for development. Under current natural resource protections, these acres could result in fewer than 200 additional housing units. Assuming the continuation of existing agricultural parcels or conservation of the same, the Township is very close to being built out. See Map 11 in Appendix A for the development potential map and table.
- Housing: East Brandywine is similar to its neighbors in that its housing stock is dominated by single-family detached dwellings. Just 16% of its 2,996 units are attached, multifamily, or mobile home units. Of these units, more than 92% are occupied by homeowners and 8% be renters.
- Housing Affordability: At \$435,043, the median home value in East Brandywine’ median home value far exceeds that of Chester County’s \$363,744. This is partially explained by the relatively new housing stock found in the Township. The median age of houses in the Township is only 21 years old. Housing affordability is often measured as the percent of households that pay more than 30% of their income on housing and housing related expenses. In East Brandywine, 26% of households that hold a mortgage are spending over 30% of income on housing. This is fairly commensurate with Chester County. However, in terms of renters, more than 72% of households are spending over 30% of their income on rent. This is nearly double that rate of the County as a whole and can be at least partially explained by the lack of rental housing options within the Township.
- Further demographic information on housing can be found in the Appendix D.



Existing Land Use in East Brandywine Township, 2021

# 4 PRIORITY FOCUS AREAS

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## ***I. Future Land Use and Housing (continued)***

### **Future Land Use Map**

Overall, the Future Land Use on page 4.47 and Map 12 in Appendix A, reflects a continuation of established policies for directing growth to the areas along Horseshoe Pike, preserving agricultural lands and open spaces, and supporting village-type development within the Guthriesville Village area.

### **Protected Land**

The Township continues to work with its partners and grow its inventory of permanently protected agriculture and open space.

### **Agriculture**

There is overlap between the agriculture and the protected lands and the hope is that this overlap will expand during the planning horizon as the continues to work towards the conservation of the remaining unprotected agricultural parcels.

### **Residential/Residential with Open Space**

- The Residential designation denotes existing residential development of all types.
- The Residential with Open Space designation is those properties anticipated to be developed within the planning horizon and to have significant open space that is permanently protected through the Township's cluster provisions.
- The open space within these developments is intended to be recreational, to protect sensitive natural resources and where feasible, to provide connect to adjoining open space forming continuous corridors for trails and habitat preservation.

### **Commercial**

- The commercial designation denotes areas deemed appropriate for existing and potential commercial uses, predominantly along Horseshoe Pike. Development along the corridor is intended to be clustered and should not take on the character of strip development.
- This classification also permits a mix of commercial and light industrial uses in the southeastern corner of the Township.

# 4 PRIORITY FOCUS AREAS

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## ***I. Future Land Use and Housing (continued)***

### **Village Designations: Village Mixed Use, Village Commercial & Village Residential**

- Village mixed use: Continues to support the vision for the Master Plan of Guthriesville Village with a mix of commercial and office use, multifamily residential that is walkable and cohesively planned to include a continuous pedestrian network.
  - + Reuse of historic structures
  - + Infill and redevelopment opportunities for mixed-use
  - + Higher density and multifamily housing
  - + First floor commercial along Horseshoe Pike
- Village residential: support the village concept and businesses with a variety of housing types, where residents connect physically to the center. This area is reduced from that in the 2009 Plan to depict the Township’s preference for preservation of the farm to the southeast of the Village as open space and a premier green area around the Village. Development in this designation is intended to:
  - + Be primarily residential in nature
  - + Incorporate traditional neighborhood design elements
  - + Establish a connected road and pedestrian network that connect it to the Village
  - + Include a variety of housing types with common open space
- Village commercial: This classification is intended to focus on the character of Villages other than Guthriesville, such as Lyndell. The Village commercial denotes the Township’s receptivity to continued and possibly expanded small-scale commercial uses that are complementary to the village setting.



*Village commercial with small-scale uses*



*Village residential with common open space*

# 4 PRIORITY FOCUS AREAS

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## ***I. Future Land Use and Housing (continued)***

### **Recommendations**

**FLU1 Evaluate Township policy to ensure continued allowance for reasonable accommodations for housing for individuals with disabilities and those who wish to age in place.**

Permitting residents to age in place, as well as those with disabilities to remain in a house requires some flexibility and common sense in the enforcement of existing ordinances. Reviewing policies to ensure that improvements typically needed by these populations can be made without unnecessary time, expense or hassle can be an important part of the Township's service to its residents.

**FLU2 Collaborate with Chester County and the A+ Housing initiative to creatively address affordable housing needs in the Township.**

Housing affordability is a critical issue within the county and across the nation. Even before the COVID pandemic, the growing cost of land and increased demand for housing has resulted in a mismatch between incomes, household sizes/types, and housing prices for many. The County has undertaken the A+ Housing Initiative to help work with municipalities to address the need for more diverse housing types. The Township should continue to consider options for encouraging affordable housing within its boundaries by cooperating with developers and County initiatives.

**FLU3 Consider opportunities for additional commercial uses at the intersection of Route 322 and Little Washington Road.**

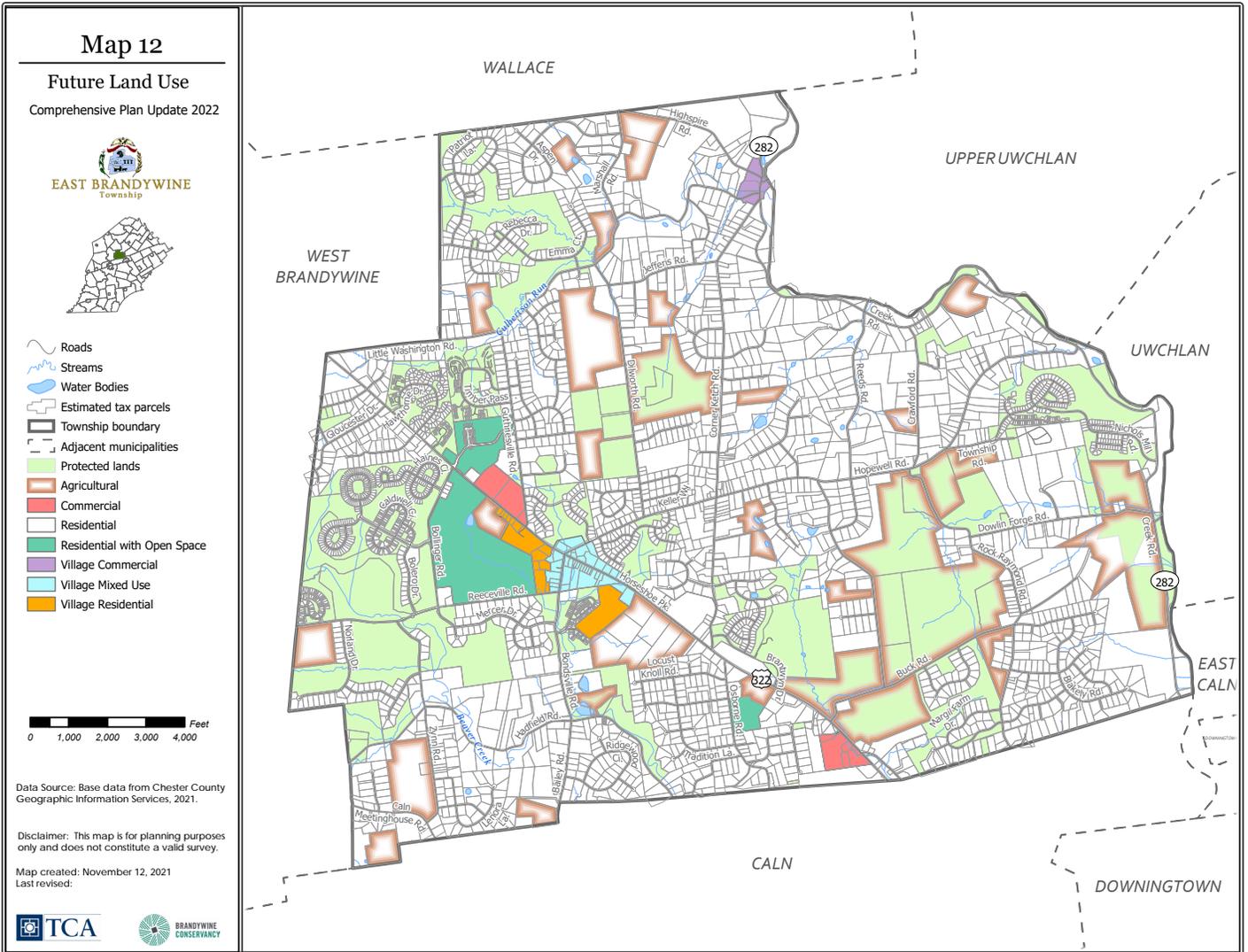
While the Township has limited commercial, there are some areas where additional non-residential development may make sense given the surrounding land uses. The intersection of Route 322 and Little Washington Road may be one such place as there is existing commercial development on the West Brandywine side of Route 322. The Township could consider allowing some small-scale commercial here that would increase the diversity of neighborhood services and options.

**FLU4 Consider allowing additional housing types and facilities for seniors along Route 322 in proximity to Guthriesville Village.**

In addition to housing affordability, there is a need for housing options which allow people to age, while continuing to live within the Township. There are currently no facilities for seniors who cannot and do not want to remain in their own house but who wish to stay close to family and friends.

# 4 PRIORITY FOCUS AREAS

## I. Future Land Use and Housing (continued)



Future Land Use Map

# 4 PRIORITY FOCUS AREAS

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## I. Future Land Use and Housing (continued)

### Consistency with Adjoining and Regional Land Use Plans

East Brandywine borders 6 municipalities. The proposed Land Use Plan for the Township is consistent, complimentary or of lower intensity than those depicted on the Future Land Use Plans for each of its neighbors.

**Caln Township**- The Caln Township last updated its comprehensive plan in 2017. The entire border with East Brandywine is classified as low density residential.

**East Caln Township**- The Brandywine Creek demarcates the border between East Brandywine and East Caln Township's. East Caln's comprehensive plan was last updated in 2011 and designates the area as recreation and open space.

**West Brandywine**- The western boundary between East and West Brandywine Townships is primarily characterized as low density residential. The two exceptions are the rural mixed use designation found along Horseshoe Pike, the medical/institutional uses permitted found in the southeastern corner and the higher density, retirement village residential found immediately to the north. Given the scale and clustering of these uses they are considered compatible with the proposed residential uses on the East Brandywine Township side of the boundary.

**Uwchlan** – Uwchlan Township last updated its comprehensive plan in 2020. Similar to East Caln Township, Uwchlan's border with East Brandywine is defined by the Brandywine Creek and has reserved the Creek corridor for park and recreation interspersed with small areas of low density residential.

**Upper Uwchlan**- Upper Uwchlan's most recent comprehensive plan dates to 2014. The area where Upper Uwchlan abuts East Brandywine Township is considered rural/site responsible development per the Future Land Use Plan.

**Wallace** - Wallace Township borders East Brandywine to the north and focuses on protecting its rural character. The future land use classification found in the 2015 Comprehensive Plan for the border area is rural density.



East Brandywine Township & surrounding municipalities

# APPENDIX A

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## ***Maps***

***Map 1: Water Resources***

***Map 2: Land Resources***

***Map 3: Blotic Resources***

***Map 4: Protected Lands Since 2009***

***Map 5: Protected Lands***

***Map 6: Open Space Opportunities***

***Map 7: Trails and Recreation***

***Map 8: Trails Concept***

***Map 9: Historic Resources***

***Map 10: Existing Land Use***

***Map 11: Development Potential***

***Map 12: Future Land Use***

***Map 13: Transportation Features***

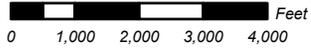
# Map 1

## Water Resources

Comprehensive Plan Update 2022



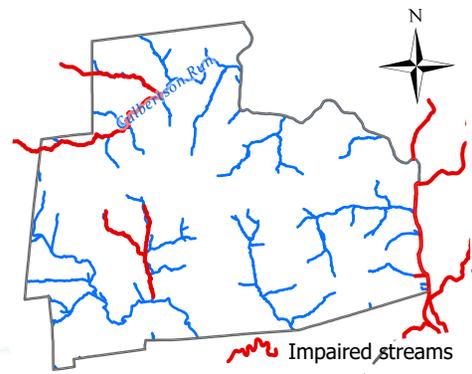
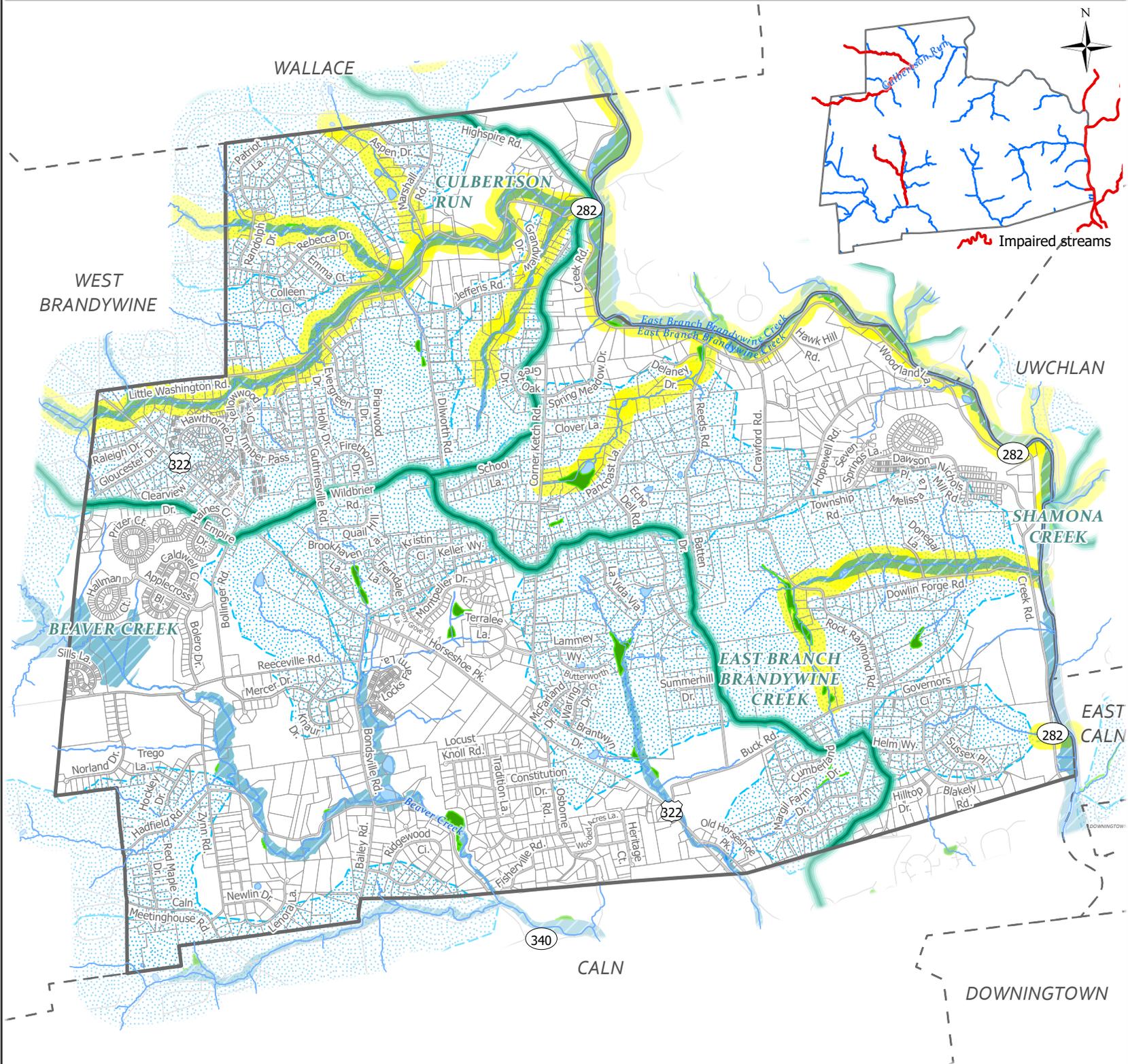
- Roads
- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Adjacent municipalities
- Wetlands
- Floodplain
- Watersheds
- Headwater areas
- High Quality - Trout Stocking



**Data Source:** Base data from Chester County Geographic Information Services, 2021; impaired streams data from PA DEP 2016; wetland data from US Fish and Wildlife 2019; hydric soils from USDA NRCS 2013; floodplain data from FEMA; headwater areas from USGS.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** June 17, 2021  
**Last revised:**



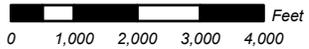
# Map 2

## Land Resources

Comprehensive Plan Update 2022



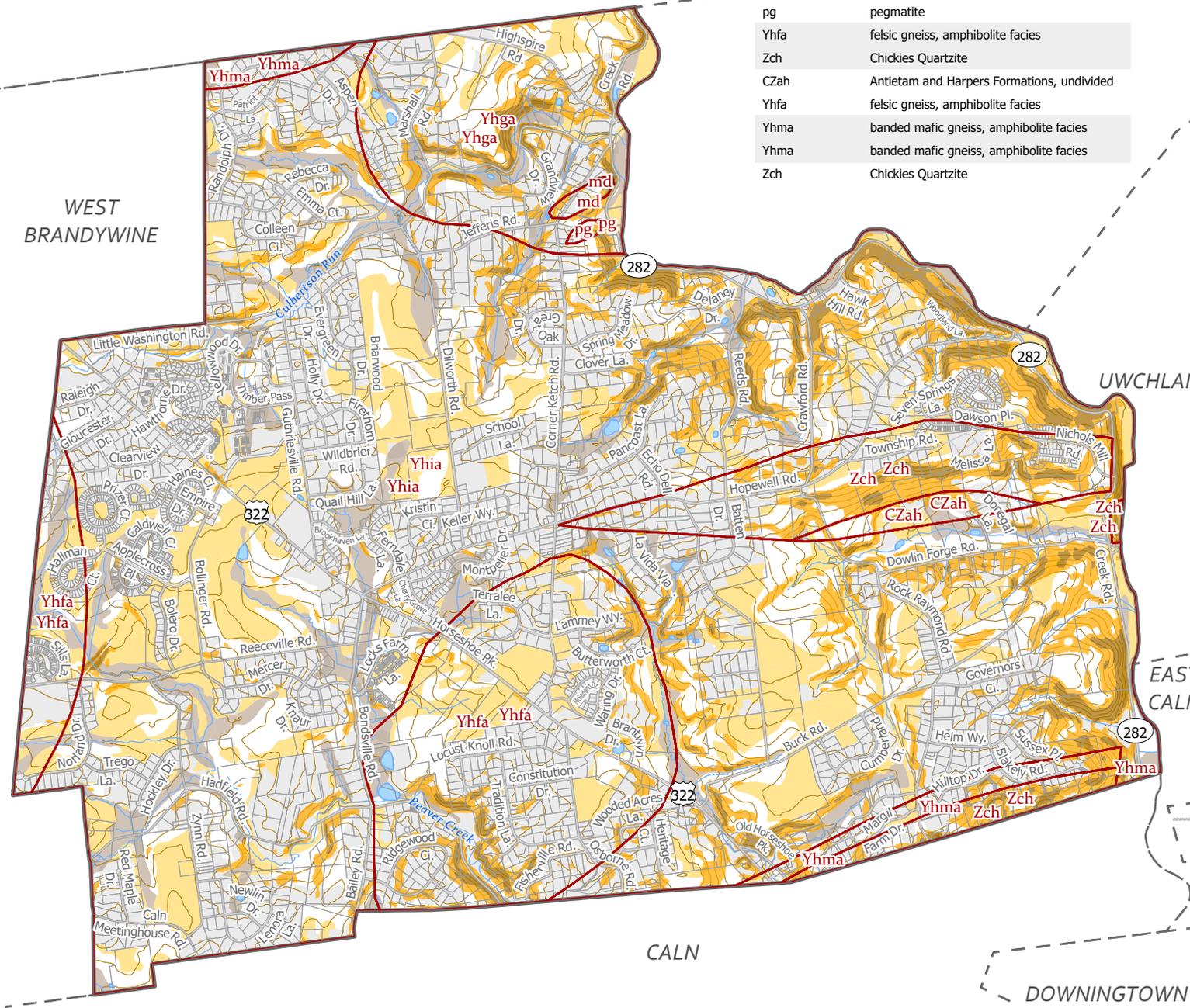
- Estimated tax parcels
- Township boundary
- Roads
- Water bodies
- Streams
- Adjacent municipalities
- Moderate slopes (15-25%)
- Steep slope (25%+)
- Geological Units
- 25 ft contours
- Prime agricultural soils
- Intensive land use
- Hydric soils



**Data Source:** Base data from Chester County Geographic Information Services, 2021; impaired streams data from PA DEP 2016; wetland data from US Fish and Wildlife 2019; hydric soils from USDA NRCS 2013; floodplain data from FEMA; headwater areas from USGS.

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**Last revised:**



Geological Code	Type
Yhga	graphitic felsic gneiss, amphibolite facies
Yhia	felsic and intermediate gneiss, amphibolite facies
Yhma	banded mafic gneiss, amphibolite facies
Zch	Chickies Quartzite
md	metadiabase
pg	pegmatite
Yhfa	felsic gneiss, amphibolite facies
Zch	Chickies Quartzite
CZah	Antietam and Harpers Formations, undivided
Yhfa	felsic gneiss, amphibolite facies
Yhma	banded mafic gneiss, amphibolite facies
Yhma	banded mafic gneiss, amphibolite facies
Zch	Chickies Quartzite



UWCHLAN

EAST CALN

CALN

DOWNTOWN

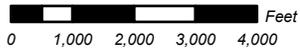
# Map 3

## Biotic Resources

Comprehensive Plan Update 2022



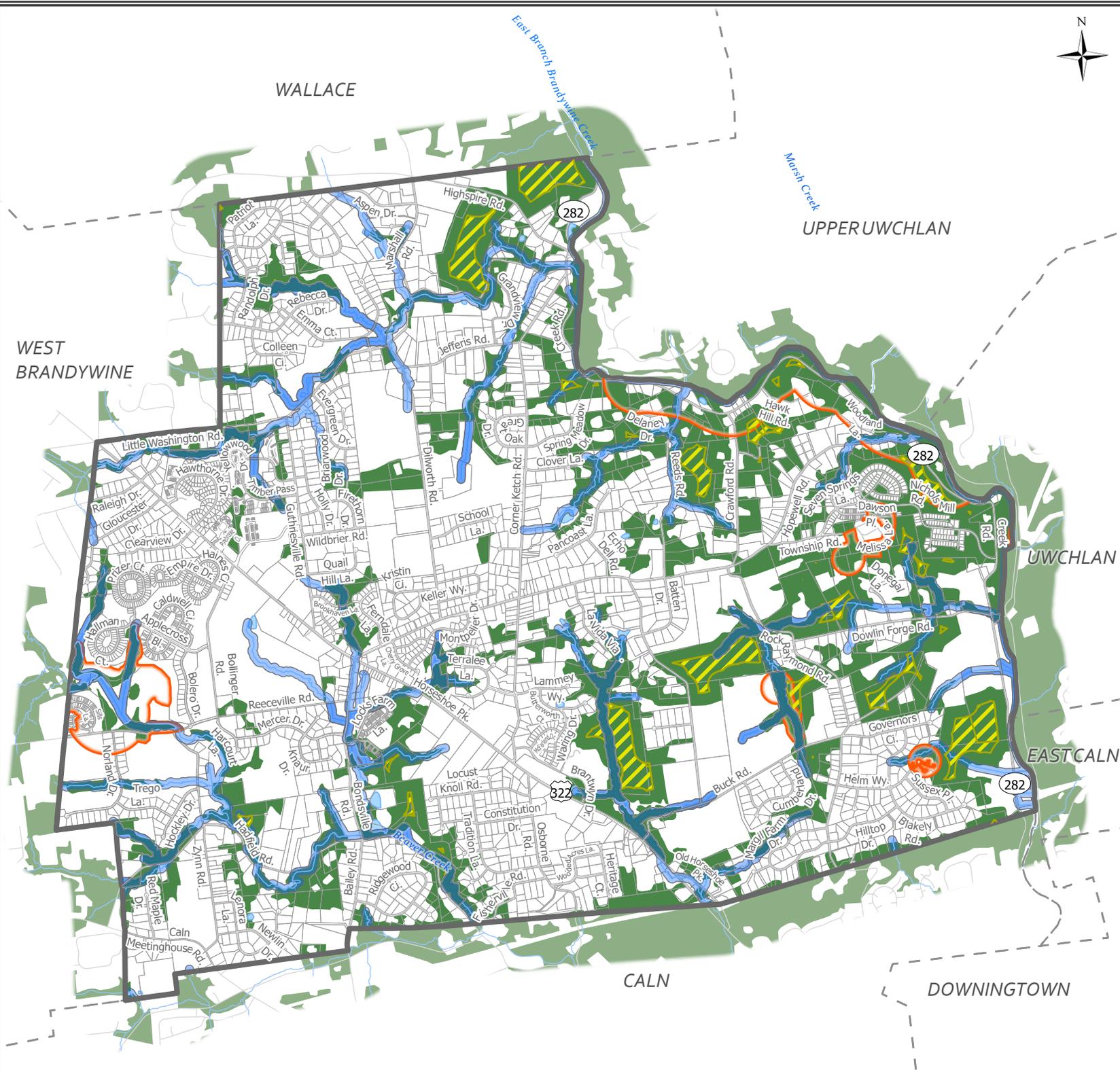
- Roads
- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Adjacent municipalities
- Core habitat: PA Natural Heritage Program
- Riparian buffer (100 ft)
- Wooded ~ 2125.69 ac.
- Interior woodland



**Data Source:** Base data from Chester County Geographic Information Services, 2021; woodland data from DVRPC 2015; core habitat data from PA natural heritage program.

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**Map created:** June 17, 2021  
**Last revised:**



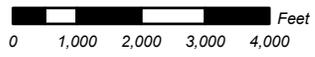
# Map 4

## Lands protected since 2009 Comprehensive Plan

Comprehensive Plan Update 2022



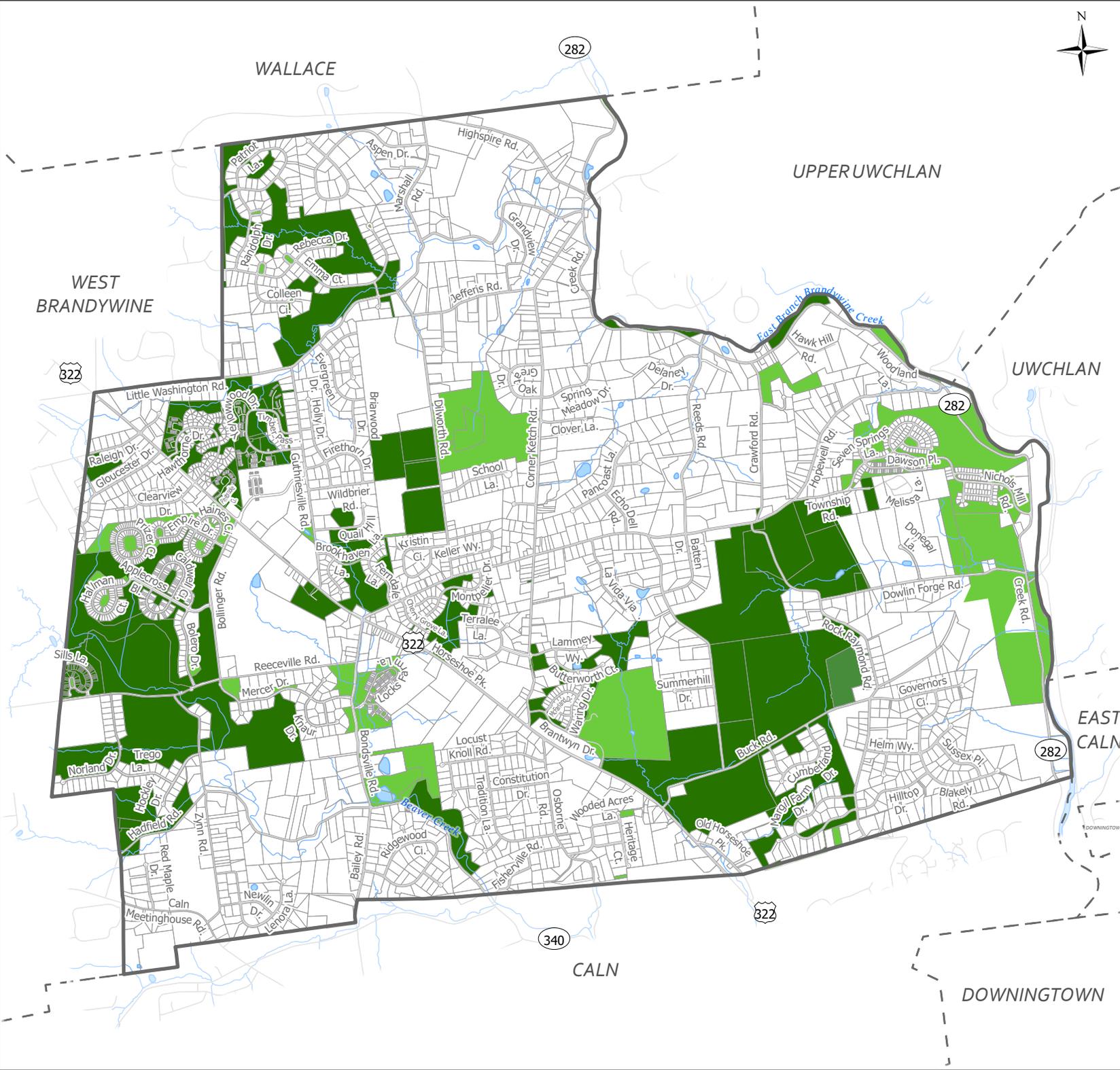
- Roads
- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Adjacent municipalities
- Protected lands (2009)~ 1,291.3 ac. (18% of twp.)
- Protected lands since 2009 ~ 1,775.6 ac. (25% of twp.)
- EastBrandywine\_Township0



**Data Source:** Base data from Chester County Geographic Information Services, 2021.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** June 17, 2021  
**Last revised:**



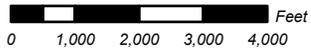
# Map 5

## Protected Lands

Comprehensive Plan Update 2022



- Roads
- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Adjacent municipalities
- Agricultural easement ~ 130.6 acres (2% of twp.)
- Land trust easement or owned ~ 554.6 acres (8% of twp.)
- HOA land ~ 865.5 acres (12% of twp.)
- Public lands ~ 224.91 acres (3% of twp.)

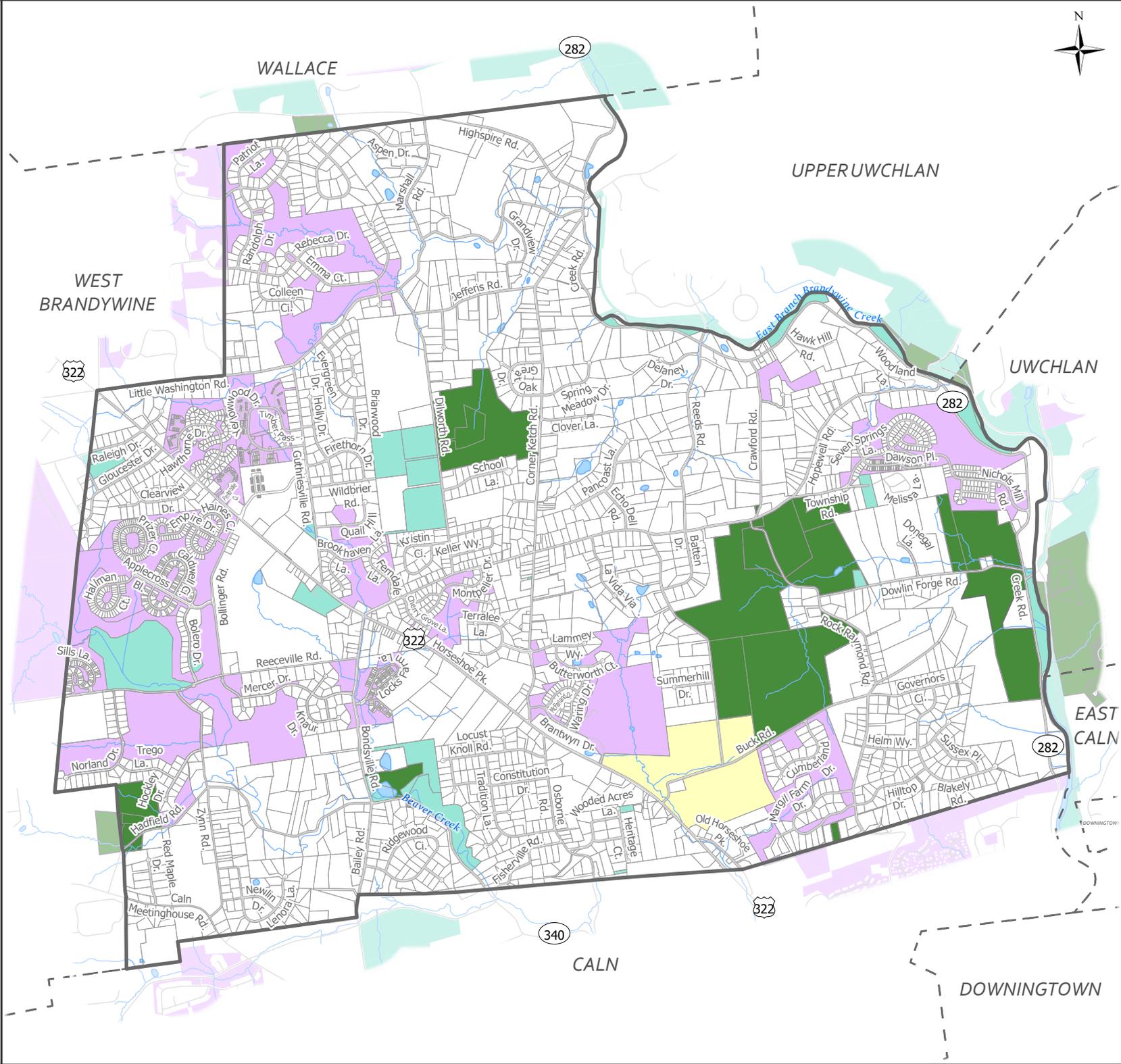


**Data Source:** Base data from Chester County Geographic Information Services, 2021.

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**Map created:** June 17, 2021

**Last revised:**



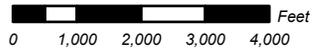
# Map 6

## Open Space Protection Opportunities

Comprehensive Plan Update 2022



- Roads
- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Adjacent municipalities
- Eligible parcels for protection ~ 655 acres (9% of twp.)
- Protected land ~ 1,775.6 ac. (25% of twp.)

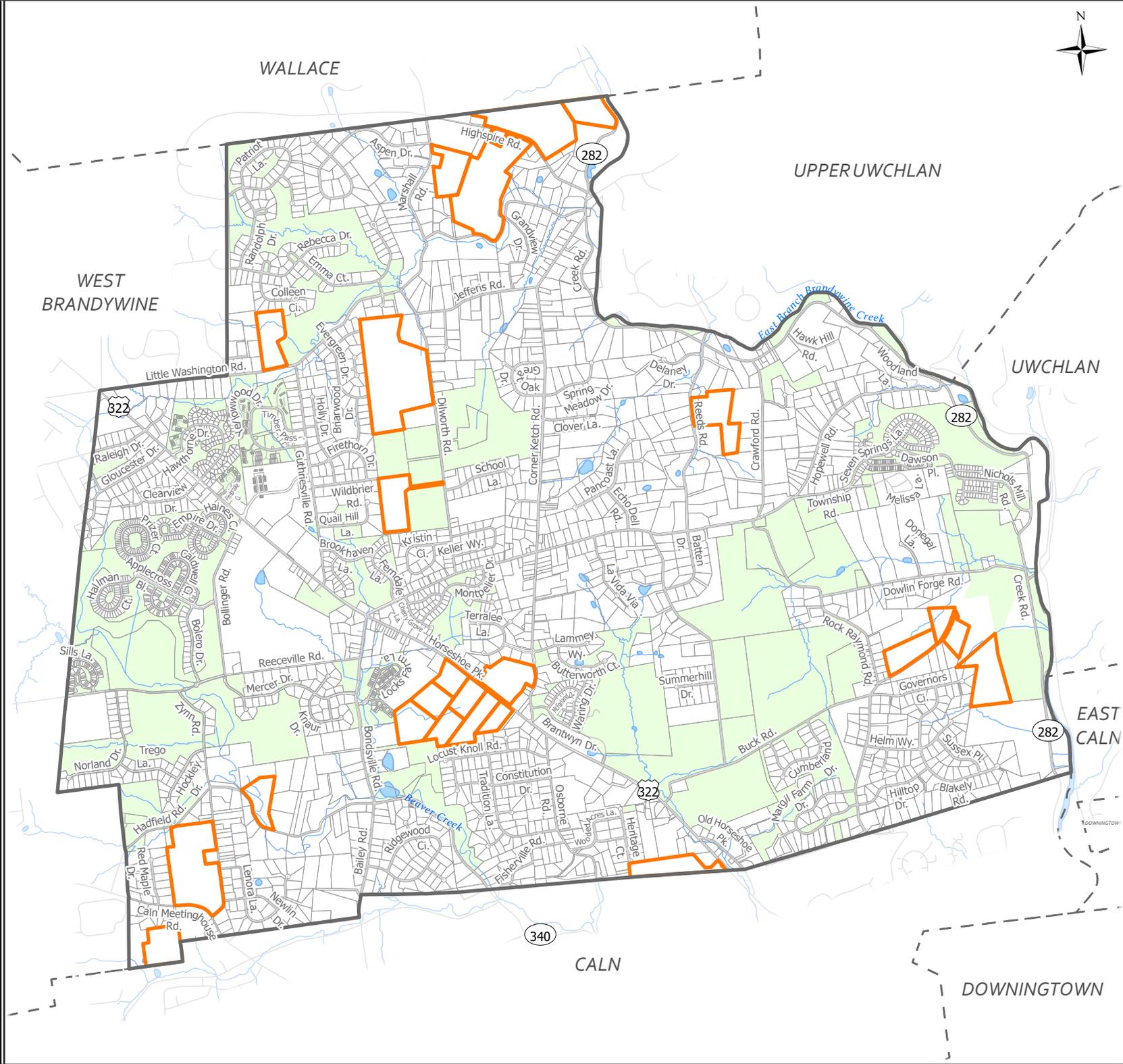


**Data Source:** Base data from Chester County Geographic Information Services, 2021.

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**Map created:** June 17, 2021

**Last revised:**

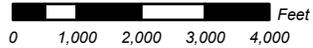


# Map 7 Trails and Recreation

Comprehensive Plan Update 2022



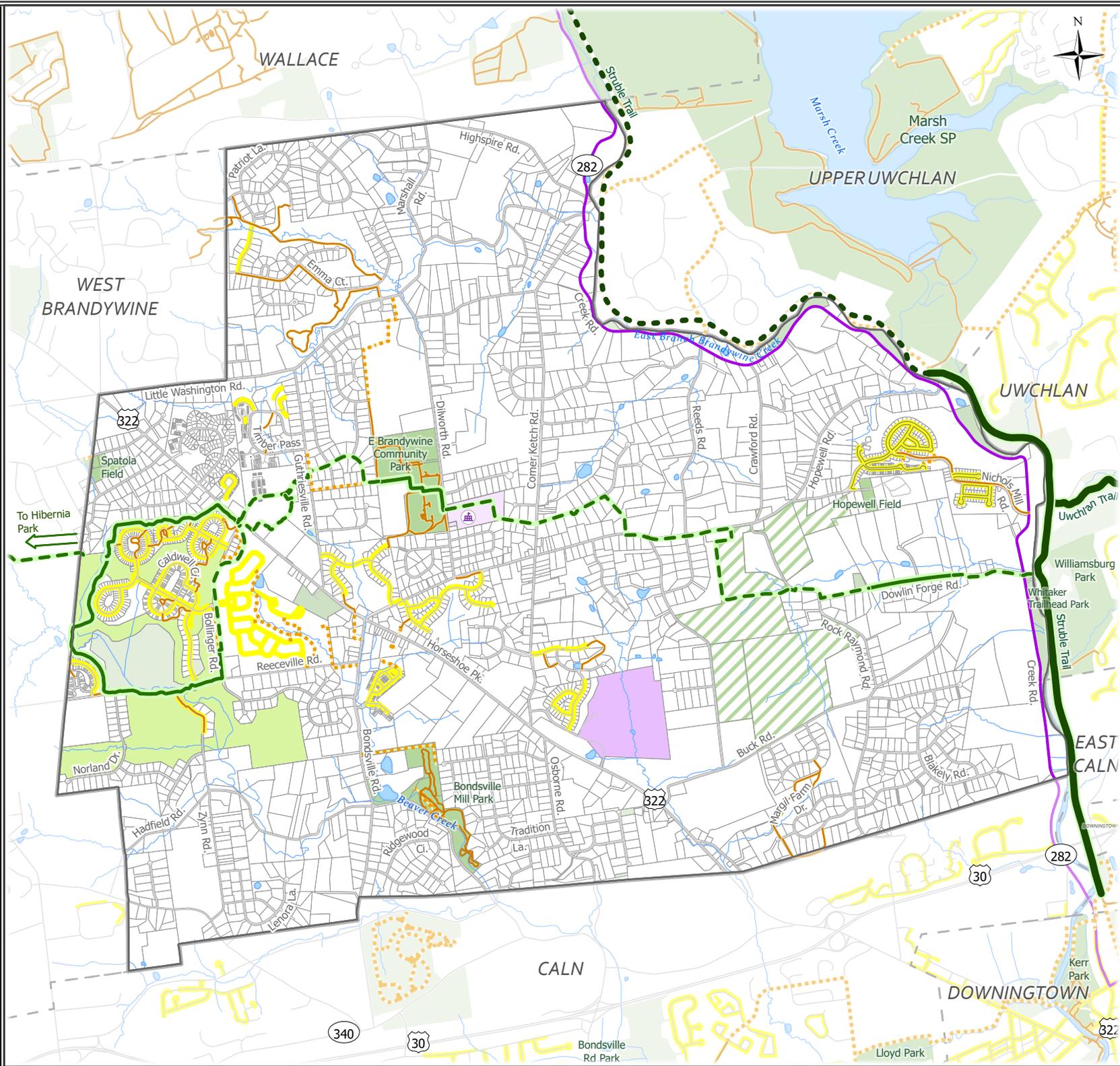
- Roads
- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Public School
- Existing Struble Trail
- Planned Struble Trail
- Existing East-West trail
- Proposed East-West trail
- Existing trails
- Proposed trails
- Existing bike route
- Sidewalks
- Public Parkland
- Other Municipal Land
- Lands owned by land trusts
- Golf Course
- Public school lands
- Community College



**Data Source:** Base data from Chester County Geographic Information Services, 2021. East-West trail alignment from the East-West Bicycle and Pedestrian Facilities Plan (2018). Regional trail data from DVRPC.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** June 17, 2021  
**Last revised:**



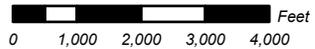
# Map 8

## Trail Concept

Comprehensive Plan Update 2022



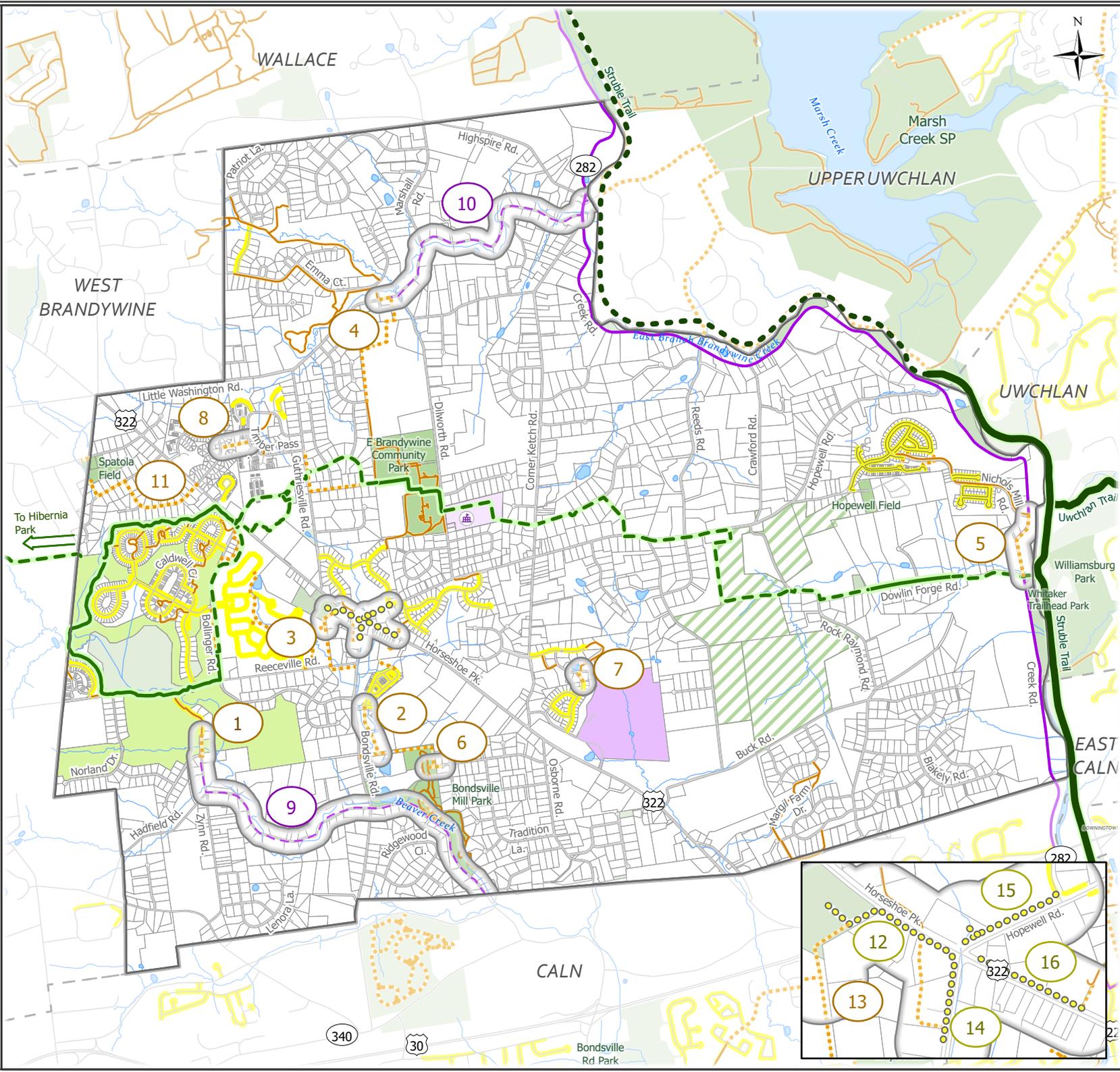
- Roads
- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Public School
- Existing Struble Trail
- Planned Struble Trail
- Existing East-West trail
- Proposed East-West trail
- Existing trails
- Proposed trails
- Existing bike route
- Proposed bike route
- Sidewalks
- Proposed sidewalk
- Public Parkland
- Other Municipal Land
- Lands owned by land trusts
- Golf Course
- Public school lands
- Community College



**Data Source:** Base data from Chester County Geographic Information Services, 2021. East-West trail alignment from the East-West Bicycle and Pedestrian Facilities Plan (2018). Regional trail data from DVRPC.

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**Map created:** June 17, 2021  
**Last revised:**



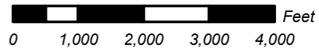
# Map 9

## Historic Resources Comprehensive Plan Update 2022



- Estimated tax parcels
- Roads
- Water bodies
- Streams
- Township boundary
- Adjacent municipalities
- Class I
- Class II
- Class II with potential for Class I

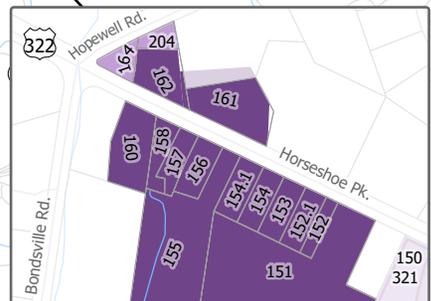
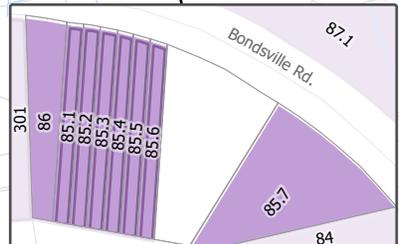
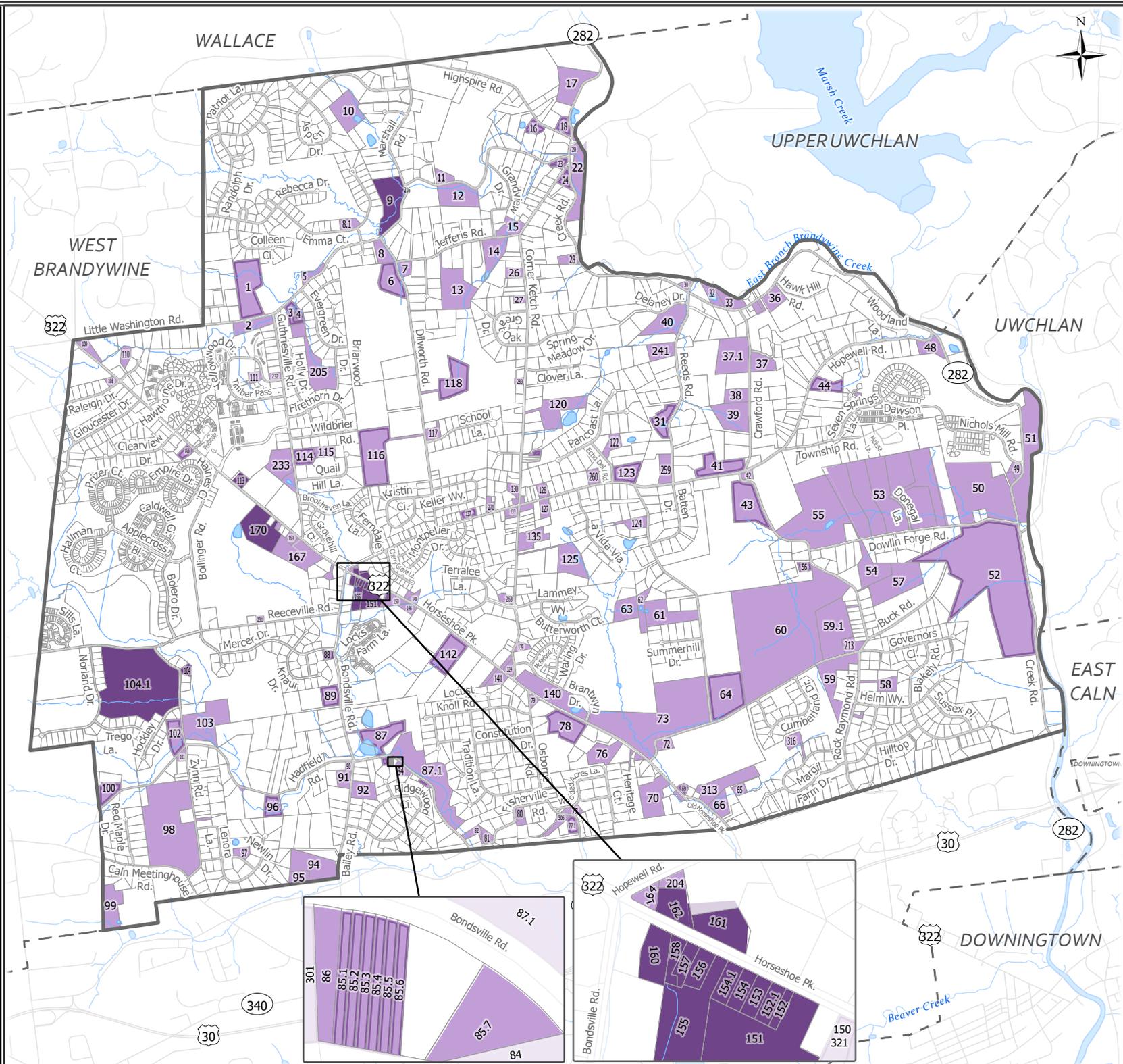
**Note:** Historic resource numbers correspond to the East Brandywine township historic resource inventory.



**Data Source:** Base data from Chester County Geographic Information Services, 2021. Historic resource data from East Brandywine township.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** June 17, 2021  
**Last revised:**



**Historical Resources Inventory  
East Brandywine Township  
2006**

	C	D	E	F	G	H	I	J	M	N	O	P
1	File	Age	Owner	Num.	Street	Tax Reference	Owner Address	GIS Map Address*	Class	Comments	Photo #s	File .
2	1	1770	Reid, John W. & Marie A.	311	Little Washington Rd.	30-02-0005	same	301 Little Washington Rd.	2**		6985-6990	1
3	2	1820	Noebes, Paula	300	Little Washington Rd.	30-02-0045	same		2		6984	2
4	3	1890	Holmes, George W. & Deborah H.	420	Little Washington Rd.	30-02-0052.4	same		2**		6991-6994	3
5	4	1795	Alignan, Judith E	430	Little Washington Rd.	30-02-0052.5	same		2**			4
6	5	1779	Conway, David B.	521	Little Washington Rd.	30-02-0003	same		2		6995	5
7	6	1806	Okie, Howard S. Jr. & Katharine Z.	570	Dilworth Rd.	30-02-0054	same		2**		7051-7056	6
8	7	1750	Trethewey, Edmund C. III & Ann M	325	Jeffries Rd.	30-02-0063	same		2		7049	7
9	8	1784	Long, Robert B. & Carolyn S.	590	Dilworth Rd.	30-02-0053	same		2		7050	8
10	8.1	1850	Southdown Homes LP	100	Special School Rd.	30-02-0002	PA 19335	55 Country Club Dr., Suite 200, Downingtown,	2	Being Developed	6996-6997	8.1
11	9	1850	Moore, Christian D. & Lynne M	301	Marshall Rd.	30-02-0009	same		1	Bridge Mill Farm	6998-7001	9
12	10	1800	Shenberger, Charles M & Janice	371	Marshall Rd.	30-02-0008.5	same		2		7004-7006	10
13	11	1902	Tuel, Brian & Cynthia	755	Little Washington Rd.	30-02-0018	same		2		7073	11
14	12	1830	Chester, Kenneth A & Sylvia P	750	Little Washington Rd	30-02-0028.1	same		2		7074-7075	12
15	13	1790	McElya, James and Betty Jane	301	Jeffries Rd.	30-02-0065	291 Jeffers Road, Downingtown, PA 19335		2		7048	13
16	14	1759	Doran, John & Anna Marie	225	Jeffries Rd.	30-02-0066.2	same		2		7045-7047	14
17	15	1830	Walker, Randy C. & Barbara J.	210	Jeffries Rd.	30-02-0030.11	same		2		7042-7044	15
18	16	1840	Toth, Alfred L. & Marian D.	30	Highspire Rd.	30-02-0014.5	680 Wetherby Lane, Devon PA 19333		2**	2.7 acres + barn	7009-7016	16
19	17	1790	Murphy, Paul M. & Margaret E.	1096	Creek Rd.	30-02-0024	PO Box 346, Lyndell PA 19354		2		7020-7024	17
20	18	1750	Crossan, Lawrence W. & Patricia M.	11	Highspire Rd.	30-02-0023.2	PO Box 361, Lyndell PA 19354		2**		7017-7019+7026	18
21	19	1800	Barnett, George	1081	Lyndell Rd.	30-02-0026	P.O. Box 444	2 Lyndell Rd.	2		7025	19
22	20	1830	Panzetta, Nina A. & Dixon, Geoffrey R.	1071	Creek Rd.	30-02-0033	PO Box 335, Lyndell, PA 19354-0335		2		7028	20
23	21	1860	New Testament Baptist Church	1061	Creek Rd.	30-02-0034	PO Box 274, Lyndell 19354		2	exempt	7031-7032	21
24	22	1729	Doolan, Richard & Lynn C.	1051	Creek Rd.	30-02-0035	PO Box 133, Lyndell PA 19354		2		7035-7036	22
25	23	1810	Francies, James & Shelley	880	Little Washington Rd.	30-02-0032	P.O. Box 112, Lyndell, PA 19354-0112		2**	?additions to old house	7033-7034	23
26	24	1771	Doolan, Richard & Lynn C.	1050	Creek Rd.	30-02-0092.1	PO Box 133, Lyndell PA 19354		2**		7037-7038	24
27	25	1810	Linton, John J. & Nancy H.	610	Corner Ketch Rd.	30-02-0067	same			Demolished		25
28	26	1840	Lambert, Meredith M.	580	Corner Ketch Rd.	30-02-0069	same		2		7080-7081	26
29	27	1854	Conti, Christopher B. & Moore, Elizabeth J.	530	Corner Ketch Rd.	30-02-0073	same		2		7082-7083	27
30	28	1940	Herd, Jan E.	970	Creek Rd.	30-02-0093.1	P.O. Box 218, Lyndell, PA 19354		2		7321	28
31	29	1957	Toth, Barbara V. & Terrance T. (demolished)	531	Corner Ketch Rd.	30-02-0094.4	PO Box 456, Lyndell PA 19354			Demolished		29
32	30	1800	Kalmbach, John H. & Cecilia E.	901	Creek Rd.	30-03-0001	same		2		7276-7278	30
33	31	1802	Riddle, Tom & Sarah G.	450	Reeds Rd.	30-02-0099.1	same		2**		7265-7269	31
34	32	1835	Ely, Allen M. & Carol Ann	851	Creek Rd.	30-03-0003	same		2		7279	32
35	33	1820	Pirquet, Robert W. & Donna	785	Creek Rd.	30-03-0004	795 Creek Rd., Downingtown PA 19335	795 Creek Rd.	2		7280	33
36	35.1	1930	Flynn, Katherine C. Brown & Jaime	750	Creek Rd.	30-03-0031	same		2		7285	35.1
37	36	1800	Mangiovilano, Philip P. & Joanna	720	Creek Rd.	30-03-0032.1	same		2		7290-7292	36
38	37	1763	Steimer, William F. & Norma J.	171	Crawford Rd.	30-03-0028	same		2		7296-7299	37
39	37.1		Steimer, William F. & Norma J.	170	Crawford Rd.	30-03-0021	171 Crawford Road, Downingtown, PA 19335		2		7300	37.1
40	38	1775	Cesario, Cathy Anne & MacNamara, William Brian	140	Crawford Rd.	30-03-0022.1	same		2		7301	38
41	39	1752	Schermerhorn, Beverly J. & James	130	Crawford Rd.	30-03-0023.1	same		2			39
42	40	1800	Mills, Thomas IV & Lorie	580	Reeds Rd.	30-02-0096	same		2		7274-7275	40
43	41	1913	Hopewell Methodist Church	852	Hopewell Rd.	30-03-0024E	same		2**		7160-7161	41
44	42	1860	John Kramer	901	Hopewell Rd.	30-03-0050	same		2		7162-7163	42
45	43	1830	Morrison, Jon E. & Linda	690	Rock Raymond Rd.	30-06-0006	same		2**		7208-7216	43
46	44	1800	Tkachick, Emil & Gladys	1051	Hopewell Rd.	30-03-0074.5	same		2**		7174-7177	44
47	45	1800	Hillendale Partners LP	205	Township Rd.	30-03-0067	55 Country Club Dr., Suite 200, Downingtown, PA 19335		2		7169-7171	45
48	48	1845	Walker, Barbara A. & David M.	1199	Hopewell Rd.	30-03-0076	same		2	10 acres 30-03-0081	7183-7184	48
49	49	1890	Doyle, Robert	414	Creek Rd.	30-03-0078	same		2		7186-7187	49
50	50	1920	Rossell, Scott & Kelly	404	Creek Rd.	30-06-0021	same		2		7188-7191	50
51	51	1850	Inslee, Joseph W. & Marie A.	407	Creek Rd.	30-03-0083	same		2		7192-7193	51
52	52	1798	Whittaker, David N. & Harriet A. et al	350	Creek Rd.	30-06-0070	414 Newcomer Rd., Exton PA 19341		2**		7198-7200	52
53	53	1796	Al Sorriso, LLC	130	Dowlin Forge Rd.	30-06-0020	19382	1223 West Chester Pike, West Chester, PA	2		7194-7197	53
54	54	1800	Rubin, Bruce J. & Sherry G.	171	Dowlin Forge Rd.	30-06-0029	same		2		7217-7218	54
55	55	1800	Tischler, Philip M. & Nancy A.	621	Rock Raymond Rd.	30-06-0019	same		2		7202-7203	55
56	56	1900	McLaughlin, Kirsten D. & Silberman, Scott P.	590	Rock Raymond Rd.	30-06-0007.1	same		2**		7205-7206	56
57	57	1817	Wagner, Krista R & Stephan Shane Supplee	555	Rock Raymond Rd.	30-06-0034.2	same		2		7207	57
58	58	1790	O'Neill, Terence F. & Mary Katherine	425	Rock Raymond Rd.	30-06-0064	same		2		7222-7226	58
59	59	1800	Shaw, Wm H. & Zillah	380	Rock Raymond Rd.	30-06-0051	same		2		7228	59
60	59.1	1900	Hess, Albert J. & Kathryn D.	580	Buck Rd.	30-06-0017	same		2		7234-7236	59.1
61	60	1828	Brandywine Conservancy	110	Buck Rd.	30-06-0008	PO Box 141, Chadds Ford PA 19317		2		7237-7241	60
62	61	1740	Taraschi, Frances	300	N. Buck Rd.	30-06-0002	same		2	recheck deed	7254-7256	61
63	62	1805	Thompson, Robert G. & Nancy A.	354	N. Buck Rd.	30-05-0108	same		2		7257-7259	62
64	63	1805	Breger, Dee	350	N. Buck Rd.	30-05-0107	same		2		7260	63
65	64	1800	Nace, David W.	55	N. Buck Rd.	30-06-0004	10 Buck Rd., Downingtown PA 19335	10 Buck Rd.	2**		7247-7253	64
66	65	1800	Dimarco, Gustavo & Evelyn	561	Old Horseshoe Pike	30-06-0045	PO Box 75, Thorndale, PA 19372		2		7438, 7439, 7441	65
67	66	1800	Robinson, Russell J. & Nancy W.	541	Old Horseshoe Pike	30-06-0044.3	same	551 Old Horseshoe Pike	2		7435, 7437	66
68	69	1750	Bratich Capital Corp.	867	Horseshoe Pike	30-06-0048	60 West Ave., Ocean City NJ 08226		2**	Local Landmark (Buck Inn)	7425-7426	69
69	70	1800	Cellini, Raymond	882	Horseshoe Pike	30-05-0223	same	882 Horseshoe Pike	2		7422-7424	70
70	72	1850	Pavletich, Mark	33	Buck Rd.	30-06-0049.1	same	35 Buck Rd.	2	Old Buck School	7242-7243	72
71	73	1800	Nace, Robert W. & Jane W	10	Buck Rd.	30-06-0003	same		2		7244-7246	73

\* GIS Map Address = SITUS (where different from Street Address)

\*\* Class II Resource with the potential for Class I designation

Class Designations: 1 = Class I; 2 = Class II; 3 = Other ( &gt; 50 yrs. NOT Class I or Class II)

Historical Resources Inventory  
East Brandywine Township  
2006

1	C	D	E	F	G	H	I	J	M	N	O	P
File	Age	Owner		Num.	Street	Tax Reference	Owner Address	GIS Map Address*	Class	Comments	Photo #s	File .
72	74	1830	Schmidt, Scott		908 Horseshoe Pike	30-05-0218	798 Brandywine Road, Downingtown, PA 19335-3903		2		7417	74
73	75	1842	Szustak, Frank P. & Gretchen S.		918 Horseshoe Pike	30-05-0216	459 South Saddlebrook Circle, Chester Springs PA 19425-2330		2**		7411-7412	75
74	76	1853	McCahon, Joseph A. Jr. & Jennifer A.		930 Horseshoe Pike	30-05-0214	same		2		7408-7410	76
75	77	1800	Culp, David L.		1158 Osborne Rd.	30-05-0211.4	same	1162 Osborne Rd.	2		7395, 7398	77
76	77.1	1780	Capetola, N. Louis		1153 Osborne Rd.	30-05-0208.3	39 Griffith Avenue, Malvern, PA 19355-2614		2**	Locust Knoll Farm / Green Tree Tavern	7394, 7397, 7399	77.1
77	78	1811	Schwartz, William G. & Jacqueline R.		1000 Horseshoe Pike	30-05-0212.1	same	1002 Horseshoe Pike	2**		7402-7407	78
78	79	1925	McCurdy, Thomas R. & Jennifer C.		1050 Horseshoe Pike	30-05-0213	same	1054 Horseshoe Pike	2		7401	79
79	80	1860	Shick, Jerry E. & Nancy R.		3750 E. Fisherville Rd.	30-05-0207.1	same		2**	recheck deed - Class 1	7386	80
80	81	1850	Sandoe, Paul H. III & Heidi A.		3709B E. Fisherville Rd.	30-05-0150.1	same	3735 E. Fisherville Rd.	2		7382-7384	81
81	82	1810	Johnson, Jane L.		3709 E. Fisherville Rd.	30-05-0150	same		2		7380	82
82	83	1840	Myer, Scott & Kerin, Karen E.		3707 E. Fisherville Rd.	39-01-0022	424 Hill Rd., Honeybrook, PA 19344		2	House assigned to Caln Twp		83
83	84	1800	Leong, Donald & Danielle R.		1634 Bondsville Rd.	30-05-0200.1	same		2		7375-7377	84
84	85.1	1840	Lauletta, Megan A. Kerrigan & Patrick T.		1654 Bondsville Rd.	30-05-0191	same		2**	Class 1 - Worker's Housing	7366, 7367, 7369	85.1
85	85.2	1840	Pizzuro, Salvatore G.		1650 Bondsville Rd.	30-05-0192	810 Taylor Road, Downingtown, PA 19335		2**	Class 1 - Worker's Housing	7366, 7367, 7369	85.2
86	85.3	1840	Bowser, Nelson & Lisa		1648 Bondsville Rd.	30-05-0193	same		2**	Class 1 - Worker's Housing	7366, 7367, 7369	85.3
87	85.4	1840	Christman, Cameron H. & Phyllis A.		1646 Bondsville Rd.	30-05-0194	same		2**	Class 1 - Worker's Housing	7366, 7367, 7369	85.4
88	85.5	1840	Christman, Cameron H. & Phyllis A.		1644 Bondsville Rd.	30-05-0195	1646 Bondsville Rd., Downingtown PA 19335		2**	Class 1 - Worker's Housing	7366, 7367, 7369	85.5
89	85.6	1840	Jaramillo, Jake & Jenifer		1642 Bondsville Rd.	30-05-0196	same		2**	Class 1 - Worker's Housing	7366, 7367, 7369	85.6
90	85.7		Jensen, Arne & Erichsen, Dale Wood		1636 Bondsville Rd.	30-05-0198	same		2		7374	85.7
91	86	1850	Belmonte, Joseph J. Jr. & Sandra L.		1656 Bondsville Rd.	30-05-0190	1447 Horse Shoe Pk., Glenmoore PA 19343		2			86
92	87	1740	Rothman, Allan & Patricia		1651 Bondsville Rd.	30-05-0126	1055 W. Strasburg Rd., West Chester PA 19382	1657 Bondsville Rd.	2**		7347-7362, 7364	87
93	87.1		Rothman, Allan & Patricia		1641 Bondsville Rd.	30-05-0151E	East Brandywine Township		2	Old Mill	7370-7373	87.1
94	88	1797	Overlook Road Farm Co.		2060 Bondsville Rd.		Lot 570, Applecross Fm TP# 30-05-0120	4812 Drexelbrook Dr., Drexel Hill PA 19026	1	The William Davis Farm	7341-7343	88
95	89	1730	Kessler, John R. & Jane R.		2022 Bondsville Rd.	30-05-0121.1	same		2**		7344-7346	89
96	90	1895	Moser, Warren & Sandra		100 Hadfield Rd.	30-05-0182	same		2		7487-7489	90
97	91	1920	Rodriguez, Todd & Keilen		1541 N. Bailey Rd.	30-05-0183	same		2		7511-7514	91
98	92	1820	Hinebaugh, Joel K. & Mary E.		1540 N. Bailey Rd.	30-05K-0004	same		2		7515-7519	92
99	94	1820	Freeman, Douglas G.		1431 N. Bailey Rd.	30-05-0186.1	same		2		7520-7522	94
100	95	1875	Colwin, Laura H. etal		2975 Fisherville Rd.	30-05-0187	same	Kendall Dr., Penthouse #310 Miami, FL 33176	2		7523	95
101	96	1895	Black, John Ellsworth & Barbara Beebe		220 Hadfield Rd.	30-05-0180.1	same		2**		7490, 7492	96
102	97	1800	Newlin, Frank M & Patricia K		201 Newlin Dr.	30-05-0166	same		2		7528-7530	97
103	98	1782	Lynch, Robert S. & Mary F.		1621 Caln Meetinghouse Rd.	30-05-0162	same		2			98
104	99	1741	Hammell, William F. & Diane H.		1541 Fisherville Rd.	30-05-0152	same	P.O. Box 511154 Key Colony Beach, FL 33051	2		7552-7553	99
105	100	1834	Thornbury, Eliel S. & Priscilla C.		581 Hadfield Rd.	30-05-0110	same	593 Hadfield Rd.	2**	Barn	7496-7500	100
106	101	1790	Denker, Albert & Christie		400 Hadfield Rd.	30-05-0159.1	same		2		7494	101
107	102	1790	Formica, Brian & Lori		230 Zynn Rd.	30-05-0113	same		2**		7501-7502	102
108	103	1796	Frank, Otto & Daphne		231 Zynn Rd.	30-05-0116	same		2	30-5-0115	7503-7506	103
109	104	1810	Pulte Homes		151 Zynn Rd.		Lot 595, Applecross Fm TP# 30-05-0118	1100 Northbrook Drive, Suite 200, Trevose, PA 19053	1	The Charles Trego Farmhouse	7546-7548	104
110	104.1		Pulte Homes		Zynn Rd.		PENDING Fm TP# 30-05-0112	1100 Northbrook Drive, Suite 200, Trevose, PA 19053	1	Barns Associated with Trego Prop. (HR-104)	7548	104.1
111	105	1809	Pulte Homes		250 Bollinger Rd.	30-05-0001	same	1100 Northbrook Drive, Suite 200, Trevose, PA 19053	2**	The William Moore Farmhouse (demolished)	7322-7326	105
112	106	1900	Buczala, James & Sharon		1306 Horseshoe Pike	30-02-0042.1	same	501 E. Reeceville Rd.	2**		6969	106
113	108	1850	Twiss, Edward M. & Kelie K.		1378 Horseshoe Pike	30-01-0003	same		2		6973	108
114	109	1920	Smith, Pamela L.		1387 Horseshoe Pike	30-01-0001	same	115 Culbertson Run Road, Downingtown, PA 19335	2	The Castigan Farm	6979-6983	109
115	110	1800	Norris, Jeffrey A & Barbara P		14 Patterdale Place	30-02-0043	same		2		6974-6978	110
116	111	1813	Coyne, Joseph & Beth		432 Timber Pass Dr.	30-02P-0008	same		2		7316-7319	111
117	113	1813	Watters Estate (Frank E. & Beatrice S.), Chris, Tom, and Frank Jr. Watters, and Kathy Kettlety		1279 Horseshoe Pike	30-02-0048	same	384 Swinton Ct., Oxford, PA 19363	1		7335-7340	113
118	114	1740	Steadman, Patrick J. & Linda A.		281 N. Guthriesville Rd.	30-02-0109	same		2**	4.2 acres	7306-7309	114
119	115	1800	Jacobson, Cecile Pin & Lewis R.		15 Quail Hill Lane	30-02P-0277	same		2	copied 30-02-0051	7313-7314	115
120	116	1813	Brown, Ellis Y. IV & Gwendolyn H.		458 Dilworth Rd.	30-02-0056	same		2**		7064-7068	116
121	117	1850	Koth, Arsene W. Jr. & Norma F.		455 Dilworth Rd.	30-02-0057.22	same		2		7062-7063	117
122	118	1750	Dilworth, Maryland L.		477 Dilworth Rd.	30-02-0058	same	479 Dilworth Rd.	2**		7057-7061	118
123	120	1850	Esworthy, Elmer J & Mary Jane		471 Corner Ketch Rd.	30-02-0086.2	same	469 Corner Ketch Rd., Downingtown, PA 19335	2	10.7 acres	7085-7088	120
124	121	1785	Eachus, Gene L. & Nancy V.		459 Corner Ketch Rd.	30-02-0085	same		2**	Thomas B. Read Birthplace	7089	121
125	122	1895	Crouthamel, James A. & Jeanette B.		407 Echo Dell Rd	30-02-0101.6	same		2	7.3 acres + barn	7156	122
126	123	1780	Smith, Thomas K. & Regina A.		690 Hopewell Rd.	30-02-0101.2	same		2**	5.7 acres	7157-7158	123
127	124	1804	Storti, Michael A.		380 N. Buck Rd.	30-05-0106.3	same		2	30-05-106.5D?	7261-7263	124
128	125	1830	Lorimer, Nicholas G. & Belinda K.		311 Corner Ketch Rd.	30-05-0092	same	315 Corner Ketch Rd.	2		7138-7141	125
129	127	1800	Willson, Robert C. & Sheryl J. M.		547 Hopewell Rd.	30-05-0104	same		2		7105-7106	127
130	128	1820	Kedra, Charles A. & Grigson, Alexandra V.		550 Hopewell Rd.	30-05-0059	same		2		7104	128
131	129	1820	Popjoy, Allen R. & Frances H.		510, 514 Hopewell Rd.	30-05-0054	same	530 Hopewell Rd., Downingtown, PA 19335	2		7099-7100	129
132	130	1831	Duffy, Karen		410 Corner Ketch Rd.	30-05-0052	same	103 Buckley Court, Chester Springs, PA 19425	2		7095-7096	130
133	131	1821	Clements, William H. & Lavina A.		498 Hopewell Rd.	30-05-0051	same		2		7098	131
134	132	1800	Caspar, Sarah Lewis		525 Hopewell Rd.	30-05-0103	same		2		7108	132
135	133	1820	Leonard, Jared M. & Katherine		398 Corner Ketch Rd.	30-05-0073	same		2		7117-7118	133

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Historical Resources Inventory  
East Brandywine Township  
2006

	C	D	E	F	G	H	I	J	M	N	O	P
1	File	Age	Owner	Num.	Street	Tax Reference	Owner Address	GIS Map Address*	Class	Comments	Photo #s	File .
136	134	1820	Trumbower, Julie A.		390 Corner Ketch Rd.	30-05-0074	same		2		7116	134
137	135	1830		-11	349 Corner Ketch Rd.	30-05-0097	same		2		7136-7137	135
138	137	1802	Corry, W. Patrick & Lynn B.		420 Hopewell Rd.	30-05-0043.17	same		2**	Buffalo Bill's Wrangler's House	7129-7135	137
139	139	1928	Posner, Jr., Tammy L. & Lawrence Stephen		49 Corner Ketch Rd.	30-05-0089.1	same		2		7151-7152	139
140	140		Baptist Burial Ground		999 Horseshoe Pike	30-05-0088E	same		2		7451	140
141	141	1875	Fink, Walter T.		1100 Horseshoe Pike	30-05-0146	same		2		7469	141
142	142	1845	McCausland, Alan H. & Mary P.		1116 Horseshoe Pike	30-05-0144	same		2**		7466-7467	142
143	146	1920	Wright, John D. & Jean H.		1142 Horseshoe Pike	30-05-0143	1511 N. Bailey, Downingtown PA 19335		2		7465	146
144	148	1820	Thompson, Barbara A		1145 Horseshoe Pike	30-05-0065	same		2		7482-7483	148
145	149	1925	Draper, Peter M. & Dyan		1147 Horseshoe Pike	30-05-0066	287 Vincent Drive, Honey Brook, PA 19344		2		7484-7485	149
146	150	~1875	McCue, Robert A. & Joan A.		1150 Horseshoe Pike	30-05-0142	PO box 288, Downingtown PA 19335		2		7464, 7486	150
147	151	1920	McCue, Robert A. & Joan A.		1162 Horseshoe Pike	30-05-0139	PO box 288, Downingtown PA 19335		1	Guthrieville Historic District		151
148	152	1920	McCue, Robert A. & Joan A.		1164 Horseshoe Pike	30-05-0138	PO box 288, Downingtown PA 19335		1	Guthrieville Historic District		152
149	152.1		Gary's Collision Service		1166 Horseshoe Pike	30-05-0137	same		1	Guthrieville Historic District		152.1
150	153	1920	Sager, Gary P.		1168 Horseshoe Pike	30-05-0136	373 Brookwood Road, Downingtown, PA 19335		1	Guthrieville Historic District		153
151	154	1920	Murdaugh, Thomas E		1170 Horseshoe Pike	30-05-0135	same		1	Guthrieville Historic District		154
152	154.1		Scott-Naumann Company		1176 Horseshoe Pike	30-05-0134	same		1	Guthrieville Historic District		154.1
153	155	1920	McCue, Robert A. & Joan A.		1178 Horseshoe Pike	30-05-0133	PO box 288, Downingtown PA 19335		1	Guthrieville Historic District		155
154	156	1806	Schmidt, Carol		1180 Horseshoe Pike	30-05-0132	same	1182 Horseshoe Pike	1	Guthrieville Historic District		156
155	157	1820	Inslee, J. William & Jonathan		1184 Horseshoe Pike	30-05-0131	407 Creek Rd., Downingtown PA 19335		1	Guthrieville Historic District		157
156	158	1920	Inslee, J. William & Jonathan		1182 Horseshoe Pike	30-05-0130	407 Creek Rd., Downingtown PA 19335	1186 Horseshoe Pike	1	Guthrieville Historic District		158
157	160	1800 ?	Digiambardino, Claudio		1192 Horseshoe Pike	30-05-0129.3	210 West Whitetail Ridge, Glen Moore PA 19343-1817	1198 Horseshoe Pike	1	Guthrieville Historic District		160
158	161	1820	McCarty, Robert B & Beverly		1175 Horseshoe Pike	30-05-0070	399 Rock Raymond Rd., Downingtown, PA 19335		1	Guthrieville Historic District		161
159	162	1870	Verma, Lalit & Anjali		1193 Horseshoe Pike	30-05-0067	3304 Norma Dr., Thorndale, PA 19372		1	Guthrieville Historic District		162
160	164		Whitely, Dennis & Renee T.		1199 Horseshoe Pike	30-05-0068	1528 Horseshoe Pike, Glenmoore, PA 19343		2			164
161	166	1790	Ulrich, Steven S. & Elizabeth M.		1200 Horseshoe Pike	30-05-0012	300 Caitlyn Court, Honey Brook, PA 19344-1769	1202 Horseshoe Pike	2	Demolished	7461	166
162	166.1	~1830	Fling, Joyce & Neff, John III		1204 Horseshoe Pike	30-05-0013.4	same		2	Guthrieville Historic District	7460	166.1
163	167		East Brandywine Twp		1214 Horseshoe Pike	30-05-0008.1E	same		2	Guthrieville School	7459	167
164	169	~1860	Trethewey, Edmund C.III & Ann M		1220 Horseshoe Pike	30-05-0008	325 Jefferis Road, Downingtown, PA 19335-1036		2		7457-7458	169
165	170	1800	Weaver, Martin M		1234 Horseshoe Pike		Lot 296, Weaver SD Fm TP# 30-05-0003		1			170
166	203	1900	Breuer, Eric & Camilla		3746 E. Fisherville Rd.	30-05-0206	same		2		7387-7390	203
167	204	1921	Doane, Bruce R. & Nancy		100 Hopewell Rd.	30-05-0069	same		2			204
168	205	1900	Walker, Carl H. & Louise A.		580 N. Guthriesville Road	30-02-0052.8	same	551 N. Guthriesville Road	2	12.3 acres		205
169	207	1900	Cellini, Raymond		880 Horseshoe Pike	30-06-0036	same		2			207
170	213	1850	Davey, Kevin W. & Donna L.		590 Buck Rd.	30-06-0016	same		2		7233	213
171	216	1903	PA Dept. of Transportation		Little Washington Rd Brid.				1	30-2-9 & 30-2-28.2	7002-7003	216
172	231		Ames, Thomas E. & Darla M.		221 E. Reeceville Rd.	30-05-0002	same		2		7328	231
173	232		Friele, Mary M. & Barbara M. Everhart		450 N. Guthriesville Rd.	30-02-0046.8	same	452 N. Guthriesville Road	2		7320	232
174	233	1920	Gambone Bros. Development Co.		280 N. Guthriesville Rd.	30-02-0047	19409	1030 W. Germantown Pk, Fairview Village, PA	2		7310-7312	233
175	240		Vogel, William J.		770 Creek Rd.	30-03-0030	same		2		7283-7284	240
176	241		O'Keefe, Eileen V & Meraklis, Harry J.		560 Reeds Rd.	30-02-0097	same		2		7271-7273	241
177	246	1920	Lammy, Ruth P.		399 Rock Raymond Rd.	30-06-0063	291 Corner Ketch Rd., Downingtown, PA 19335	397 Rock Raymond Rd.	2		7227	246
178	250 ?		McQueen, William F.		312 Creek Rd.	30-06-0072	312 Creek Rd.	PO Box 202, Downingtown, PA 19335-0202	2		7201	250
179	251 ?		Miles, Wendy A.		412 Creek Rd.	30-03-0079	same	330 Corner Ketch Rd.	2		7185	251
180	259	1820	Janczak, Christopher A. & Irena		790 Hopewell Rd.	30-02-0100.2	same		2	Barn	7159, 7264	259
181	260	1920	Fallon, Daniel R.		666 Hopewell Rd.	30-02-0102.1	same		2		7154-7155	260
182	263	1940	Salmon, Scott M.		200 Corner Ketch Rd.	30-05-0081	same		2		7147-7148	263
183	270	1940	Haffley, Harriet		460 Hopewell Rd.	30-05-0046	same		2		7122, 7124	270
184	271	1940	Deamer, Nathan & Bethany		480 Hopewell Rd.	30-05-0048	same		2		7121, 7123	271
185	289 ?		Anderson, Eric		500 Corner Ketch Rd.	30-02-0076	same	134 E. Lancaster Avenue, Downingtown, PA 19335-2958	2		7084	289
186	301 ?		Hoskins, Rustin (recently dec'd)		1658 Bondsville Rd.	30-05-0189.1	same		2**		7363, 7365	301
187	302	~1860	Dillion, Laura M.		1630 Bondsville Rd.	30-05-0199	same		2**	School House	7378-7379	302
188	306	~1940	Coulter, Randy A. & Nina T.		1163 Osborne Rd.	30-05-0208.1C	same		2		7393, 7396	306
189	313		DeMarco	?	Old Horseshoe Pike	?	561 Old Horseshoe Pike		2		7442-7443	313
190	316		Rick Chennisi		70 Margil Farm Drive	30-06-0050.53	same		2	Farmstead	7444-7449	316
191	317	1920	Filoromo, Maria D.		1226 Horseshoe Pike	30-05-0005	same		2		7453, 7455	317
192	321	1925	Budetto, Charles W. & Dawn C.		1154 Horseshoe Pike	30-05-0141	same		2**		7463	321
193	322	1925	Bradshaw, Michael & Marie		1102 Horseshoe Pike	30-05-0145	same		2		7468	322
194	324	1932	Stevens, Charles E. & Donna L.		10 Corner Ketch Rd.	30-05-0086	same		2		7471-7472	324
195	325	~1900	Hess, Robert		1101 Horseshoe Pike	30-05-0085	same		2		7473-7474	325
196	328		County of Chester		Bridge on Hatfield Rd.		2 North High Street, West Chester, PA 19382		2		7491	328
197	335	1941	Price, Pearl E. & Zynn, Alice M.		385 Zynn Rd.	30-05-0168	same		2	Catalog House?	7531	335
198	34	1900	Raffetto, Peter J. & Roberta M.		775 Creek Rd.	30-03-0005	same		3		7282	34
199	35	1850	Kulrad Singn		798 Creek Rd.	30-03-0029	81 Margil Farm Drive, Downingtown, PA 19335		3		7281	35
200	46	1800	Haas, Kenneth J. & Ann R.		1111 Hopewell Rd.	30-03-0075	same		3		7179-7182	46
201	47	1920	Kissell, Timothy J. & Green, Katherine		530 Creek Rd.	30-03-0036	same		3		7294	47
202	68	~1950	Rupral, Prithpal		599 Old Horseshoe Pike	30-06-0048.1	same		3		7427	68

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East Brandywine Township  
2006

1	C	D	E	F	G	H	I	J	M	N	O	P
File	Age	Owner	Num.	Street	Tax Reference	Owner Address	GIS Map Address*	Class	Comments	Photo #s	File .	
203	71	1928	Commonwealth of PA - PennDOT	894	Horseshoe Pike	30-05-0221.1	Commonwealth of PA, Department of Transportation 7000 Geerdes Boulevard, King of Prussia, PA 19460		3	Home demolished by PennDOT	7418	71
204	107	1931	Welsh, Helen	1322	Horseshoe Pike	30-02-0041	same		3		6970	107
205	126	1850	Wengrin, Nicholas L.	555	Hopewell Rd.	30-05-105.2	same		3	Demolished		126
206	136	1820	Devore, Dale E. & Leona J.	475	Hopewell Rd.	30-05-0079.3	same		3		7126-7127	136
207	138	1870	Heather Wind	75	Corner Ketch Rd.	30-05-0091	P.O. Box 287, 1030 West Germantown Pike		3	before Demolition	7149	138
208	143	1923	Tascione, Janice	1121	Horseshoe Pike	30-05-0062.1	same		3		7477	143
209	144	1921	Laird, Michael A. & Heather J.	1123	Horseshoe Pike	30-05-0063	same		3		7478	144
210	145	1920	Guthriesville Commercial LLC	1131	Horseshoe Pike	30-05-0064	797 E Lancaster Pk., Downingtown PA 19335		3		7479-7481	145
211	168		Neff, Jane E. & Fling, Joyce E	100	N. Guthriesville Rd.	30-05-0019	same	1219 Horseshoe Pike	3		7507-7510	168
212	206	1820	Harris, William E. & Joanne G.	131	Highspire Rd.	30-02-0022	same		3		7007	206
213	208	1915	Kimes, Timothy A	591	Old Horseshoe Pike	30-06-0047	same		3		7430, 7434	208
214	209	1930	Hughes, Jeff O.	745	Creek Rd.	30-03-0008	same		3		7289	209
215	210	1930	Ent, Stephen H. & Eileen M.	755	Creek Rd.	30-03-0007	same		3		7287-7288	210
216	215	1900	Brodowski, Allen J. & Deborah J.	520	Old Horseshoe Pike	30-06-0041	same		3		7436	215
217	217	1945	Popjoy, Allen R. & Frances H.	530	Hopewell Rd.	30-05-0055	same		3		7101	217
218	225	1940	Good, Kermit & Gwendolyn	2089	Bondsville Rd.	30-05-0129.2	434 Freedom Village, Coatesville, PA 19320		3	Machine Shop	7334	225
219	226	1940	Thompson, Harold R. & Edith	2086	Bondsville Rd.	30-05-0014	same		3		7333	226
220	227	1940	Dawson, Michael C. & Jennifer M.	2080	Bondsville Rd.	30-05-0015	same		3		7332	227
221	228	1940	Manniso, Stefanie F. Murray & J. Basia Paul J. & John R. Winters & Betty Jo Thompson & Willis Spence, V & Jean R. Spence	2070	Bondsville Rd.	30-05-0016	same		3		7331	228
222	229			2065	Bondsville Rd.	30-05-0128	530 Grant Avenue, Downingtown, PA 19335 139 W 19th Street, #6E, New York, NY 10011-4108	2059 Bondsville Rd.	3	Machine Shop	7330	229
223	230	1950	Dangle, David E. & Samuel T. Byrd	121	E. Reeceville Rd.	30-05-0018	same		3		7329	230
224	234		Huber, Shawn L.	161	Hopewell Rd.	30-05C-0005	same		3		7305	234
225	235		Smith, Ruth M.	171	Hopewell Rd.	30-05C-0006	same		3		7304	235
226	236		Baker, George G. & Jacqueline	181	Hopewell Rd.	30-05C-0007	same		3		7303	236
227	237		Doran, Joseph W. & Maureen	190	Crawford Rd.	30-03-0020	same		3		7295	237
228	238		Kauffman, Adam	601	Creek Rd.	30-03-0010	same		3	Large Stone Ruin (chimney)	7293	238
229	239	1940	Harrington, Charles W. & Connie	740	Creek Rd.	30-03-0031.1	same	760 Creek Rd.	3		7286	239
230	242	1940	Hall, Mark & Carol	505	Reeds Rd.	30-03-0015	same		3		7270	242
231	243		Lewis, Trevor E. & Kristen	92	Hill Top Rd.	30-06-0061	same		3		7231	243
232	244		Dimatteo, Albert F. & Doris L.	90	Hill Top Rd.	30-06-0060	same		3		7232	244
233	245	1950	Difonzo, Anthony J & Donna L	371	Rock Raymond Rd.	30-06-0062	same		3		7229	245
234	247	1950	Wenke, Bernard & Deborah	502	Rock Raymond Rd.	30-06-0015	same		3		7221	247
235	248	1950	Walsh, Michael K & Debra	500	Rock Raymond Rd.	30-06-0015.1	same		3		7220	248
236	249	1950	Collins, Russell & Deborah	599	Rock Raymond Rd.	30-06-0025	same		3		7204	249
237	249.1	1940	Klinger, Kenneth J. & Lynne	191	Dowlin Forge Rd.	30-06-0027	same		3		7219	249.1
238	252	1940	Arters, Jr., Miriam & Daniel J.	1108	Hopewell Rd.	30-03-0039	same		3		7178	252
239	253	1940	McGirk, Howard I. & Beatrice May	1031	Hopewell Rd.	30-03-0073	same		3		7173	253
240	254	1950	Carlson, William B. & Christa L	260	Township Rd.	30-03-0054	same		3		7168	254
241	255	1950	Henderson, Arthur F & Helen M	270	Township Rd.	30-03-0053.1	same		3		7167	255
242	256	1940	Neison, Craig E & Teresa	241	Township Rd.	30-03-0071	same		3		7166	256
243	257	1940	Polites, Zig	280	Township Rd.	30-03-0052	same		3		7165	257
244	258	1950	Moldenhauer Jr, Dean E	261	Township Rd.	30-03-0072	same		3		7164, 7172	258
245	261	1950	Ciarlone Sr, Marie L. & George E.	568	Hopewell Rd.	30-05-0060	same		3		7153	261
246	262	?	Zimmerman, Paula G.	50	Corner Ketch Rd.	30-05-0083	same		3		7150	262
247	264	1940	Rowland, Denise Dipangrazio & Wayne	205	Corner Ketch Rd.	30-05-0094	same		3		7146	264
248	265	1940	Mattson, Phyllis F.	281	Corner Ketch Rd.	30-05-0095	same		3		7144-7145	265
249	266	1920	Blank, James P. & Patricia A.	260	Corner Ketch Rd.	30-05-0080	same		3		7142	266
250	267	1940	Lammey, Jacob C. & Ruth P.	291	Corner Ketch Rd.	30-05-0096	same		3		7143	267
251	268	1940	Smedley, Dorothy R.	421	Hopewell Rd.	30-05-0071	same	425 Hopewell Rd.	3		7128	268
252	269	1920	Weish, J. Carl & Jean	470	Hopewell Rd.	30-05-0047	same		3		7125	269
253	272	1940	Harpel, Leroy & Daisy	485	Hopewell Rd.	30-05-0072	same		3		7120	272
254	273	1920	Sarmento, Stephen	490	Hopewell Rd.	30-05-0050	same		3		7119	273
255	274	1895	Byerly, Jr., Joanne A. & Thomas W.	378	Corner Ketch Rd.	30-05-0076	same		3		7115	274
256	275	1950	Garris, Kenneth F.	370	Corner Ketch Rd.	30-05-0077	same		3		7114	275
257	276	1926	Bridges, John & Bridget	361	Corner Ketch Rd.	30-05-0098	same		3		7113	276
258	277	1920	Willenbrock, Susan M. Gallagher & George G.	369	Corner Ketch Rd.	30-05-0099	same		3		7112	277
259	278	1940	Haas, John K. & Sandra Ann	375	Corner Ketch Rd.	30-05-0100	same		3		7111	278
260	279	1950	Siciliano, Brian & Julie	381	Corner Ketch Rd.	30-05-0101	same		3		7110	279
261	280	1950	Rosenzweig, Alexis Dintino & Gregory	391	Corner Ketch Rd.	30-05-0102	same		3		7109	280
262	281	1950	McDonald, David M. & Amy L.	544	Hopewell Rd.	30-05-0058	same		3		7103	281
263	282	1950	Ruggiero, Phyllis A. & Mary A.	540	Hopewell Rd.	30-05-0057	same		3		7102	282
264	284	1940	Collas, III, Earl T.	405	Corner Ketch Rd.	30-05-0053	same		3		7097	284
265	285	1950	Delaplane, Gene R. & Dee A.	445	Corner Ketch Rd.	30-02-0081	same		3		7094	285
266	286	1940	Johnson, David W. & Pamela M.	449	Corner Ketch Rd.	30-02-0082	same		3		7093	286
267	287	1920	Spritzer, Jeffrey T. & Mario M.	455	Corner Ketch Rd.	30-02-0083	same		3		7092	287
268	288	1950	Andrewick, Alec & Doris H.	457	Corner Ketch Rd.	30-02-0084	same		3		7091	288
269	290	1951	MacBrine, Charles R. & Joann	591	Corner Ketch Rd.	30-02-0088	P.O. Box 38, Lyndell, PA 19354-0038		3		7079	290
270	291	1950	Raysor, Wayne G. & Mary A.	605	Corner Ketch Rd.	30-02-0089	same		3		7078	291
271	292	1950	Anderson, David R & Victoria E	830	Little Washington Rd.	30-02-0030.7	same		3		7077	292
272	293	?	Wagner, Glen & Mary	825	Little Washington Rd.	30-02-0016	P.O. Box 71, Lyndell, PA 19354-0071		3		7076	293

\* GIS Map Address = SITUS (where different from Street Address)

\*\* Class II Resource with the potential for Class I designation

Class Designations: 1 = Class I; 2 = Class II; 3 = Other ( > 50 yrs. NOT Class I or Class II)

Historical Resources Inventory  
East Brandywine Township  
2006

	C	D	E	F	G	H	I	J	M	N	O	P
1	File	Age	Owner	Num.	Street	Tax Reference	Owner Address	GIS Map Address*	Class	Comments	Photo #s	File .
273	294	1940	Hodge, Elizabeth W. & Miller, Holly H.	725	Little Washington Rd.	30-02-0020	1007 Appleville Road, West Chester, PA 19380		3		7072	294
274	295	1950	Zynn, Jr., Robert A. & Kelly Ann	408	Dillworth Rd.	30-05C-0012	same		3		7070	295
275	296	1950	Williams, John L. & Beverly N.	423	Dillworth Rd.	30-05-0031	same		3		7069	296
276	297	1950		613	Corner Ketch Rd.	30-02-0090			3		7041	297
277	298	1940	Van Durme, P. Michele	709	Corner Ketch	30-02-0091	P.O. Box 422, Lyndell, PA 19354-0253		3		7039-7040	298
278	299	1940	MacBrine & Sons Greenhouses	1070	Creek Rd.	30-02-0015	P.O. Box 171, Lyndell, PA 19354-0171	1074 Creek Rd.	3	Greenhouse	7027, 7029-7030	299
279	300	1940	Boggs, Donna L.	1350	Horseshoe Pike	30-02-0040	same		3		6971 - 6972	300
280	303		Stoup, Terrence E. & Carol A.	3738	E. Fisherville Rd.	30-05-0150.2	same	3741 E. Fisherville Rd.	3	New Hs on Old Foundation Wall	7385	303
281	305	1950	Wilkerson, David & Jeanne L.	3745	E. Fisherville Rd.	30-05-0205	same	3744 E. Fisherville Rd.	3		7391-7392	305
282	307		Polite, Vickie L	1156	Osborne Rd.	30-05-0210	same		3		7400	307
283	307.1	1930	Watson, Traci	912	Horseshoe Pike	30-05-0219	same		3		7413-7414	307.1
284	308	1940	Oakes, David A.	914	Horseshoe Pike	30-05-0224.1	same		3		7415	308
285	308.1		Cellini Family Limited Partnership	876	Horseshoe Pike	30-06-0035	880 Horseshoe Pike, Downingtown, PA 19335	886 Horseshoe Pike	3		7419	308.1
286	309		Radcliffe, Jr., Grace A. & Warren K.	916	Horseshoe Pike	30-05-0219.1	same		3		7416	309
287	309.1		Cellini Family Limited Partnership	886	Horseshoe Pike	30-05-0221	880 Horseshoe Pike, Downingtown, PA 19335	890 Horseshoe Pike	3		7420-7421	309.1
288	310	1920	Madrigale, Dorothy M.	857	Horseshoe Pike	30-06-0043	same		3		7431	310
289	311	1930	Wilgis, Irene Virginia	851	Horseshoe Pike	30-06-0042	same		3		7432	311
290	312		Ciarlone Sr, Marie L. & George E.	850	Horseshoe Pike	30-06-0038	same		3		7433	312
291	315	1930	Community College	140	Bond Drive	30-05-0109.5			3	School Building	7450	315
292	316.1	1950	Jenkins, James E. & Judith E.	1228	Horseshoe Pike	30-05-0004	same		3		7452	316.1
293	318		Popjoy, Jr., Allen R.	1224	Horseshoe Pike	30-05-0006	same		3		7454	318
294	319		Mertz, Robert H. & Mary E.	1222	Horseshoe Pike	30-05-0007	same		3		7456	319
295	320	1955	Owens, Ruth & Gregory	1158	Horseshoe Pike	30-05-0140	same		3		7462	320
296	323	1920	Vanvleet, Marvin C. & Mary M.	1098	Horseshoe Pike	30-05-0147	same		3		7470	323
297	326	1950	Dawson, Jr., Connie S. & Walter S.	1117	Horseshoe Pike	30-05-0061	same		3		7475	326
298	327		Plank, William W.	1119	Horseshoe Pike	30-05-0062	same		3		7476	327
299	329		Joyner, Norman & Debra L.	320	Hadfield Rd.	30-05-0179	same		3		7493	329
300	330	1940	Robb, J. Alexander & Phoebe C.	541	Hadfield Rd.	30-05-0111.1	same		3		7495	330
301	332	1920	Camerote, Jason D. & Missy L.	501	Zynn Rd.	30-05-0165	same		3		7525-7526	332
302	333	1950	Gaul, Gordon & Adeline	551	Zynn Rd.	30-05-0164	same		3		7527	333
303	334	1946	Moore, Arthur C. & Virginia E.	391	Zynn Rd.	30-05-0167	same		3		7532-7533	334
304	336	1941	Camerote, Jason D. & Missy L.	381	Zynn Rd.	30-05-0169	same		3		7534-7535	336
305	337	1946	Holland, Eugene G. & Laura M.	375	Zynn Rd.	30-05-0170	same		3		7536	337
306	338	1950	Ranck, Edgar A. & Joann	371	Zynn Rd.	30-05-0171	same		3		7537	338
307	339		Thompson, Edward I. & Edna M.	361	Zynn Rd.	30-05-0173	same		3		7538-7539	339
308	340	1920	Hopkins, Richard & Carol A.	355	Zynn Rd.	30-05-0174	same		3		7540	340
309	341		Thomas, Charles T. & Elmira B.	351	Zynn Rd.	30-05-0175	same		3		7541	341
310	342	1955	Richter, Michele Mitchell Or Robert S.	341	Zynn Rd.	30-05-0177	same		3		7542	342
311	343	1950		350	Zynn Rd.	30-05-0161	same		3		7543	343
312	344	1950	Gregor, Jr., Jean M. & Paul J.	340	Zynn Rd.	30-05-0160	same		3		7544	344
313	345	1950	Lurcott, Stanley & Deborah J.	201	Zynn Rd.	30-05-0117	same		3		7545	345
314	346	1955	Pulte Homes	501	E. Reeceville Rd.	30-05-0001	1100 Northbrook Drive, Suite 200, Treose, PA 19053		3		7549-7551	346

\* GIS Map Address = SITUS (where different from Street Address)

\*\* Class II Resource with the potential for Class I designation

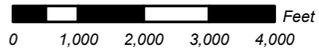
# Map 10

## Existing Land Use (Parcel Level)

Comprehensive Plan Update 2022



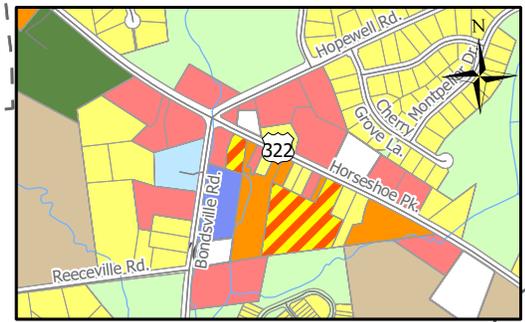
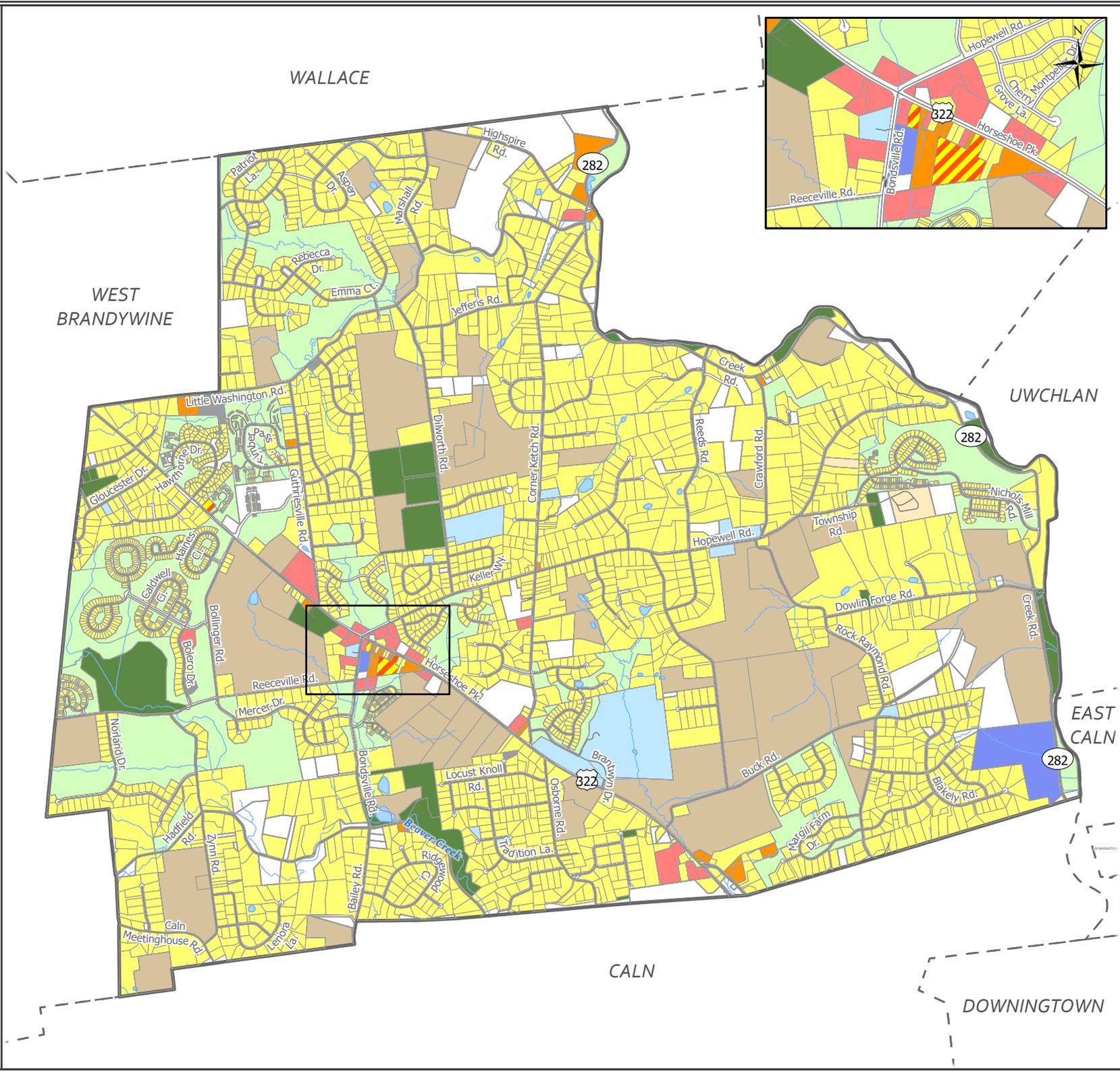
- Roads
- Streams
- Water Bodies
- Township boundary
- Adjacent municipalities
- Commercial ~ 56 ac.
- Agriculture ~ 1,267.1 ac.
- Institutional ~ 135.6 ac.
- Light Industrial ~ 54.6 ac.
- Multi Family Residential ~ 38.4 ac.
- Mobile Home ~ 18.7 ac.
- Mixed Use ~ 5.9 ac.
- Open Space and Private Recreation ~ 822.7 ac.
- Public ~ 216.6 ac.
- Single Family Residential ~ 3,654.5 ac.
- Utility ~ 11.7 ac.
- Vacant Land ~ 461.2 ac.
- Estimated tax parcels\_Pairwise1



**Data Source:** Base data from Chester County Geographic Information Services, 2021.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** June 17, 2021  
**Last revised:**



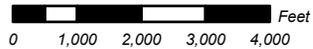
# Map 11

## Constrained and Vacant Lands

Comprehensive Plan Update 2022



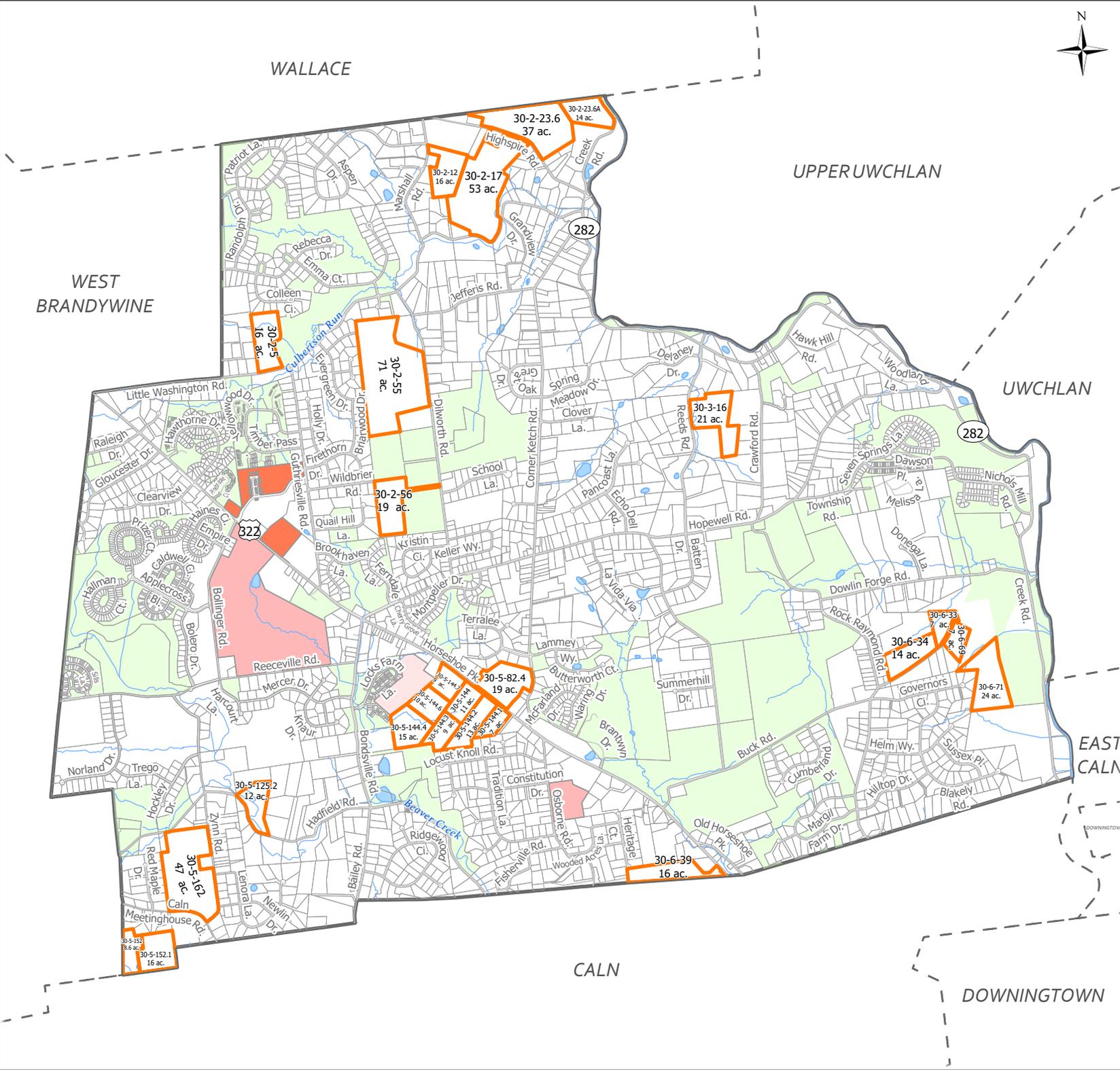
-  Roads
-  Streams
-  Water bodies
-  Township boundary
-  Adjacent municipalities
-  Parcels with development potential
-  Protected land
-  Final development plan approved
-  Preliminary development plan approval
-  Sketch plan process completed
-  Estimated tax parcels



**Data Source:** Base data from Chester County Geographic Information Services, 2021; Land Use data from DVRPC 2015.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** June 17, 2021  
**Last revised:**



**East Brandywine Township  
Comprehensive Plan Update**

**Development Potential Summary – Revised: 8/25/21**

UPI	Acres	Net Acres	Zoning	Estimated DUs under current zoning
30-6-71	23.90	12.54	R-1	5
30-6-34	13.40	9.72	R-1	4
30-5-212	14.00	14.24	R-1	6
30-3-16	21.20	7.87	R-1	3
30-6-69	6.20	4.85	R-1	2
30-6-33	7.00	3.50	R-1	1
<b>Total R-1</b>				<b>28</b>
30-5-125.2	11.50	4.92	R-2	2
30-2-12	15.80	15.65	R-2	8
30-2-17	54.64	31.18	R-2	17
30-2-23.6A	13.57	10.94	R-2	6
30-2-23.6	41.43	35.51	R-2	19
30-5-152.1	15.20	15.68	R-2	8
30-5-144.2	10.00	12.82	R-2	7
30-6-39	17.76	10.76	R-2	6
30-2-5	17.00	10.82	R-2	6
30-2-55	70.80	69.83	R-2	39
30-5-162	46.00	46.31	R-2	25
3-5-144/.1/.3*	32.20	24.15	R-2	13
30-2-56	18.74	18.74	R-2	10
30-5-144.4/.6/.7*	34.10	30.40	TND-2/R-2	140-174
<b>Total R-2/TND-2</b>				<b>159</b>
30-5-82.4	20.47	19.36	MU	0
30-5-227	10.6	10.48	MU	0

**Notes:**

1. Net acres= total acres – floodplain, wetland, riparian buffers, and steep slopes
2. Cluster development in R-1= Net acreage \* 0.43; R-2= Net acreage \* 0.56
3. Parcel corresponds to those shown on Development Potential Map
4. MU= Mixed Use Commercial
5. \*= assumes all residential development subtracting 15% for infrastructure and 20% for open space

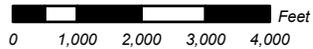
# Map 12

## Future Land Use

Comprehensive Plan Update 2022



- Roads
- Streams
- Water Bodies
- Estimated tax parcels
- Township boundary
- Adjacent municipalities
- Protected lands
- Agricultural
- Commercial
- Residential
- Residential with Open Space
- Village Commercial
- Village Mixed Use
- Village Residential

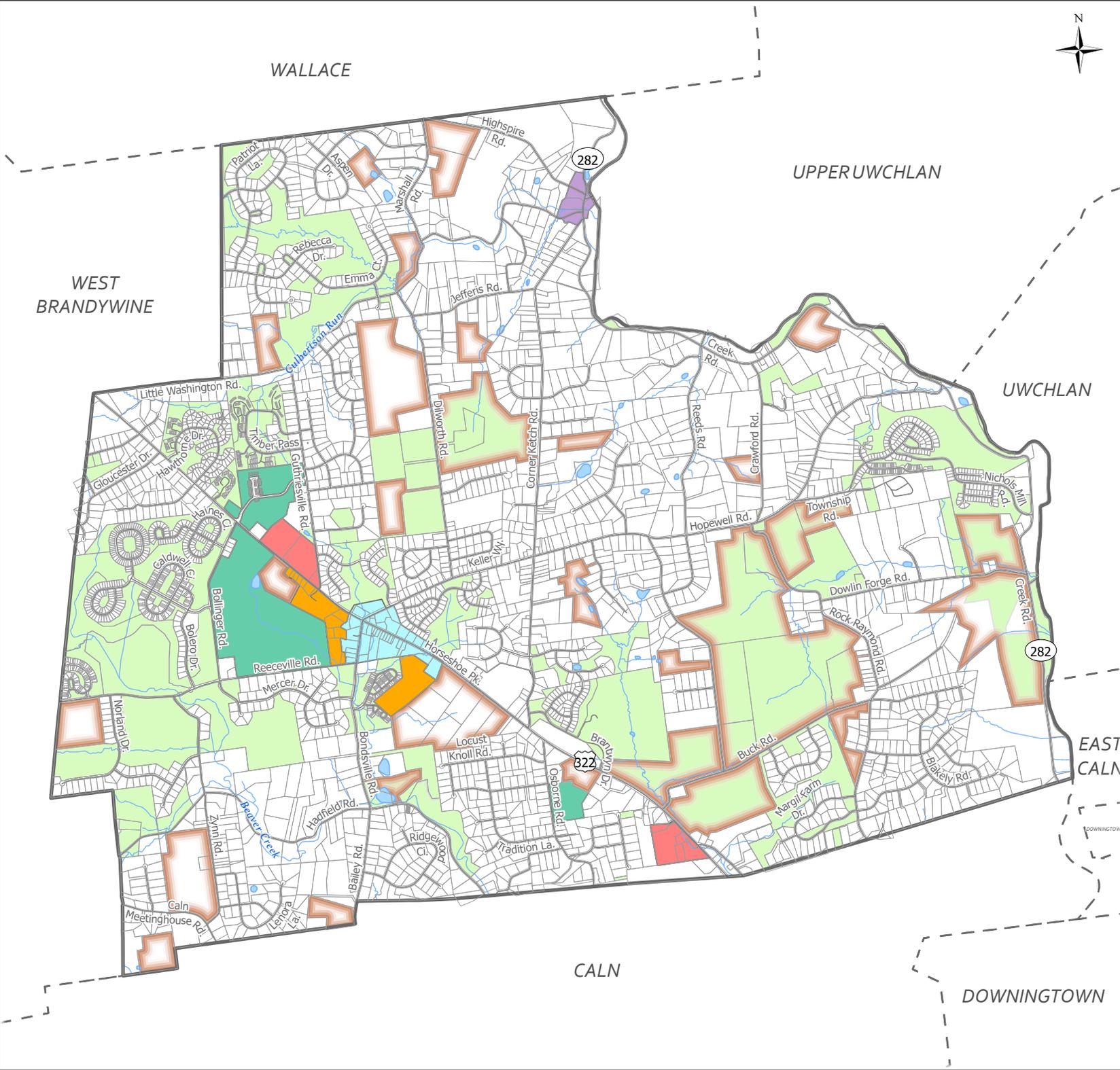


**Data Source:** Base data from Chester County Geographic Information Services, 2021.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** November 12, 2021

**Last revised:**



# Map 13

## Transportation Features

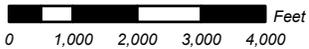
Comprehensive Plan Update 2022



- Streams
- Water bodies
- Estimated tax parcels
- Township boundary
- Adjacent municipalities
- Bridges
- Traffic signal
- Road owner**
- PennDOT
- Municipality/Local
- Local/Private
- Unknown

### Annual average daily traffic

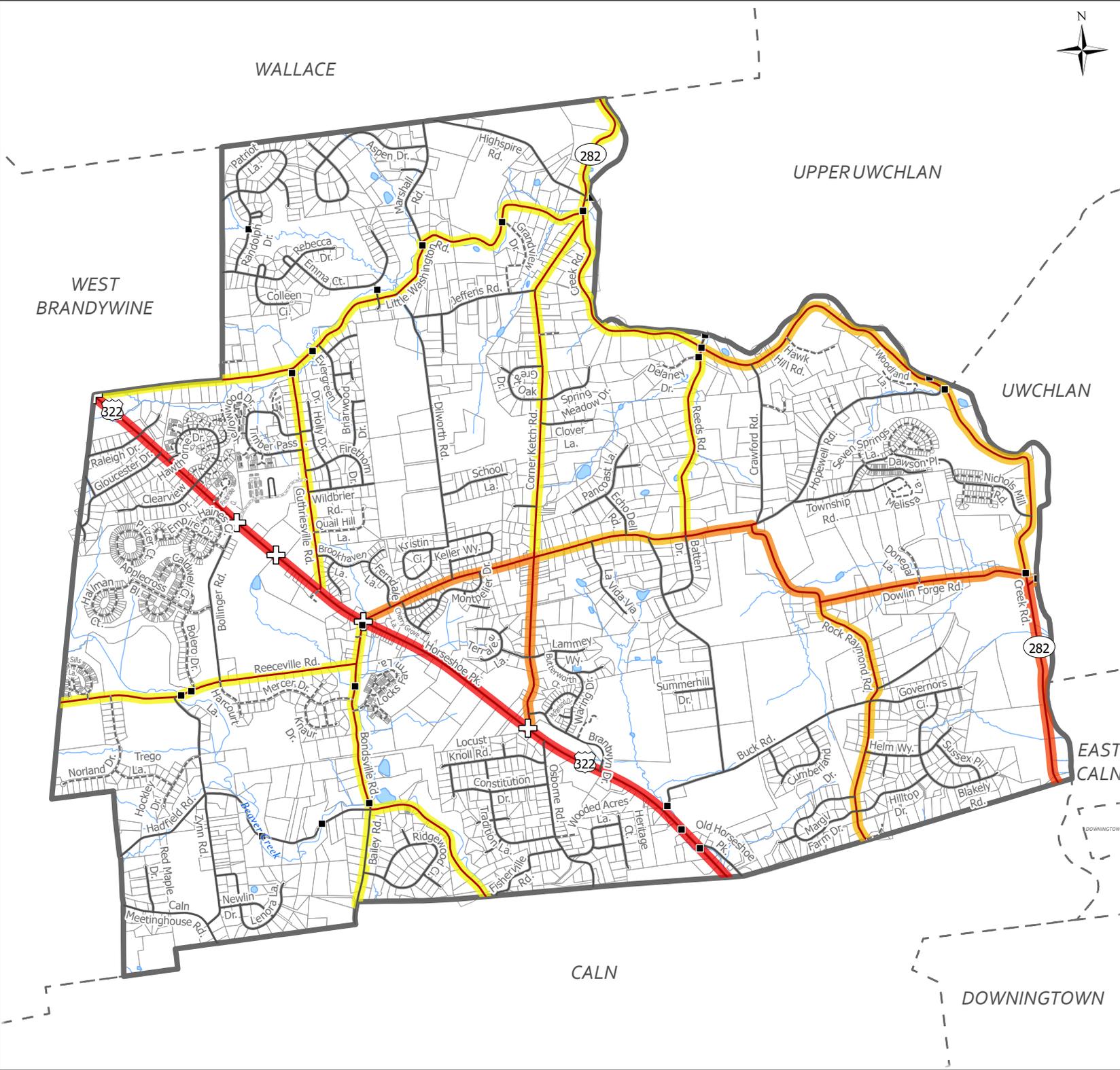
- 461 - 1958
- 1959 - 3073
- 3074 - 5343
- 5344 - 7619
- 7620 - 17353



**Data Source:** Base data from Chester County Geographic Information Services, 2021.

**Disclaimer:** This map is for planning purposes only and does not constitute a valid survey.

**Map created:** June 17, 2021  
**Last revised:**



## ***Community Survey Results***

# EAST BRANDYWINE TOWNSHIP

## COMPREHENSIVE PLAN SURVEY RESULTS

As part of the East Brandywine Township Comprehensive Plan Update, a community survey was conducted to gauge the community's opinions on the many elements of life in the township. The survey ran through the summer of 2021. It was available online on the township's website and was mailed to all households in the Township in mid-July. Two hundred seventy-five surveys were filled out online and another 601 surveys returned to the township. An impressive response rate of nearly 29% of all households! All results were consolidated into charts and tables and are included herein. Open ended questions were analyzed for overarching themes, which are included together at the end of this packet. The final two questions requested email addresses for those who wish to be kept up to date on the comprehensive plan process and interest in volunteer opportunities. These have been given directly to township management and are not contained within.

Prepared by:



THOMAS COMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

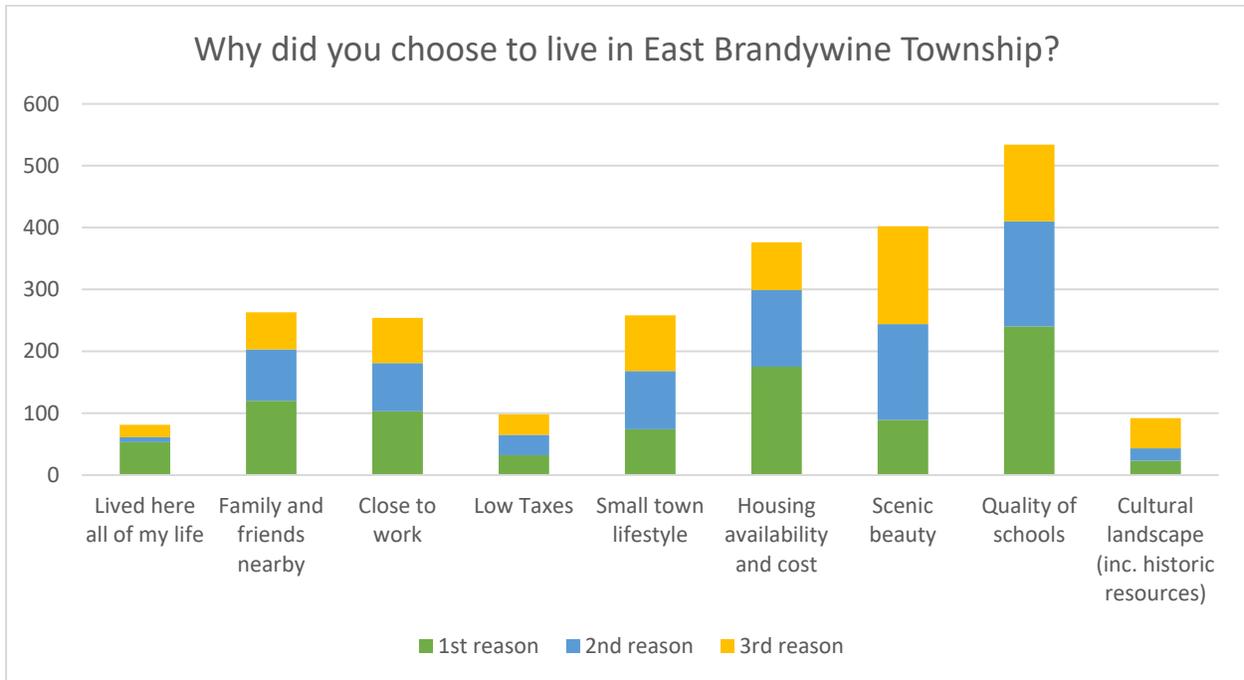
November 2, 2021



THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q1. Why did you choose to live in East Brandywine Township? (Please indicate a maximum of three reasons, ranking them from 1 to 3, with 1 being the most important.)**



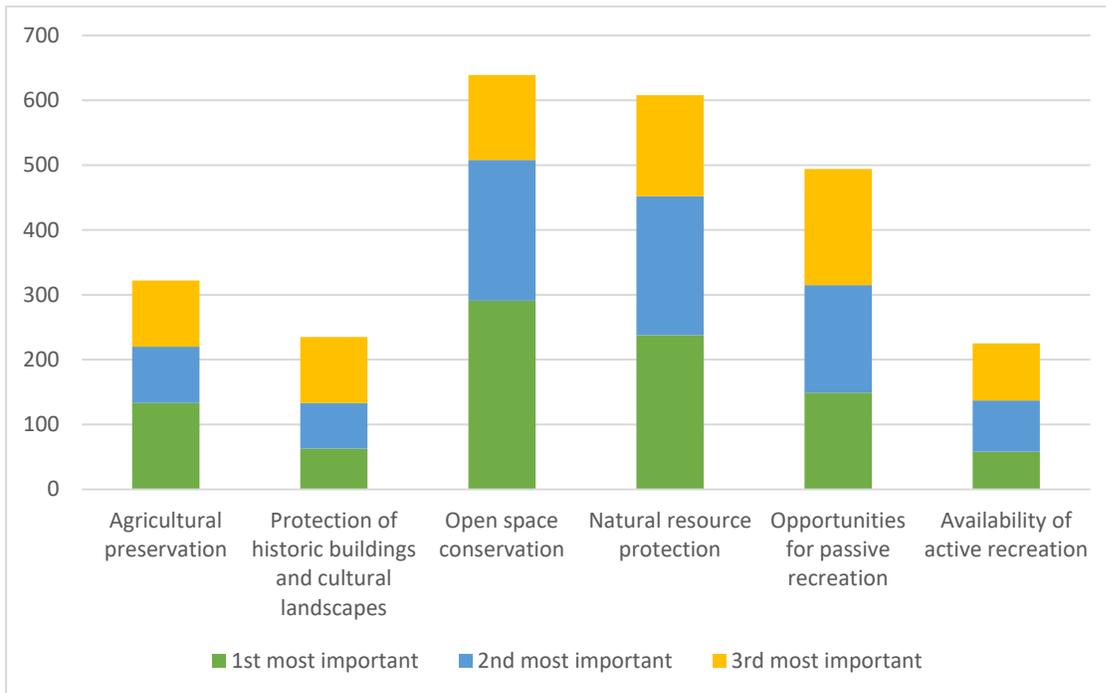
	1st reason	2nd reason	3rd reason	Total
Lived here all of my life	53	8	20	81
Family and friends nearby	120	83	60	263
Close to work	103	78	73	254
Low Taxes	32	33	33	111
Small town lifestyle	74	94	90	258
Housing availability and cost	175	124	77	376
Scenic beauty	89	155	158	402
Quality of schools	240	170	124	534
Cultural landscape (inc. historic resources)	23	20	49	92



THOMAS COMITTA ASSOCIATES, INC.  
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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q2. Which of the following open space, recreation and/or environmental resource issues do you believe are most important? (Please indicate a maximum of three reasons, ranking them from 1 to 3, with 1 being the most important).**



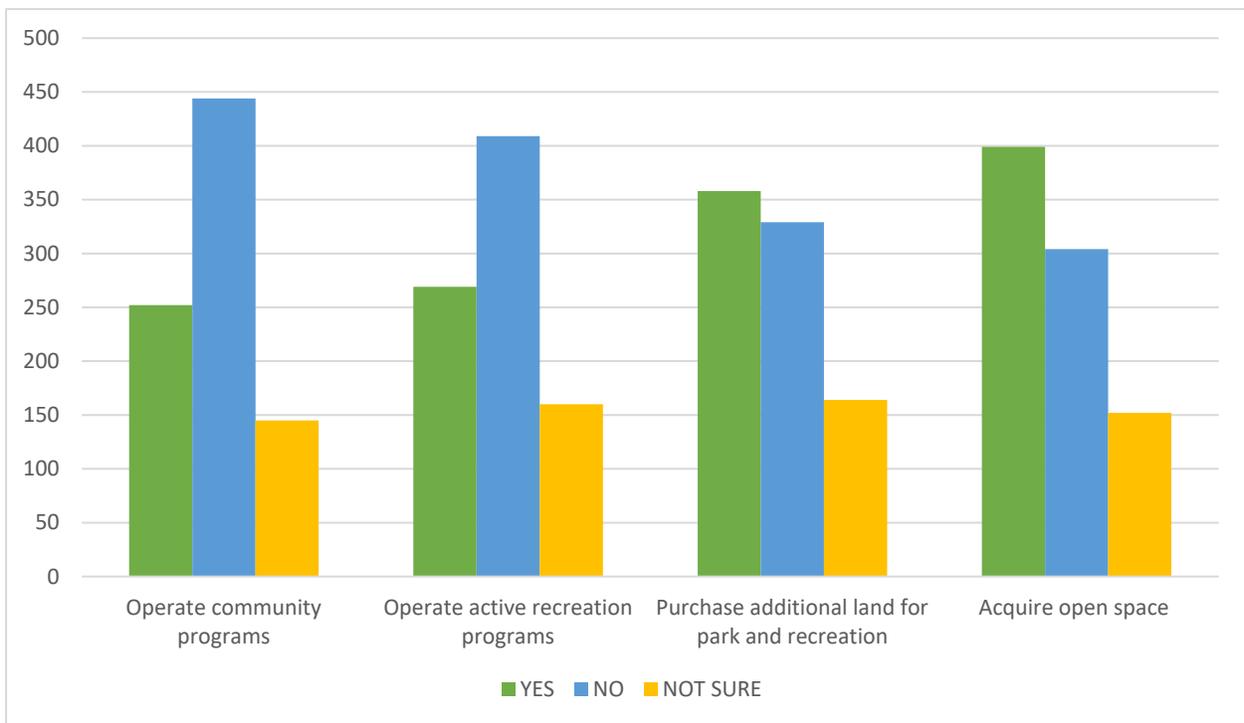
	1st most important	2nd most important	3rd most important
Agricultural preservation	133	87	102
Protection of historic buildings and cultural landscapes	63	70	102
Open space conservation	291	217	131
Natural resource protection	238	214	156
Opportunities for passive recreation	149	166	179
Availability of active recreation	58	79	88



THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q3. The Township is using several means to achieve its open space and recreation goals – donation, purchase, and regulation- and will continue to do so. In some cases, spending township funds may be the most effective approach. Assuming the funds were clearly marked for the stated purpose, would you be willing to pay increased municipal taxes to support the following?**



	YES	NO	NOT SURE
Operate community programs	252	444	145
Operate active recreation programs	269	409	160
Purchase additional land for park and recreation	358	329	164
Acquire open space	399	304	152



THOMAS COMITTA ASSOCIATES, INC.  
*Town Planners & Landscape Architects*

## East Brandywine Township 2021 Community Survey Results November 2, 2021

**Q4. The Township remains blessed with many scenic, historic, and natural resources. Regardless of their current level of protection, what existing features (general or specific locations) should be the Township's highest priority for long-term protection? (Open ended question)** Themes are listed in order of relative prevalence.

Primary themes and word cloud:

- a. Preserve Open Space, Historic buildings/barns
- b. Preserve Farmland and Agricultural lands, and rural character of the Township
- c. Protect Parks, Playgrounds, Trails (expand trail system), Youth Recreational Areas, Passive Recreational Areas (Bondsville Mill Park & Trail, East Brandywine Park, Springton Manor, Struble Trail, Marsh Creek, Spatola Park)
- d. Protect natural resources, viewsheds, woodlands, waterways (including the Brandywine Creek), natural habitat, wetlands, and the environment
- e. Minimize high density/large residential development and commercial development

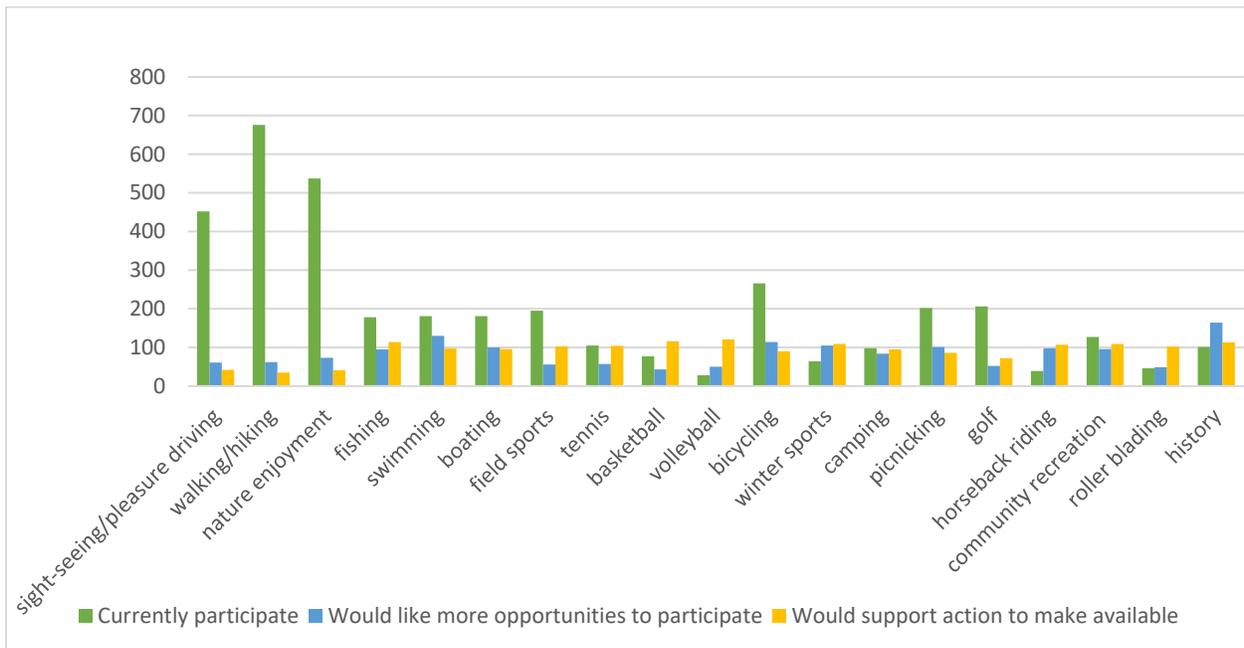




THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q5. For each of the following activities, please indicate those in which you and members of your household currently participate, and those in which you do not participate, or do not participate as much as you'd like because facilities are insufficient. Please also note those activities for which you would support actions to make more facilities available.**





THOMAS COMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

East Brandywine Township 2021 Community Survey Results  
November 2, 2021

Q5. (continued)

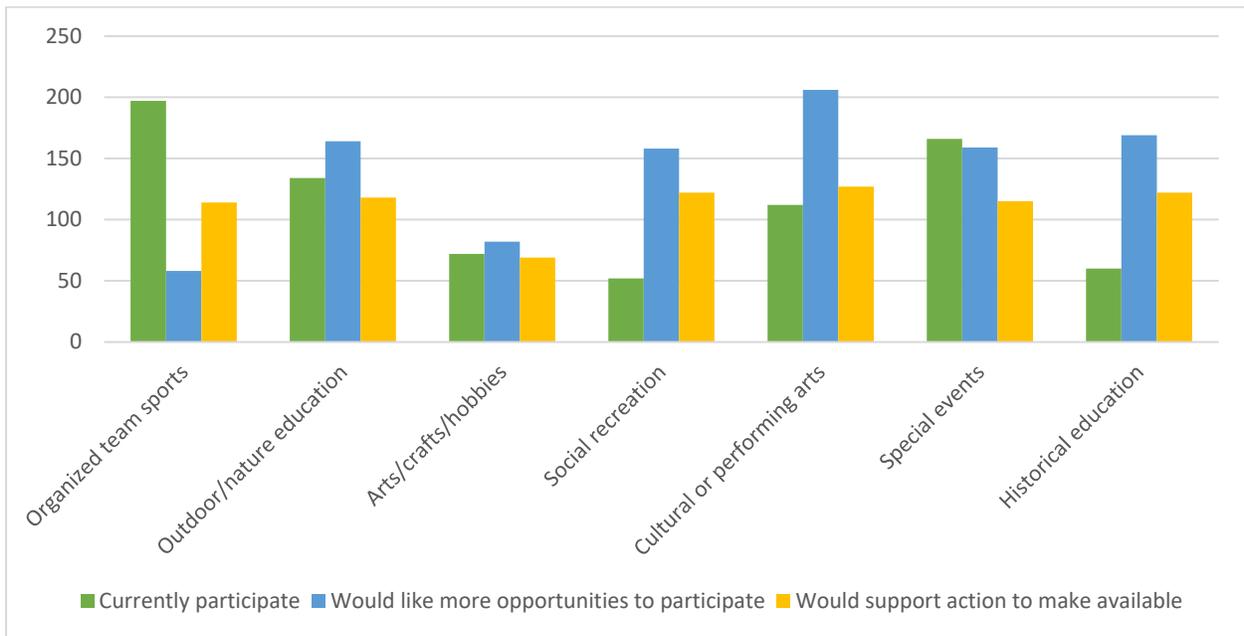
	Currently participate	Would like more opportunities to participate	Would support action to make available
sight-seeing/pleasure driving	452	61	42
walking/hiking	676	62	35
nature enjoyment	537	73	41
fishing	178	95	114
swimming	181	130	97
boating	181	100	96
field sports	195	56	103
tennis	105	57	104
basketball	77	43	116
volleyball	28	50	121
bicycling	266	114	90
winter sports	64	105	109
camping	98	84	95
picnicking	202	101	86
golf	206	52	72
horseback riding	39	98	107
community recreation	127	96	109
roller blading/skating	46	49	102
local history education	101	164	113



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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q6. For each of the following organized programs, please indicate those in which you and members of your household currently participate, and those in which you do not participate, or do not participate as much as you'd like because facilities are insufficient. Please also note those activities for which you would support actions to make more facilities available.**



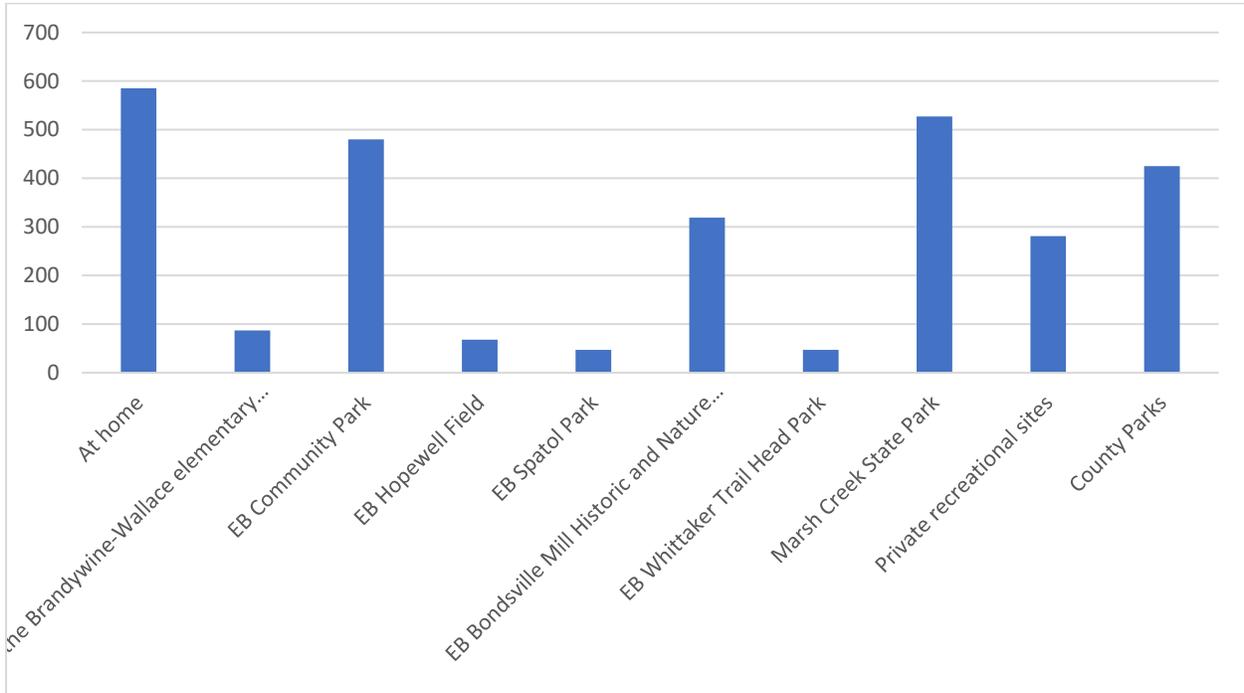
	Currently participate	Would like more opportunities to participate	Would support action to make available
Organized team sports	197	58	114
Outdoor/nature education	134	164	118
Arts/crafts/hobbies	72	82	69
Social recreation	52	158	122
Cultural or performing arts	112	206	127
Special events	166	159	115
Historical education	60	169	122



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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q7. Where do you generally participate in recreational activities? (Please check as many as apply.)**



At home	585
Brandywine-Wallace Elementary School	87
EB Community Park	480
EB Hopewell Field	68
EB Spatol Park	47
EB Bondsville Mill Historic and Nature Trails Park	319
EB Whittaker Trail Head Park	47
Marsh Creek State Park	527
Private recreational sites	281
County Parks	425

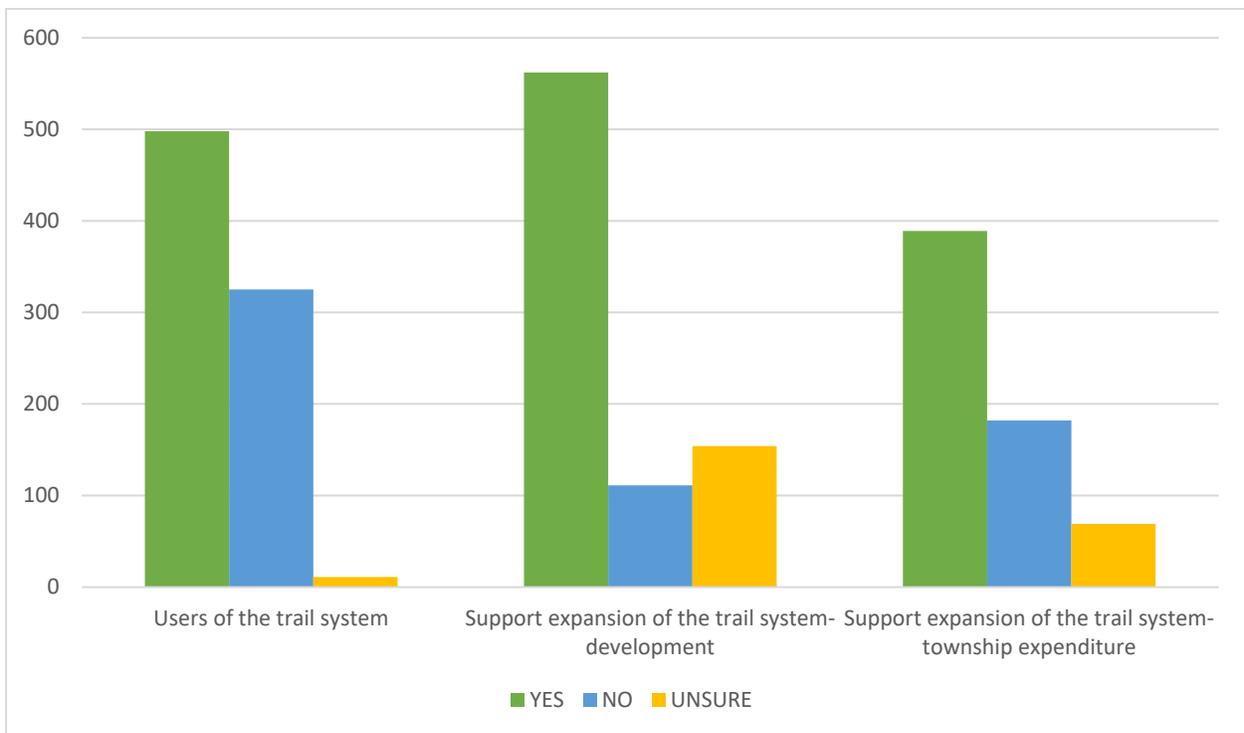


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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q8. The Township’s pedestrian/bicycle network has evolved considerably in the last decade.**

- **Are you and/or others in your household users of the existing trail system?**
- **Do you support expansion of the current trail system as part of the subdivision and land development process?**
- **Do you support expansion of the trail system through township expenditures?**



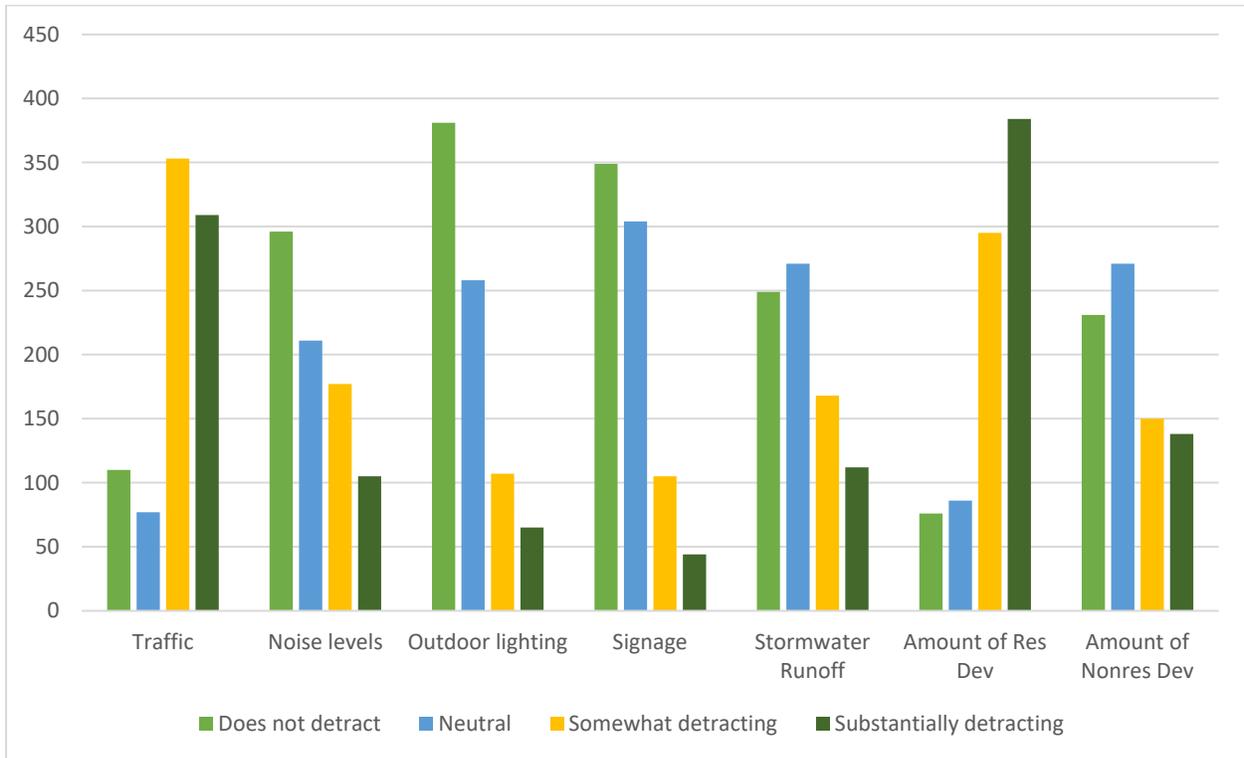
	YES	NO	UNSURE
Users of the trail system	498	325	11
Support expansion of the trail system- development	562	111	154
Support expansion of the trail system- township expenditure	389	182	69



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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q9. Please rate the degree to which you feel any of the following factors is detracting from your desired “quality of life” in East Brandywine Township. (Check all that apply.)**



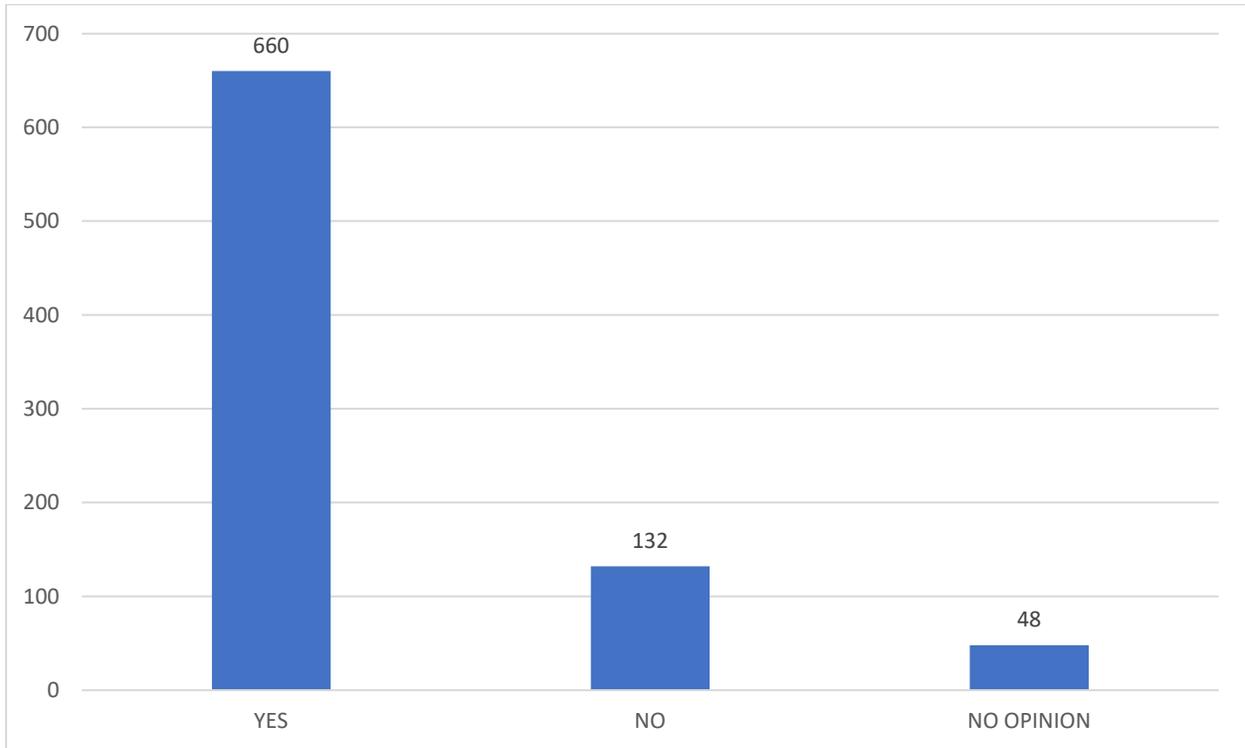
	Does not detract	Neutral	Somewhat detracting	Substantially detracting
Traffic	110	77	353	309
Noise levels	296	211	177	105
Outdoor lighting	381	258	107	65
Signage	349	304	105	44
Stormwater Runoff	249	271	168	112
Amount of Res Dev	76	86	295	384
Amount of Nonres Dev	231	271	150	138



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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q10. Are you satisfied with the appearance and livability of the township?**

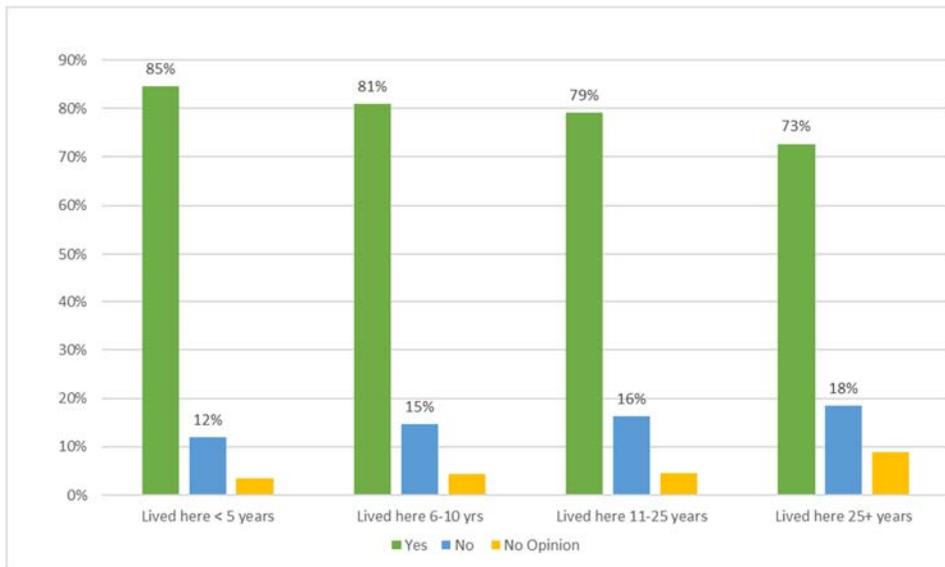




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## East Brandywine Township 2021 Community Survey Results November 2, 2021

### **Q10. Are you satisfied with the appearance and livability of the township? (answers analyzed by how long the respondent has lived in the township)**



There were 52 comments on why a respondent living in the township less than 10 years replied “no” to the above question. These included (in order of prevalence):

- a. Unsightly and dilapidated buildings along Rt 322, including Guthriesville
- b. Need for more shops
- c. 14Overdevelopment
- d. Traffic

There were 97 comments on why a respondent living in the township 11 years or more replied “no” to the above question. These included (in order of prevalence):

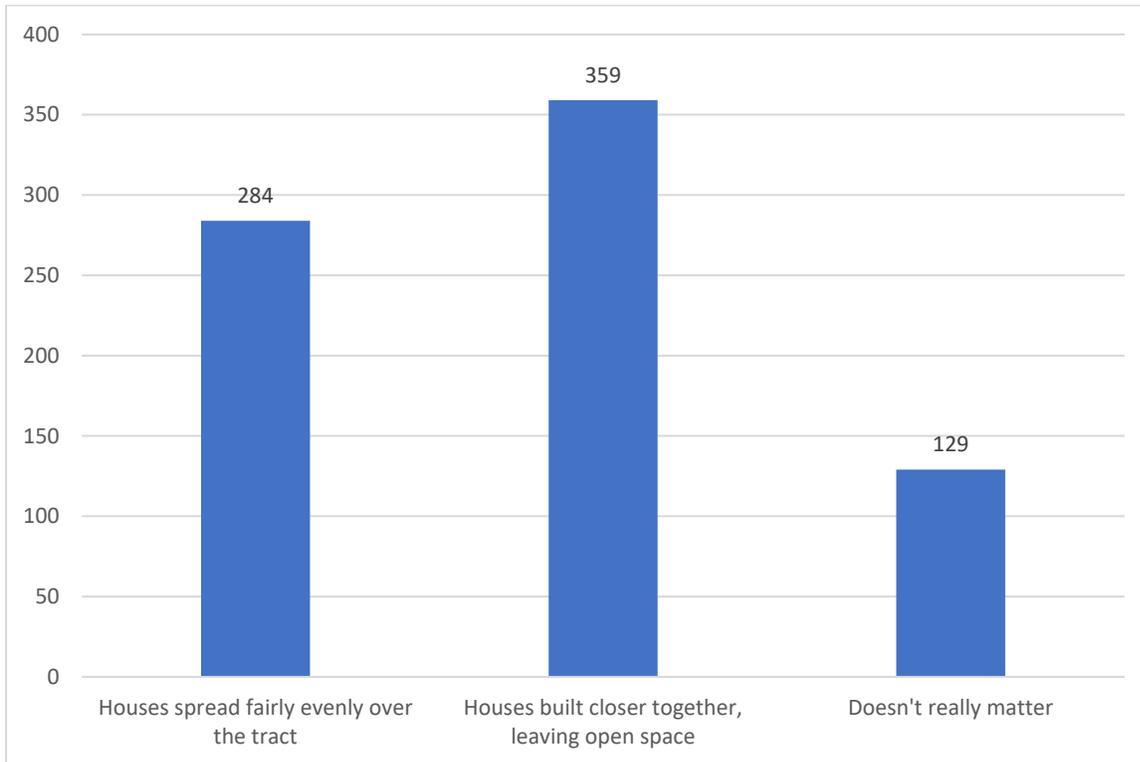
- a. 14Overdevelopment
- b. Traffic/road maintenance
- c. Unsightly buildings along Rt 322 and Guthriesville
- d. Need more for more shops



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### East Brandywine Township 2021 Community Survey Results November 2, 2021

**Q11. If the same number of houses could be built on a tract of land, which of the following development patterns would you prefer?**

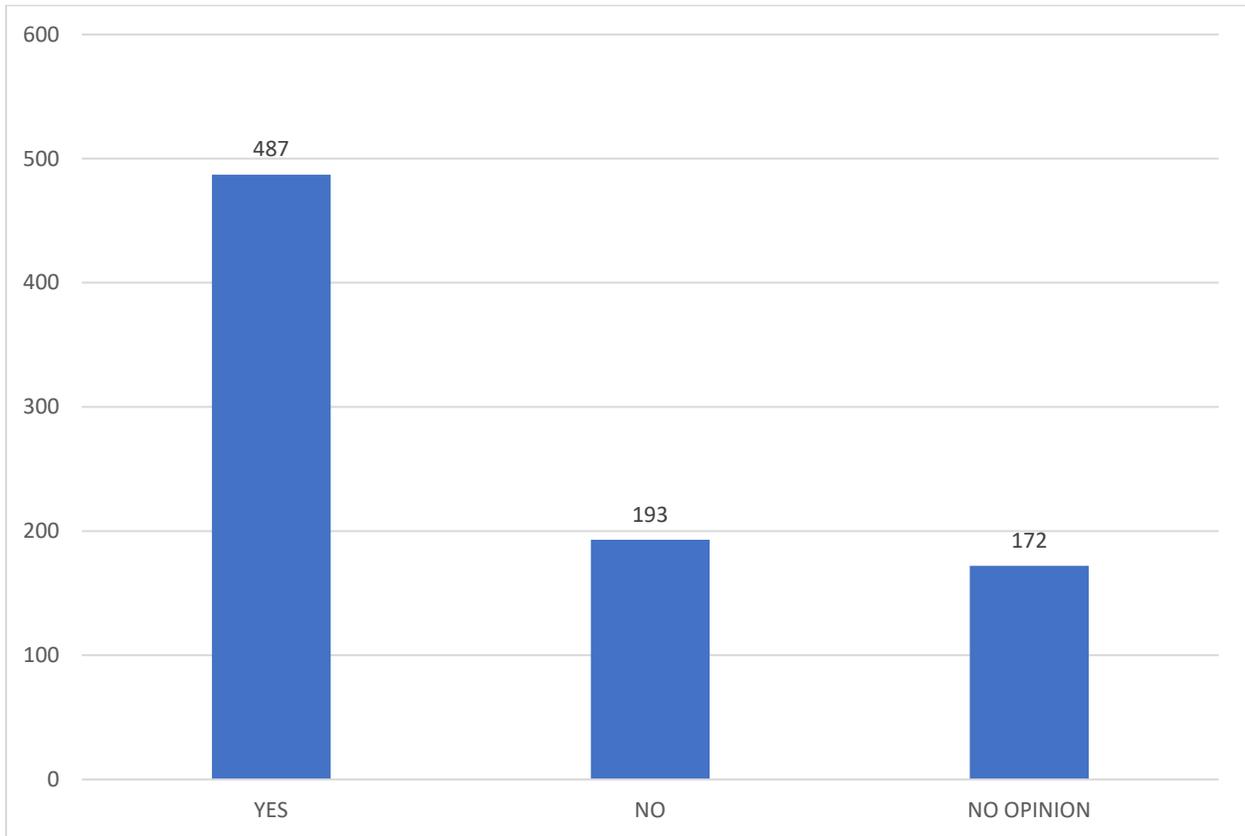




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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q12. Do you feel that the Township, together with the surrounding region, contains enough commercial uses to serve East Brandywine's current population?**

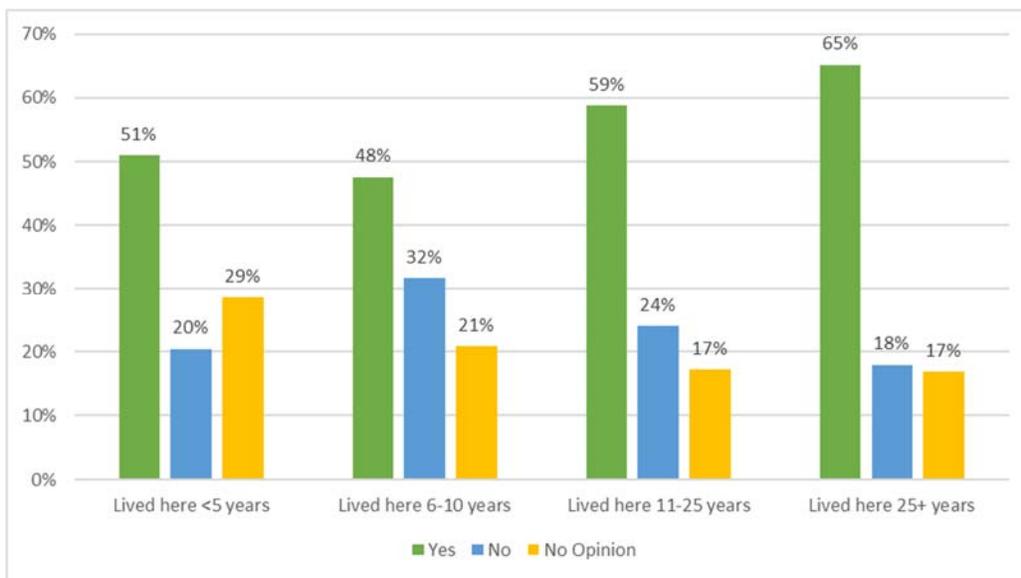




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## East Brandywine Township 2021 Community Survey Results November 2, 2021

**Q12. Do you feel that the Township, together with the surrounding region, contains enough commercial uses to serve East Brandywine's current population? (answers analyzed by how long the respondent has lived in the township)**





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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q13. What services (commercial or otherwise) should the township engage to better serve the residents? If costs are involved, how should they be covered? (Open ended question)**

Themes are listed in order of relative prevalence. Those listed above the line are primary themes that dominated the responses, while those below were mentioned less frequently.

Primary themes and word cloud:

- a. Provide more restaurants (with alcohol sales), businesses, shops/retail, convenience stores
  - b. Improve traffic control
- 
- c. Provide better options for household waste disposal, recycling of electronics, Christmas tree pickup, compost pickup, more bulk trash pickup
  - d. Expand Township events, programs, and have a farmers market
  - e. Improve road maintenance and snow removal
  - f. Improve Police, fire, rescue, emergency services
  - g. Implement bike lanes on new/existing roads, safer paths for bicycles
  - h. Expand affordable housing, single family homes, senior housing options
  - i. Promote Alternative Energy (solar, wind, etc. programs)
  - j. Expand bus service (esp. for Seniors)
  - k. Improve playgrounds and community park
  - l. Expand wastewater treatment facilities

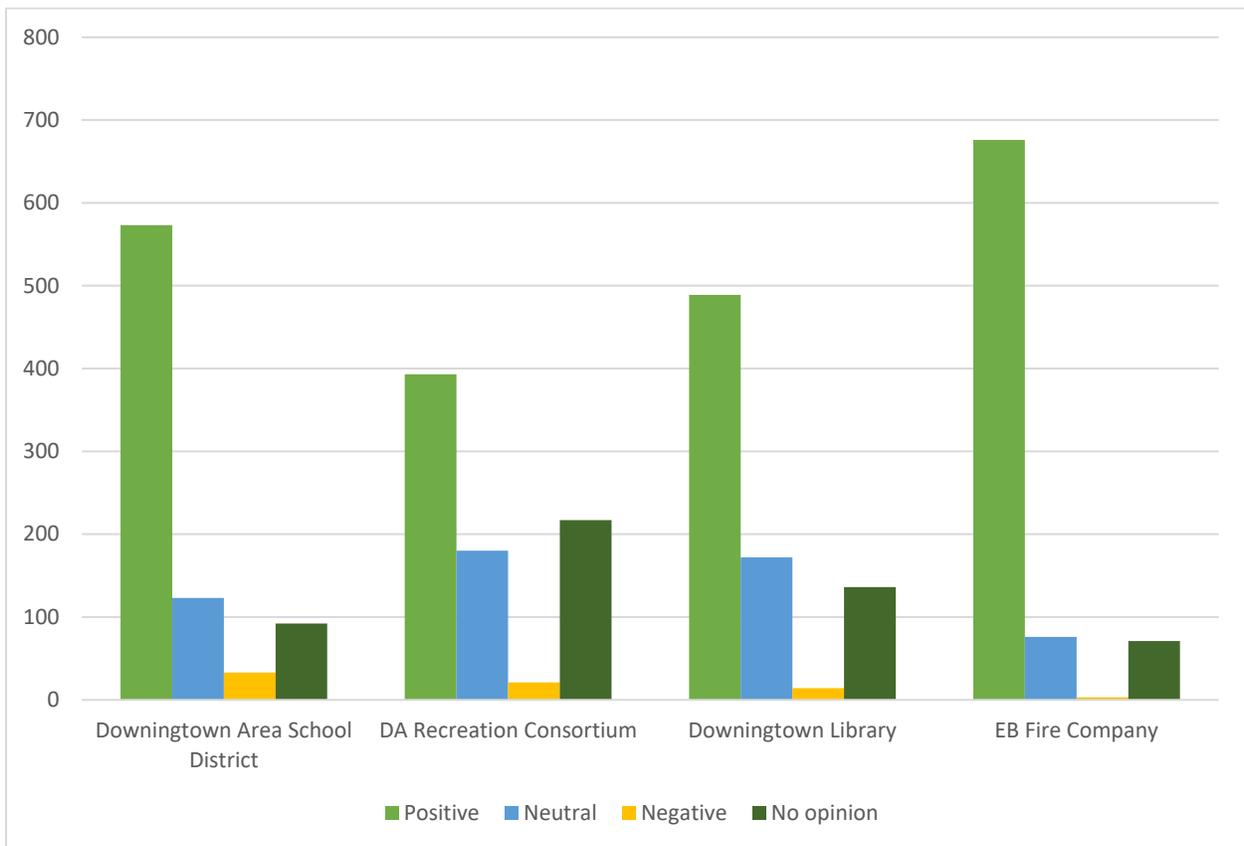




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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q14. East Brandywine township is a participating member of several joint-municipal organizations that provide service to Township residents. Please indicate your view of the performance of these groups in effectively providing the intended service to the Township.**



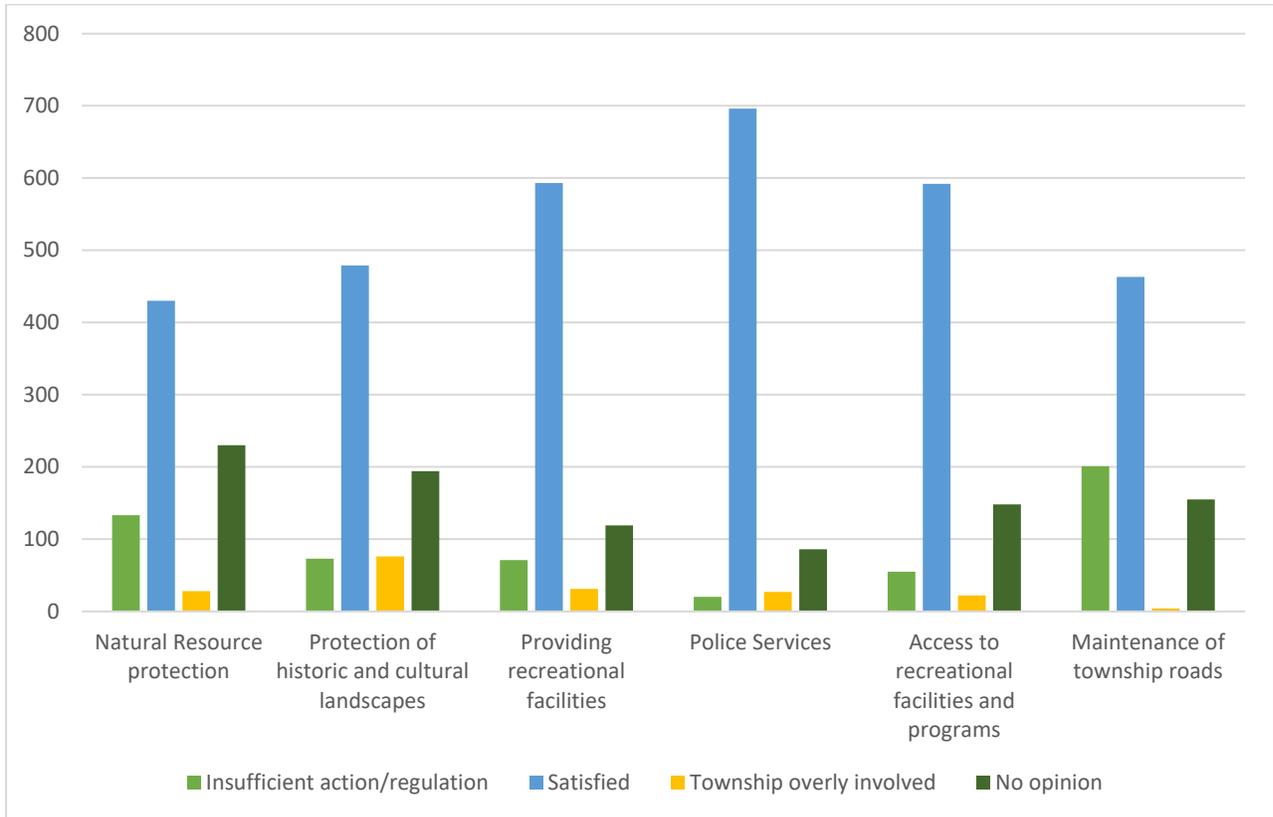
	Positive	Neutral	Negative	No opinion
Downingtown Area School District	573	123	33	92
DA Recreation Consortium	393	180	21	217
Downingtown Library	489	172	14	136
EB Fire Company	676	76	3	71



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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q15. In your opinion, how well is East Brandywine Township addressing the following issues?**



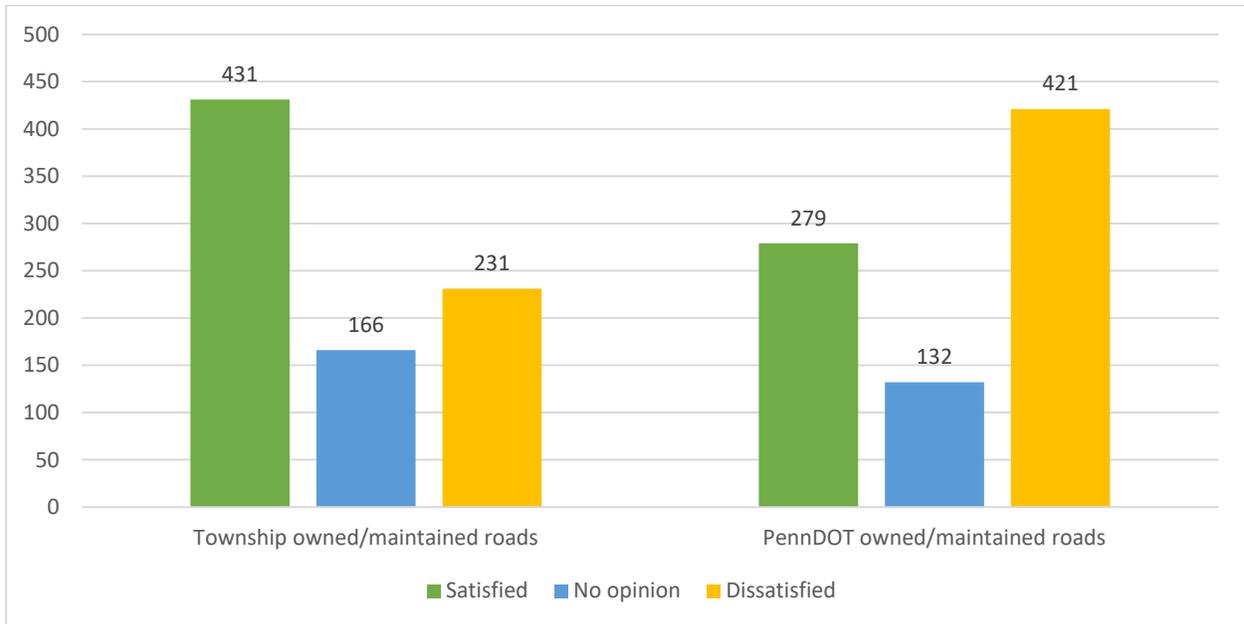
	Insufficient action/regulation	Satisfied	Township overly involved	No opinion
Natural Resource protection	133	430	28	230
Protection of historic and cultural landscapes	73	479	76	194
Providing recreational facilities	71	593	31	119
Police Services	20	696	27	86
Access to recreational facilities and programs	55	592	22	148
Maintenance of township roads	201	463	4	155



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### East Brandywine Township 2021 Community Survey Results November 2, 2021

#### Q16. How satisfied are you with the Township’s maintenance of Township roads and PennDOT’s maintenance of state-owned roads?





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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q17. Do you have suggestions for addressing traffic and road issues within the Township? (Some examples could be forming a traffic committee, speed bumps, or specific road improvements.)**

Themes are listed in order of relative prevalence. Those listed above the line are primary themes that dominated the responses, while those below were mentioned less frequently.

Primary themes and word cloud:

- a. Road Improvements/Maintenance: fix potholes/paving repairs, improved maintenance, better snow clearing, foliage trimmed at intersections (visibility)
  - b. Traffic and intersection improvements needed: Guthriesville/Rt 322/Bondsville/Hopewell Roads; between Guthriesville and Route 30; potential bypass around Guthriesville; left turn/signal at Route 322 and Hopewell Road
  - c. Traffic Control/Traffic Calming needed including: light timing, lower traffic speeds, improved signage, speed bumps, roundabouts, etc.
  - d. Stop/limit development (too many people for road infrastructure, and causing too much traffic/congestion)
- 
- e. More lanes/road widening needed to better accommodate traffic volume
  - f. Traffic/speed enforcement and patrol needed
  - g. Noise abatement needed (truck jake brake noise)
  - h. Traffic Study/Plan and/or Traffic Committee needed
  - i. Crosswalks, sidewalks, and bike lanes need for safer pedestrian circulation
  - j. Public transportation needed

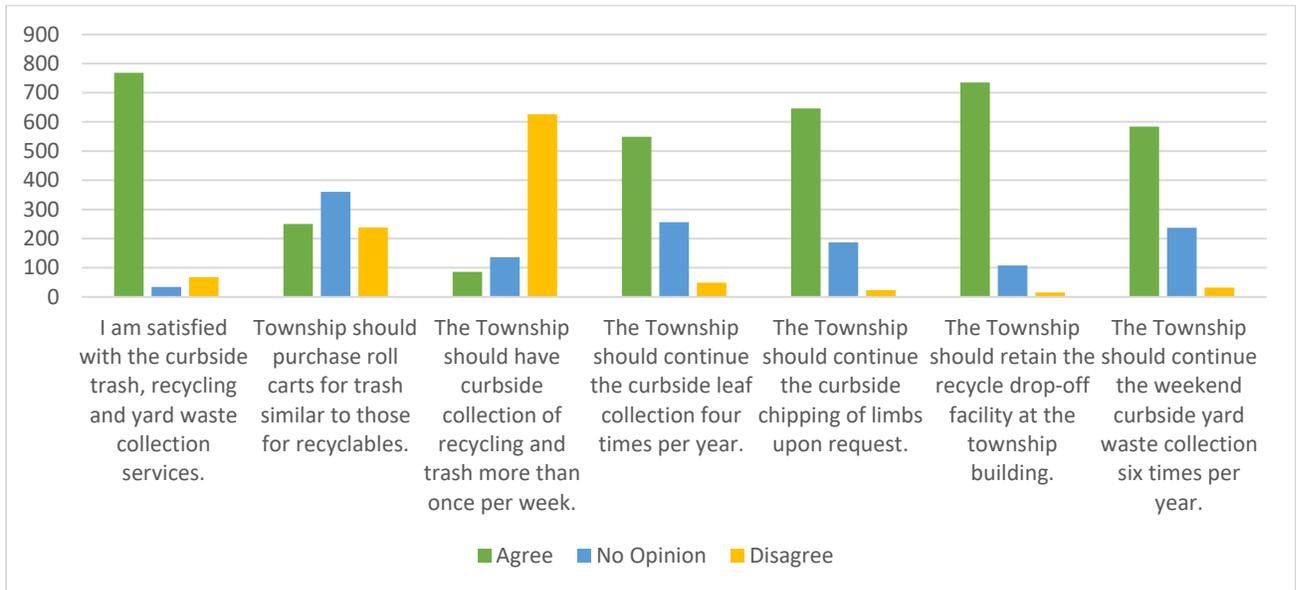




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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q18. Please indicate how closely you agree with the following statements about solid waste issues in East Brandywine Township.**



	Agree	No Opinion	Disagree
I am satisfied with the curbside trash, recycling and yard waste collection services.	768	34	68
Township should purchase roll carts for trash similar to those for recyclables.	250	360	238
The Township should have curbside collection of recycling and trash more than once per week.	86	136	626
The Township should continue the curbside leaf collection four times per year.	549	256	49
The Township should continue the curbside chipping of limbs upon request.	646	187	23
The Township should retain the recycle drop-off facility at the township building.	735	108	15
The Township should continue the weekend curbside yard waste collection six times per year.	584	237	32



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## East Brandywine Township 2021 Community Survey Results November 2, 2021

### **Q19. What is your desired vision for the future of the Township?**

Themes are listed in order of relative prevalence. Those listed above the line are primary themes that dominated the responses, while those below were mentioned less frequently.

Primary themes and word cloud:

- a. Preserve open space and farmland, scenic beauty, and natural resources; land management and stewardship
- b. Retain semi-rural/rural, small town/village character and charm; maintain family friendly/oriented, charming quiet community character and quality of living
- c. Limit/manage development and growth (especially residential development) with a focus on development around Guthriesville area/Town Center

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- e. Improve and expand bike and hiking trails/paths; improve walkability; enhance parks and accessibility to open space
- f. Expand community events (fireworks, parades, ), farm stands, recreational activities (basketball, pickleball, etc.) and outdoor opportunities
- g. Modernize/upgrade township facilities/infrastructure; improve recycling and compost program; e-waste drop-offs/shredding days; provide educational programs for recycling
- h. Improve infrastructure, roads, potholes, traffic flow, stormwater management
- i. Maintain/lower taxes; remain affordable
- j. Become more environmentally friendly and sustainable; plan for climate change; reduce carbon footprint
- k. Implement collaboration in governance with progressive mindset for the future
- l. Implement streetscape enhancements in the Village and at Township gateways





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## East Brandywine Township 2021 Community Survey Results November 2, 2021

### **Q20. What impediments or obstacles, if any, do you see to achieving that vision?**

Themes are listed in order of relative prevalence. Those listed above the line are primary themes that clearly dominated the responses, while those below were mentioned less frequently.

Primary themes and word cloud:

- a. High density development and overdevelopment (residential and commercial); population growth; and overcrowding

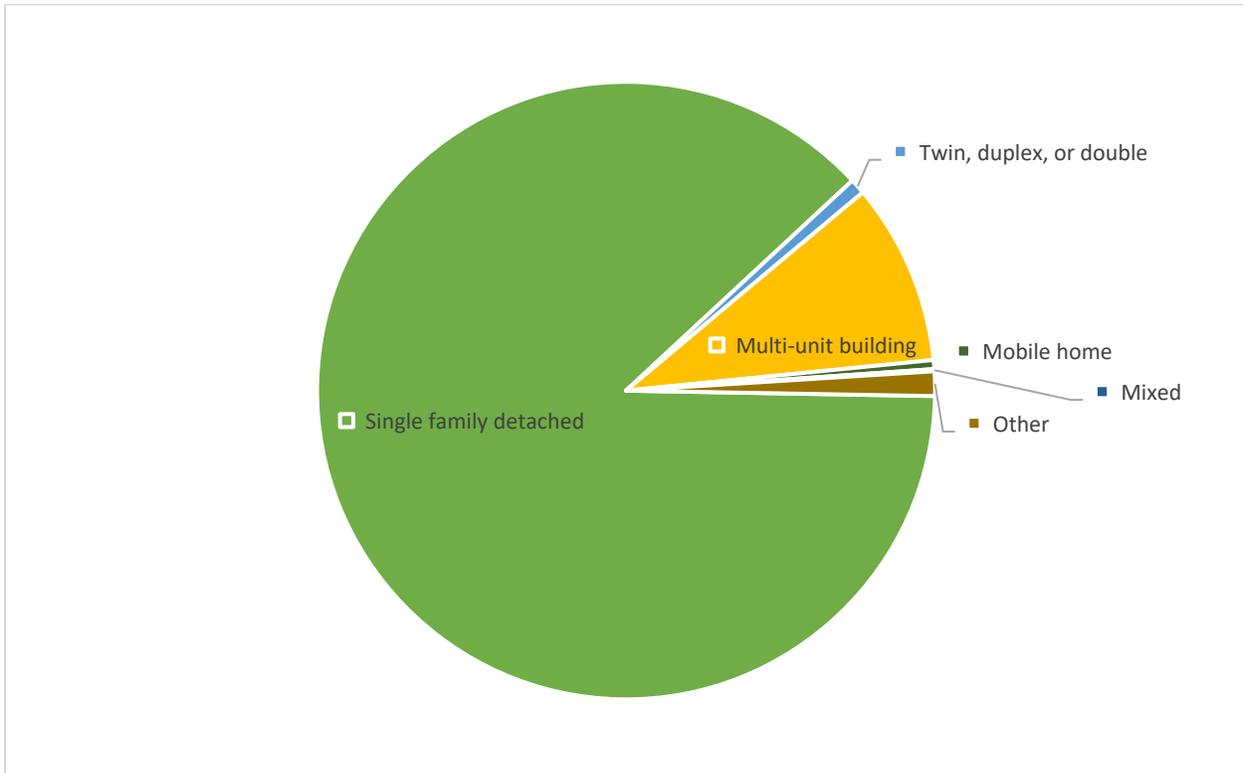
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- b. Politics and bureaucracy; government control/inflexibility; lack of transparency; lack of collaboration and communication
- c. Traffic congestion and road improvements/infrastructure
- d. Zoning regulations and Approvals
- e. Lack of common vision and planning; mindset and oversight
- f. Cost/expense; improperly allocated monetary resources/financial limits; greed (land owners and developers)
- g. Loss of open space (and cost/lack of funds to acquire open space)
- h. Desire to have conveniences (resulting in overdevelopment and loss of open space)
- i. Tax increases
- j. Alcohol prohibition



East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q21. Please indicate the type of dwelling you live in.**



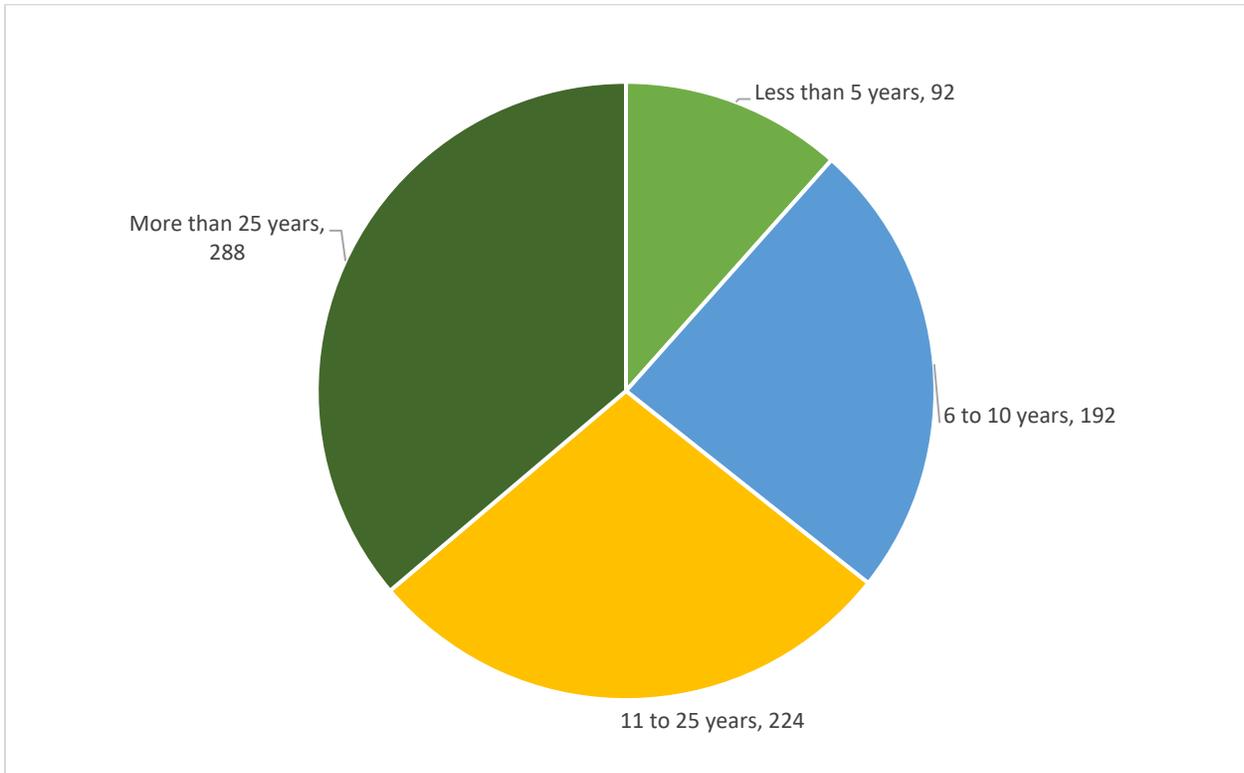
Single family detached	756
Twin, duplex, or double	7
Multi-unit building	82
Mobile home	4
Mixed	1
Other	11



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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q22. How long have you lived in the Township?**

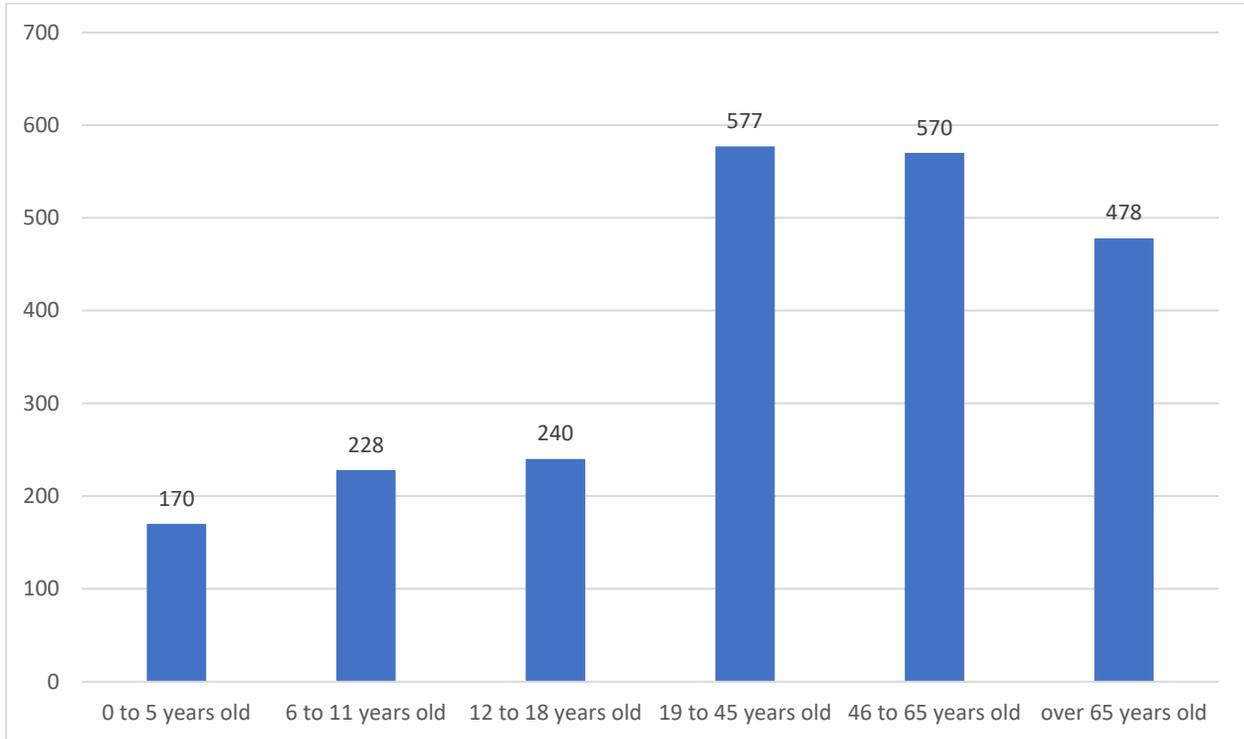




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### East Brandywine Township 2021 Community Survey Results November 2, 2021

**Q23. Please tally the number of people in your household in each of the age groups below.**

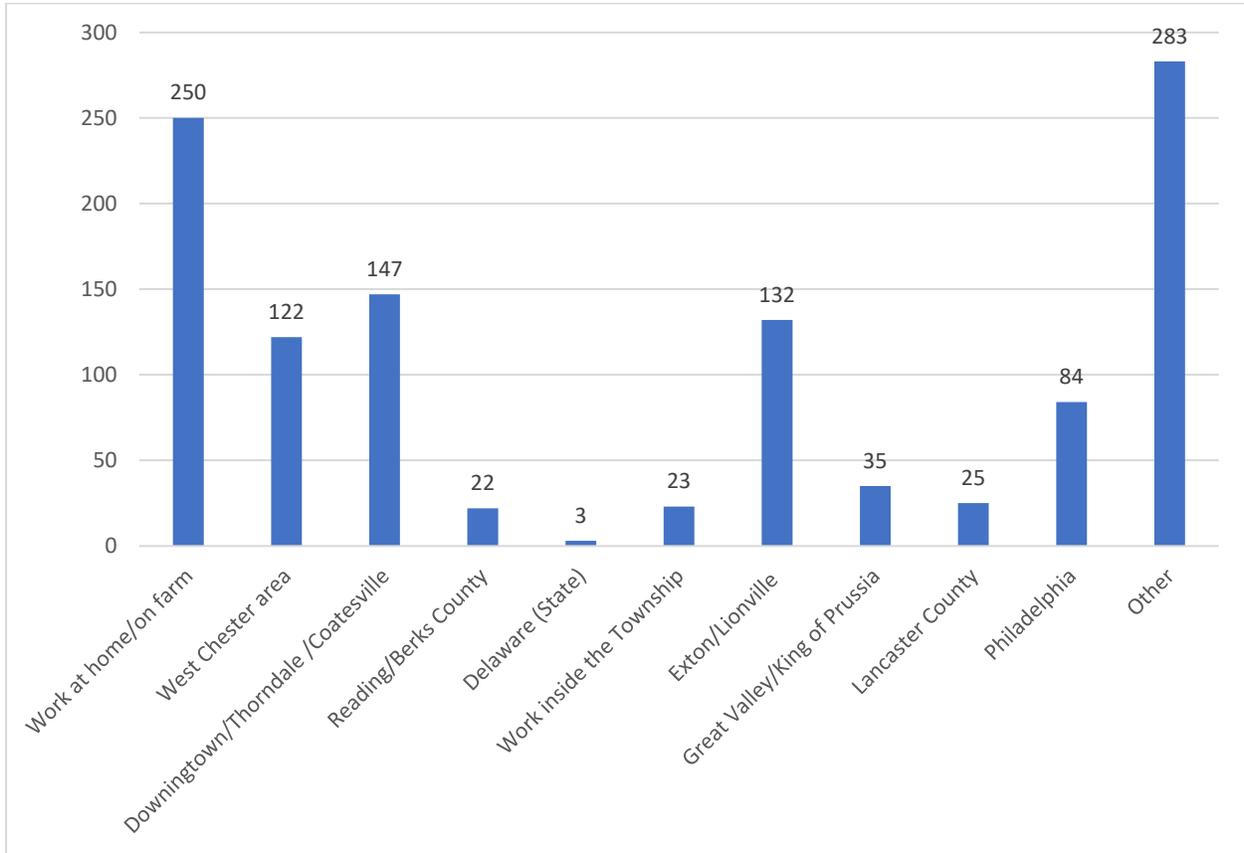




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### East Brandywine Township 2021 Community Survey Results November 2, 2021

#### Q24. For the members of your household currently working, where is/are their places of employment?

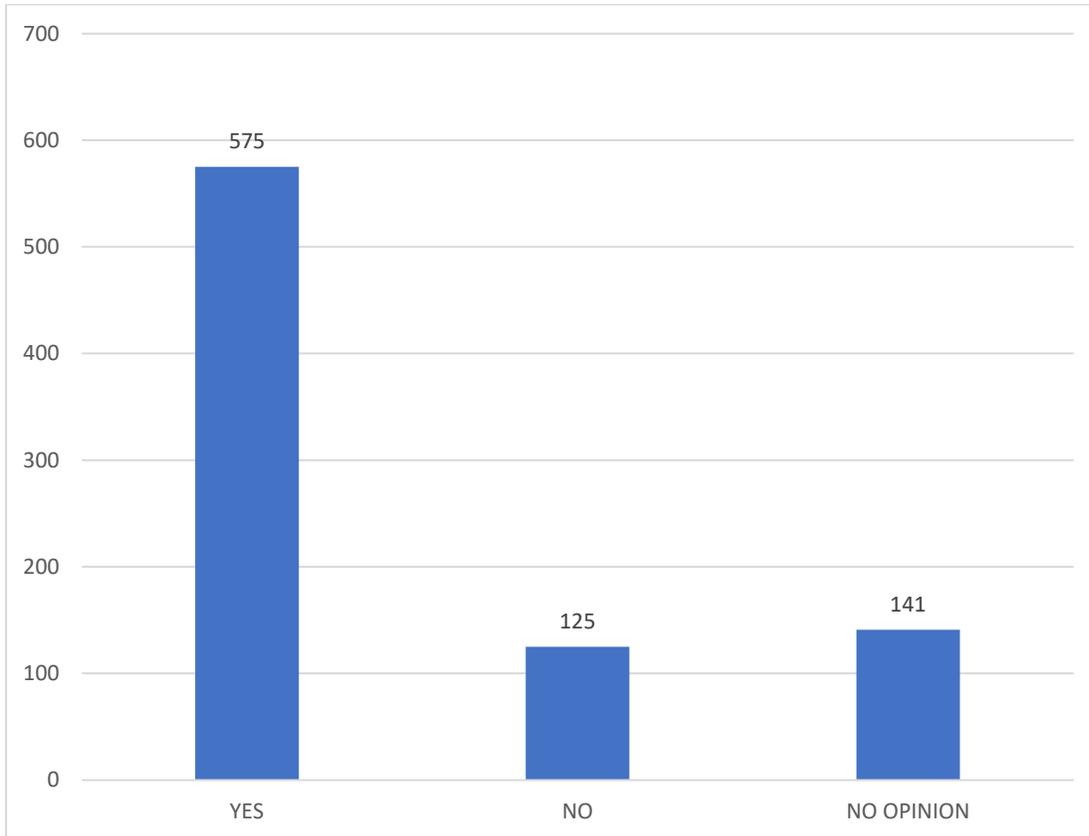




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## East Brandywine Township 2021 Community Survey Results November 2, 2021

### Q25. Do you feel the flow of information from the township is sufficient?



Comments (121 received) (general summary in order of prevalence):

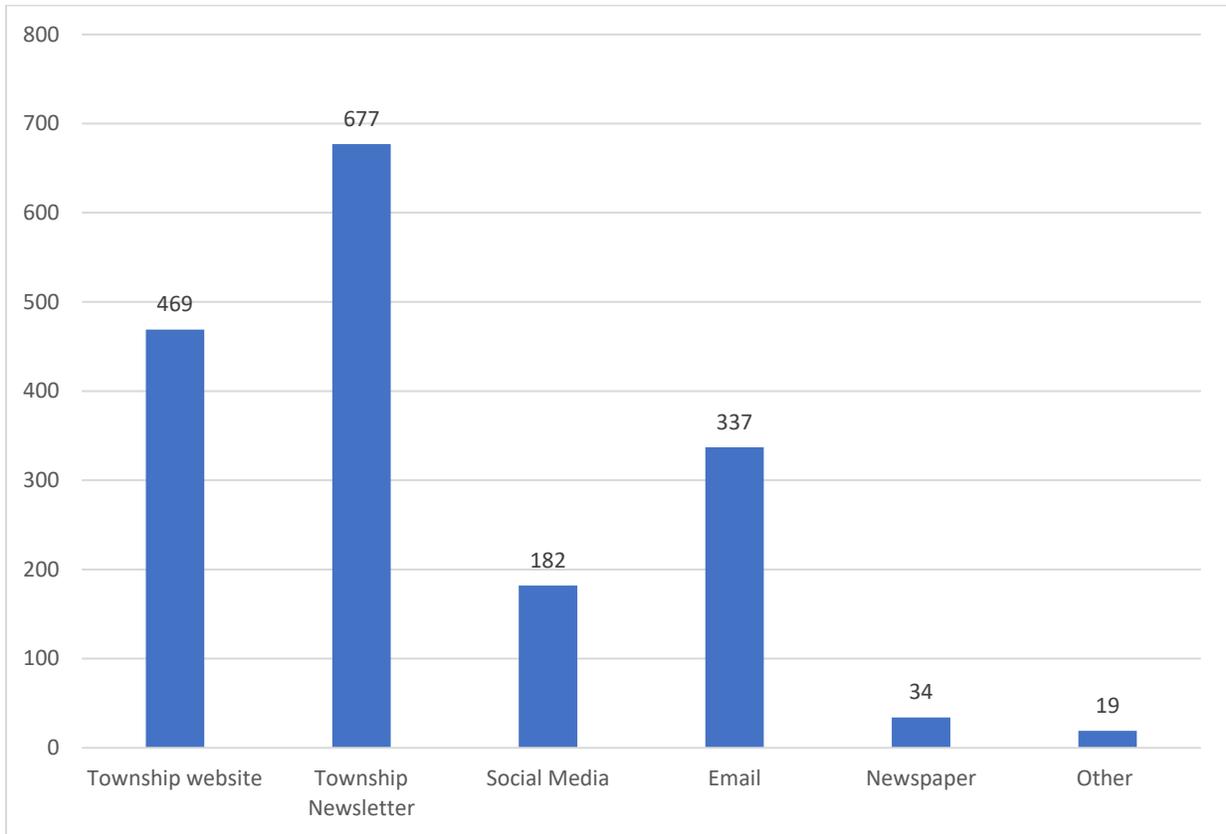
- a. More frequent newsletters or emails in between newsletters would be better
- b. More information on development plans
- c. Use email blasts with updates
- d. Update the website more frequently
- e. More timely posting of minutes



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November 2, 2021

**Q26. What are your preferred methods for receiving information from the Township? (Please select a maximum of three.)**





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## East Brandywine Township 2021 Community Survey Results November 2, 2021

### **Q27. Please use the space below to offer other comments on issues that you believe should be addressed by the Township's comprehensive plan, either now or in the future.**

Themes are listed in order of relative prevalence. Those listed above the line clearly dominated the responses, while those below were mentioned less frequently.

#### Primary themes and word cloud:

- a. Limit residential development (especially high density); overdevelopment/overcrowding; permit/better enable redevelopment of older buildings
  - b. Conserve open space and preserve farms
  - c. Manage traffic, speed (and noise), road maintenance, and infrastructure/stormwater improvements
  - d. Maintain family-oriented, community feel, and character
  - e. Improve commercial growth/development (retail, bars, restaurants, grocery stores, farmer's market, coffee shop, pharmacy); and Town center/Guthriesville
- 
- f. Improve Zoning and planning efforts; implement an Official Map; collaborate with adjoining municipalities
  - g. Expand and connect trails; implement more sidewalks; increase walkability
  - h. Expand recreational opportunities (especially pickleball, tennis, basketball); upgrade playground and park; implement community events/festivals
  - i. Provide expanded Public Water and Public Sewer
  - j. Enforce property maintenance and upkeep
  - k. Improve social media, website and technology upgrades; better inform residents



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East Brandywine Township 2021 Community Survey Results  
November 2, 2021

- l. Mitigate climate change; implement renewable energy; be more environmentally sensitive and sustainable; reduce light and noise pollution; implement groundwater recharge and protection

**(Q27 – Primary themes continued)**

- m. Fund police and emergency services
- n. Provide expanded senior housing options
- o. Improve yardwaste and trash collection schedule (more frequent); recycling programs/education
- p. Historic resource protection





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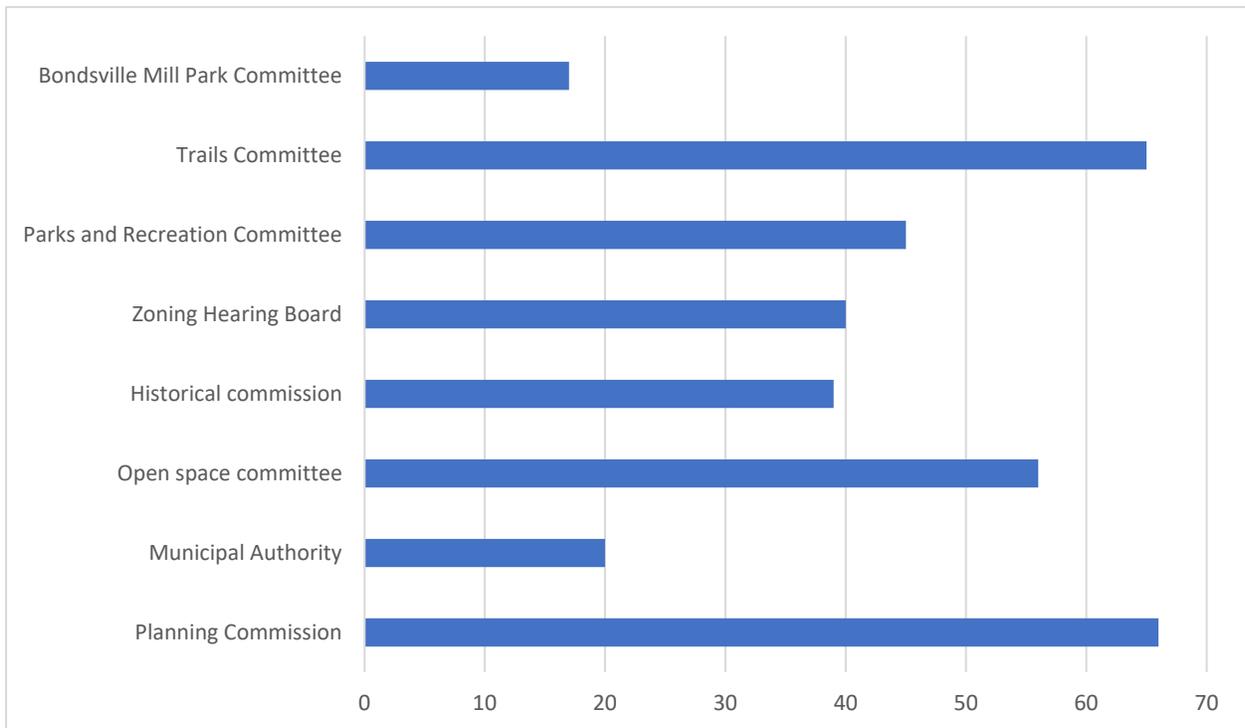
East Brandywine Township 2021 Community Survey Results  
November 2, 2021

**Q28. In you would like to be kept up to date on the progress of the comprehensive plan, please provide your name and email address.**

Emails provided directly to township.  
358 answered; 517 skipped

**Q29. If you would like to serve on a township board or committee, which might be of interest?**

136 answered; 739 skipped



# APPENDIX C

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## *Summary of Public Input*

**East Brandywine Township  
Comprehensive Plan Update  
Community Visioning Summary  
October 20, 2021**

East Brandywine Township held a community visioning open house on September 23, 2021. The purpose of the visioning workshop was to add to the already nearly 900 responses that the Township had already received by survey and to help guide the comprehensive plan development.

Three interactive exercises were included and summarized here.

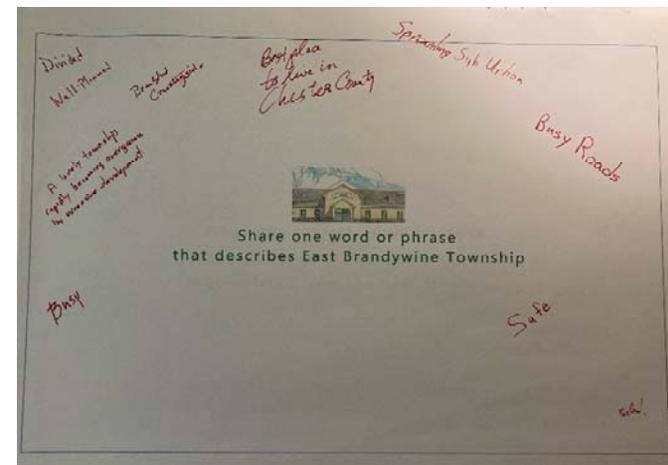
**1. Spending Priorities**

Participants were each given \$100 in East Brandywine bucks to spend on their priorities in the township.

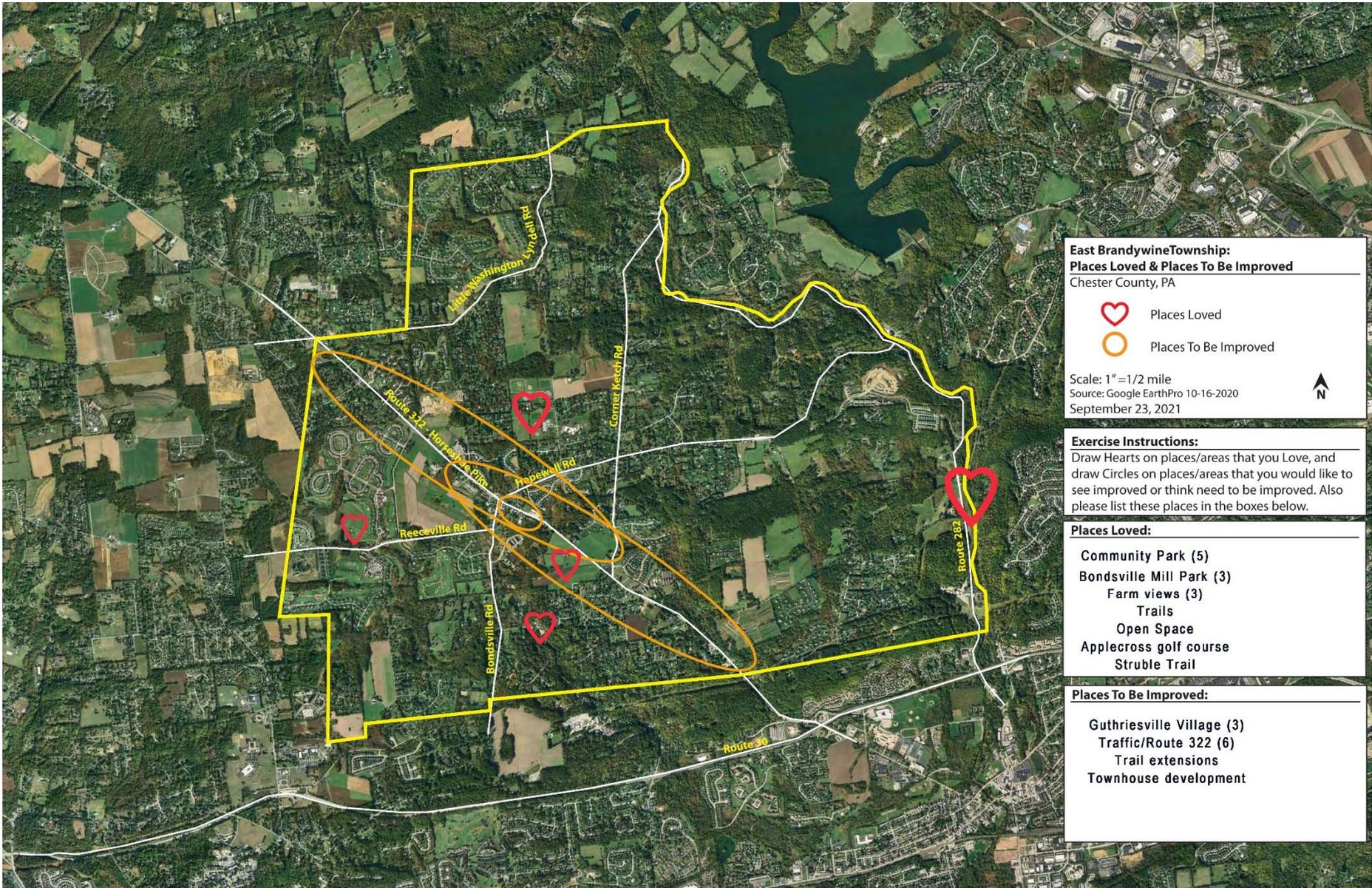
Category	Amount "spent"
Traffic	\$340
Park and recreation improvements	\$260
Open Space	\$240
Trails	\$160
Maintain community character	\$160
Enhance Guthriesville	\$140
Other	\$0

**2. Participants were asked for one word or phrase to describe the township:**

- Busy
- Busy roads
- Best place to live in Chester County
- Divided
- Well planned
- Beautiful countryside
- Safe
- Parks
- Spreading suburban
- Lovely township being overgrown by development



### 3. Places Loved and to be improved



**East Brandywine Township:**  
**Places Loved & Places To Be Improved**  
 Chester County, PA

 Places Loved  
 Places To Be Improved

Scale: 1" = 1/2 mile  
 Source: Google EarthPro 10-16-2020  
 September 23, 2021



**Exercise Instructions:**  
 Draw Hearts on places/areas that you Love, and draw Circles on places/areas that you would like to see improved or think need to be improved. Also please list these places in the boxes below.

**Places Loved:**

- Community Park (5)
- Bondsville Mill Park (3)
- Farm views (3)
- Trails
- Open Space
- Applecross golf course
- Struble Trail

**Places To Be Improved:**

- Guthriesville Village (3)
- Traffic/Route 322 (6)
- Trail extensions
- Townhouse development

## Introduction

As part of the East Brandywine Township Comprehensive Plan Update, the consultant team conducted a series of stakeholder interviews to gain more insight from specific departments and areas of the township. The information that will be used to inform the Comprehensive Plan committees' work in developing a vision, identifying key opportunities and challenges, and shaping recommendations. Except for three phone interviews, interviews took place in person at the township building on July 27<sup>th</sup>. Responses to this interview are summarized collectively and anonymously below.

## Stakeholder List

Representatives from:

- Municipal Authority
- Open Spac Committee
- Police
- Fire Company
- Historical Commission
- Parks and Recreation
- Public Works
- Former leadership

## Questions

1. How long have you worked in the township and/or in your current position?

Are you also a township resident?

2. What is your commission/department's biggest challenge(s) over the next 10 years?/What are the challenges facing the township?

3. What should the Township consider when thinking about your commission/department over the next 10 to 15 years? How will what you do change in the future?

4. What can the Township do to promote/maintain a high quality of life for its residents?/ What one action or project would improve quality of life the most for residents over the next 10 years?

5. What are the top challenges or constraints related to land use, growth, and/or development/redevelopment?

6. Any thoughts on the following topics (sewer/septic; Parks and recreation; Economic development; Transportation; Trails; Open space; Historic preservation).

7. Do you have suggestions for better township communication?

8. Any other thoughts or comments?

**SUMMARY OF RESPONSES**

Answers shown in **bold** represent predominant themes given during the course of the interviews.

<p><b>2. What is your commission/department’s biggest challenge(s) over the next 10 years? OR What are the challenges facing the township?</b></p>
<ul style="list-style-type: none"> <li>• Township needs to be more aware of the rate of growth and be prepared to keep pace with it in terms of adequate staffing levels and maintaining service levels</li> <li>• The Township should have fiscal reserves</li> <li>• Communication and information gathering</li> <li>• Costs are going up with service provision, will need new staff and will probably require an increase in taxes.</li> <li>• Economic development in the Guthriesville Village;</li> <li>• Managing traffic</li> <li>• Showing unity at the leadership level</li> <li>• McCausland Tract is main focus for Open Space</li> </ul>
<p><b>3. How can the Township better support your commission/department and/or better address these challenges?/ What should the Township consider when thinking about your commission/department over the next 10 to 15 years? How will what you do change in the future?</b></p>
<ul style="list-style-type: none"> <li>• Recruiting police officers will become harder and harder over the years as will finding new qualified chiefs; Police should consider a traffic unit and be prepared to add more officers as the Township grows.</li> <li>• Consider contract services to other municipalities to share costs and to use the building for what it was built for.</li> <li>• Crime and call volumes are rising;</li> <li>• Continue to work closely with other committees</li> </ul>
<p><b>4. a. What can the Township do to promote/maintain a high quality of life for its residents?  b. What one action or project would improve quality of life the most for residents over the next 10 years?</b></p>
<ul style="list-style-type: none"> <li>• Roundabout at Bondsville and Hopewell Roads</li> <li>• Need affordable starter homes for young families and small homes for 55+</li> <li>• Save land near Downingtown for future spray irrigation and connecting to their sewer system</li> <li>• <b>Improve pedestrian connectivity and paths, especially for older neighborhoods</b></li> <li>• <b>Focus on traffic and address this growing issue</b></li> </ul>
<p><b>5. What are the top challenges or constraints related to land use, growth, and/or development/redevelopment?</b></p>
<ul style="list-style-type: none"> <li>• Traffic- Traffic was mentioned by all interviewees as a significant challenge to the Township’s quality of life, community character, and that more attention to it was needed.</li> <li>• Constant threat of loss of historic resources and community character</li> <li>• Set well for growth in terms of township building and parkland. Probably need more staff.</li> <li>• Current market makes it difficult to motivate people to protect their land through easements.</li> </ul>

**6. Any thoughts on the following topics:**

**Parks and rec:**

- Existing township park system is sufficient for the level of growth;
- Need to look at updating equipment and making sure it is inclusive;
- Would be better if the Township had a staff person who can focus some time to P & R;
- Would be helpful to have a parks and rec plan to know what the residents want and prioritize these wants.
- Parking is a challenge at Hopewell
- Consider a trail loop at Spitola;
- Expand the park or add another;
- Ensure recreational fees-in-lieu and open space funds are being used appropriately;

**Trails:**

- Connection across the township is probably not realistic;
- Build loop trails and connections where possible.
- **Retrofitting older developments for pedestrian connectivity is a big challenge, but very needed;**
- Planned trail along Hopewell Road should turn down Batten instead of N Buck Road;
- Add a bike trail at EB Park;

**Open Space:**

- Focus of preserving land should be on easements and not acquisitions.
- It is difficult to get people to provide an easement in this market;
- **We should preserve as much as possible of what's left.**

**Historic Preservation:**

- There is the constant threat to historic resources in the Township;
- There is a lack of education of residents about what historic designation really means and how it impacts them (uphill battle to negate the misinformation from Wawa).
- Village is eligible for NRHP in its entirety, but not as individual buildings.
- Need better promotion and marketing of the village.
- Difficult to find the right craft/tradespeople to restore/repair older buildings
- Considering Scenic resources should remain a consideration in this comp plan

**Traffic:**

- **Traffic was mentioned by all interviewees as a significant challenge to the Township's quality of life, community character, and that more attention to it was needed**
- Better cooperation with PennDOT; keep after PennDOT for road maintenance;
- Snowplowing--- trade area with PennDOT;
- Township is almost built out; new look at the traffic impact ordinance?

**Guthriesville**

- Guthriesville Plan is still relevant and there is still time;
- TDR is a feasible idea to revisit;
- The loop road is still a good idea and one of only alternatives for the traffic.
- The Guthriesville plan isn't feasible anymore; the loop road is not an option
- The Guthriesville plan was never realistic

**(Qu 6 continued)**

**Sewer/septic:**

- Plan for failing systems in Locus Knoll;
- Enforce the septic inspection requirements from DEP;
- Keep a united front with the MA regarding needing contingency land from developers
- Save land near Downingtown for future spray irrigation and connecting to their sewer system

**7. Suggestions for better township communication?**

- People are busy and apathetic. Too willing to hear what is on FB and not do homework like reading minutes, attending meetings, etc. Misinformation is rampant.
- Need to use more modern technologies: email, email blasts, social media, etc., but probably won't help the misinformation.
- Communication could be more regular and more transparent.
- Build an email list

**8. Any other thoughts or comments?**

- **The Township should implement some of the recommendations from the management study from 2018 (4)**
- Township has a strong volunteer base and lots of involvement in its committees and organizations. Need to utilize these to its advantage.
- There is a concern that current leadership is not focused on the growth and future of the township
- Look at tree preservation and light pollution
- Continue to support trails

# APPENDIX D

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## *Demographics*

# EAST BRANDYWINE TOWNSHIP DEMOGRAPHICS

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*Sarah Sharp*  
*Assistant Planner*

*June 30th, 2020*



**BRANDYWINE  
CONSERVANCY**

# Demographic Sources

- ESRI Community Analyst
- US Census and American Community Survey
- DVRPC Population Projections
- Chester County Housing Reports
- Downingtown Area School District Enrollment Statistics



BRANDYWINE  
CONSERVANCY

# POPULATION

---



# POPULATION SUMMARY



Report produced with ESRI Community Analyst

## POPULATION



6,742

2010 Total Population (U.S. Census)



9,049

2019 American Community Survey Estimate

## CHESTER COUNTY



498,886

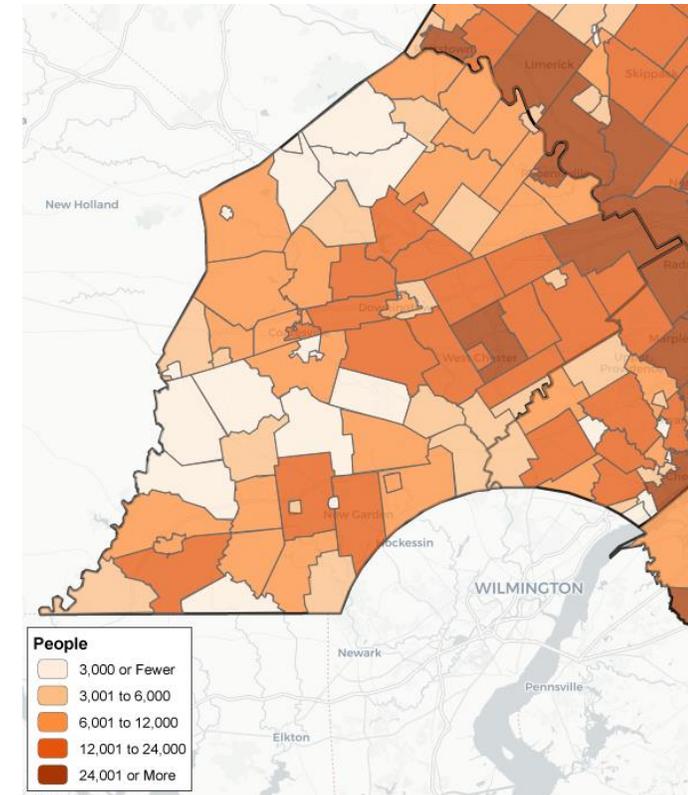
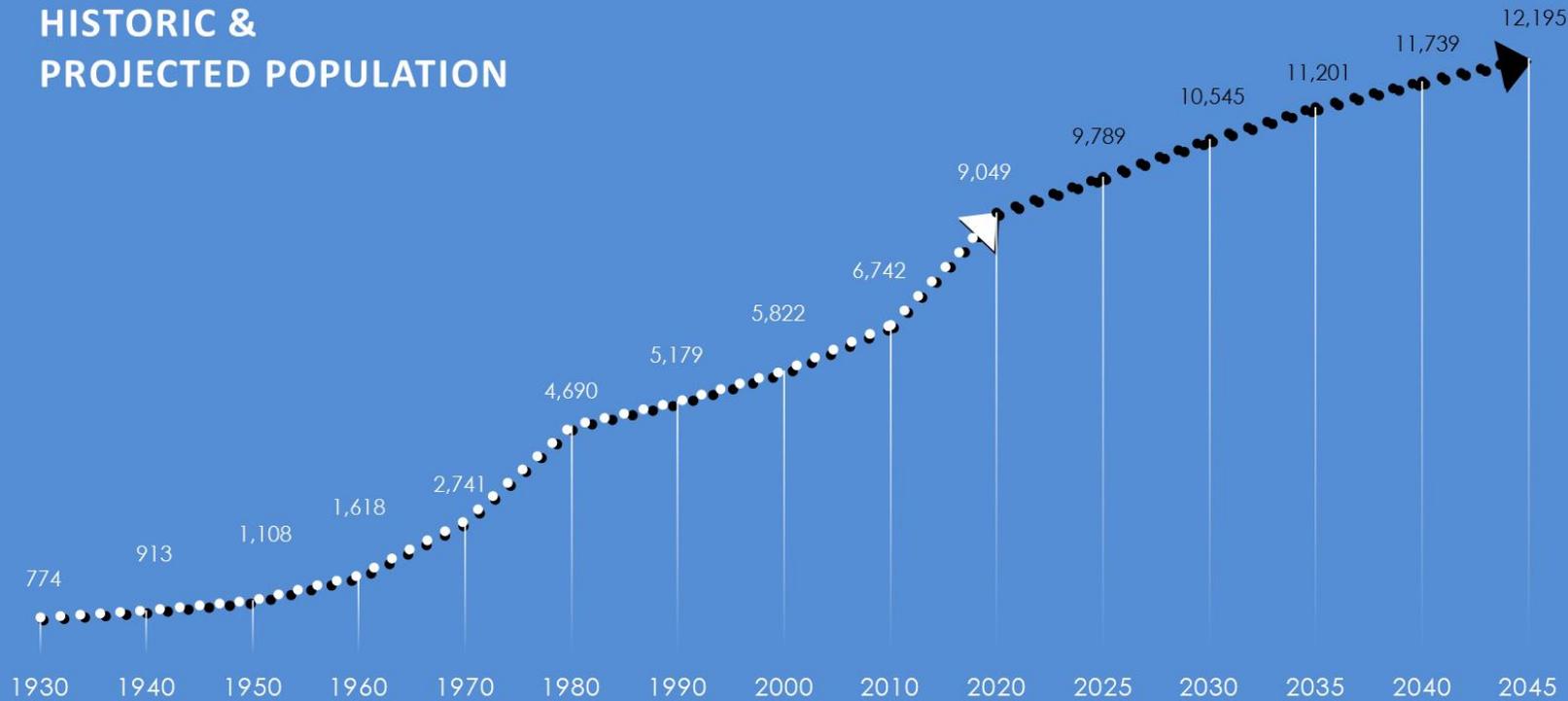
2010 Total Population (U.S. Census)



532,096

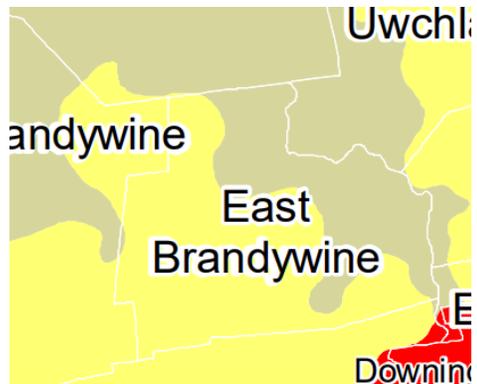
2020 Total Population (Esri)

## HISTORIC & PROJECTED POPULATION

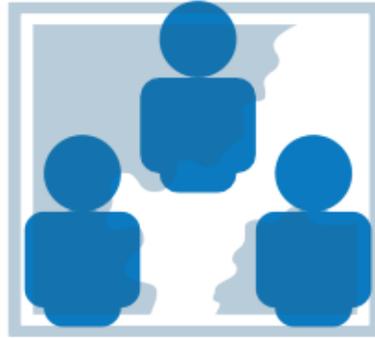


# Population Density

- Chester County's Landscapes 3 identifies East Brandywine Township as suburban in the southwest and rural in the northeast.



## East Brandywine



743.2

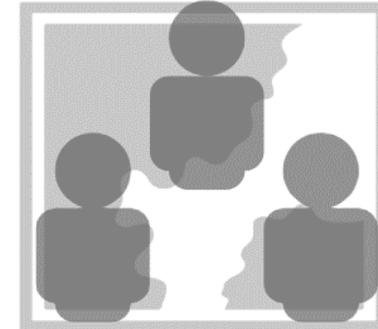
2020 Population Density (Pop per Square Mile) (Esri)

**Suburban**  
Predominantly residential communities with locally-oriented commercial uses and community facilities.

**Rural**  
Open and wooded lands, with scattered villages, farms, and residential uses.



## Chester County



709.0

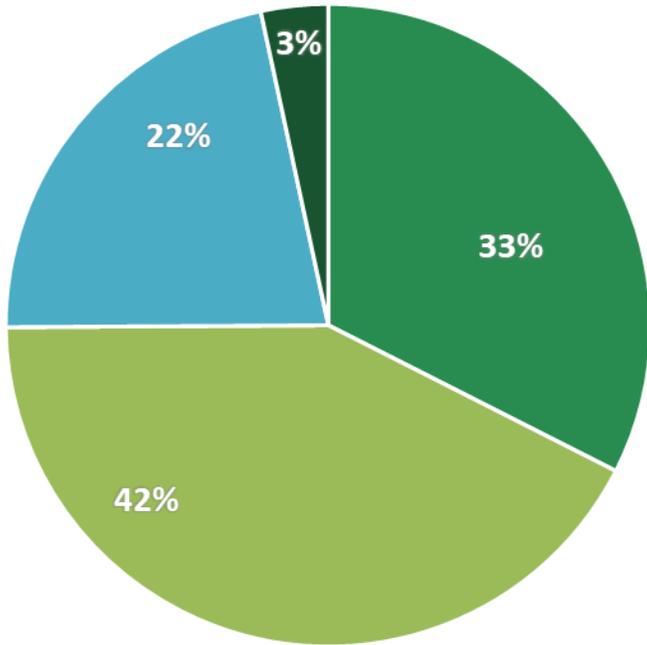
2020 Population Density (Pop per Square Mile) (Esri)

# Age and Gender

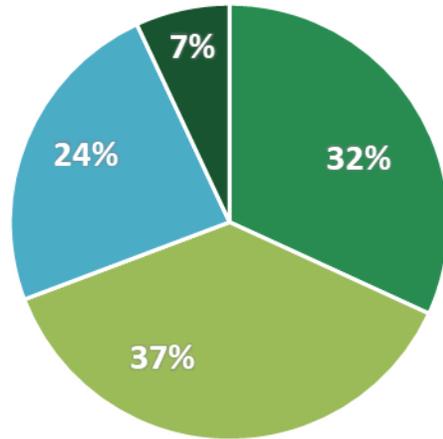
 **Female**  
**52%**

 **Male**  
**48%**

Age Break Down  
East Brandywine



Chester County

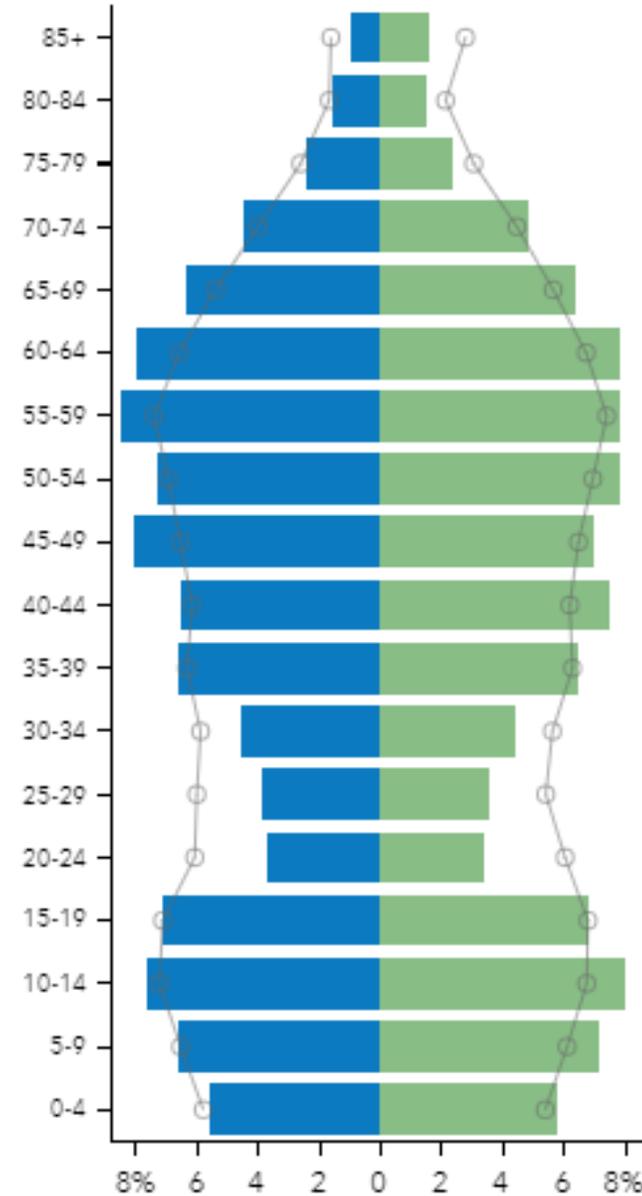


■ 0 to 24  
 ■ 25 to 54  
 ■ 55 to 74  
 ■ 75+

2020 Age and Gender data (ESRI)



Age Pyramid

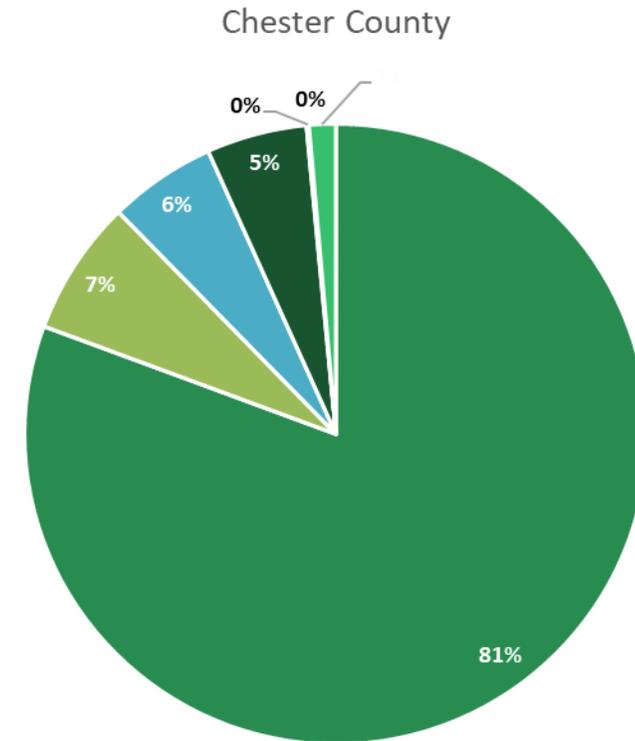
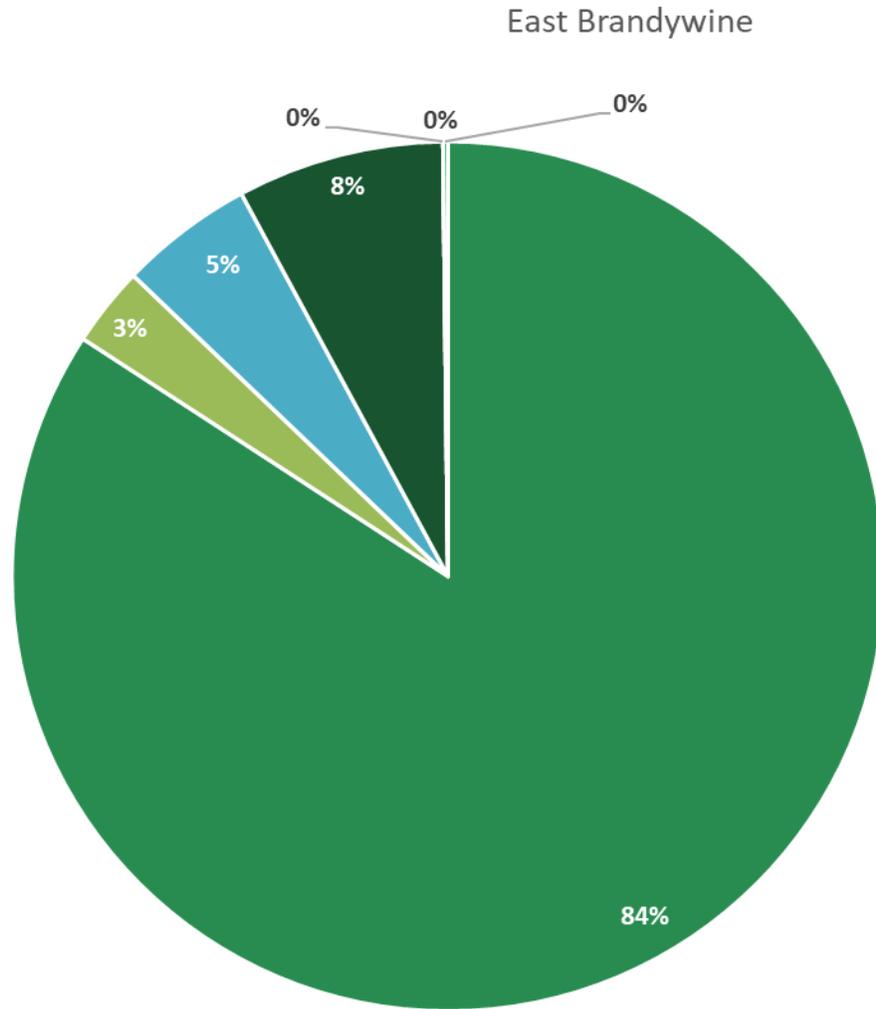


The largest group:  
2020 Males Age 55-59

The smallest group:  
2020 Males Age 85+

Dots show comparison to  
Chester County

# Population Diversity

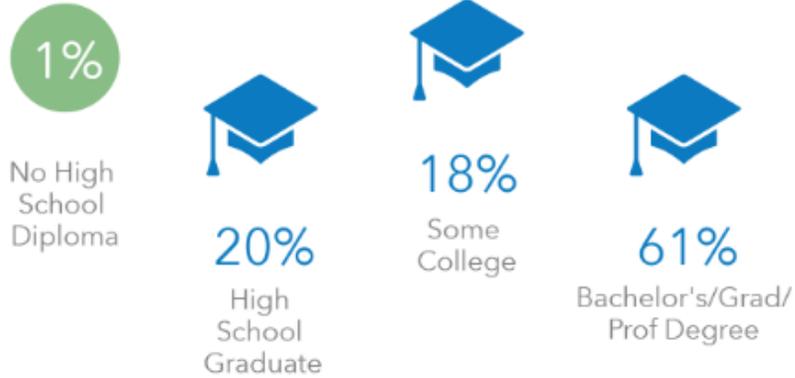


- White (non-hispanic)
- Hispanic
- Black
- Asian
- Native American/ Alaska Native
- Pacific Islander
- Other Race

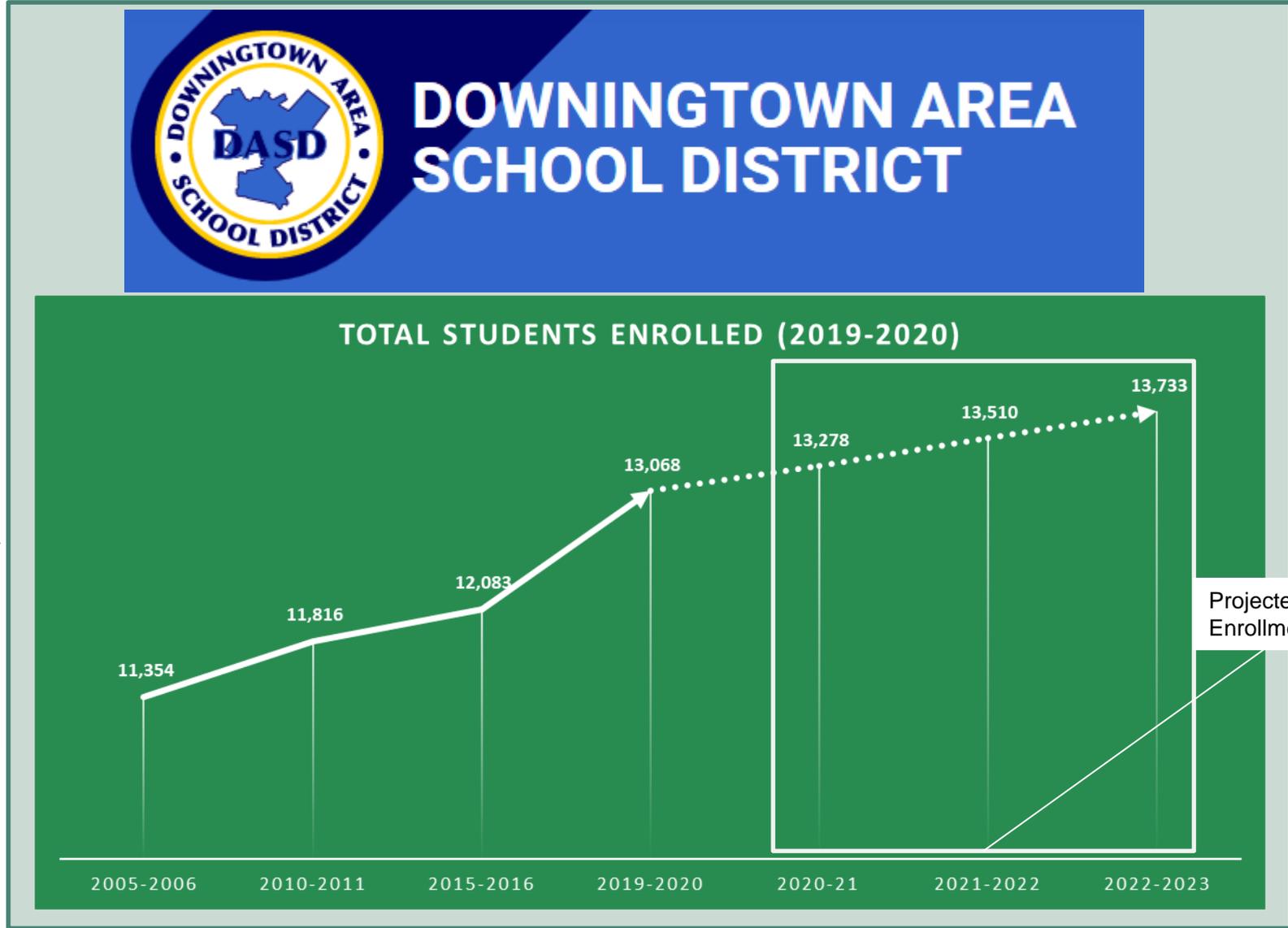
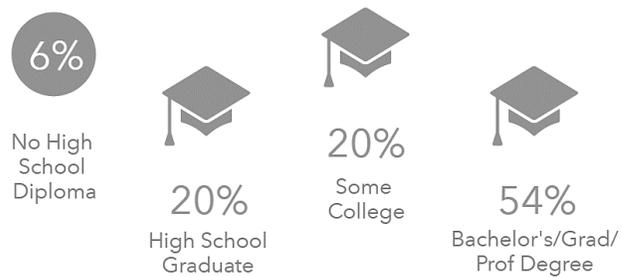


# Educational Attainment and Enrollment

## EDUCATION



## CHESTER COUNTY



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CONSERVANCY**



**BRANDYWINE  
CONSERVANCY**

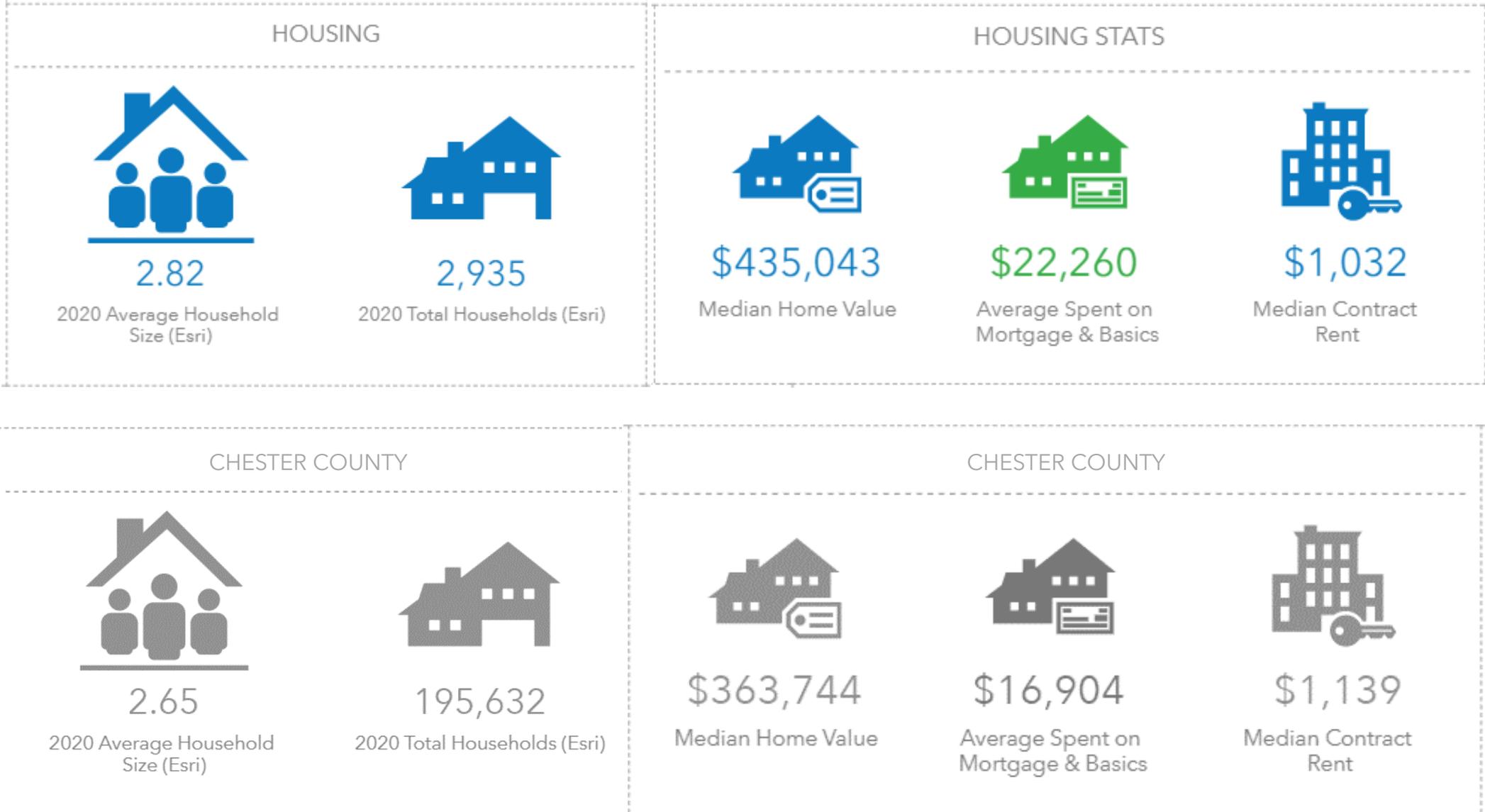


**HOUSING**

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# Housing

- Larger household size than Chester County
- The median home value and rent is higher than Chester County, however the median rent is lower.

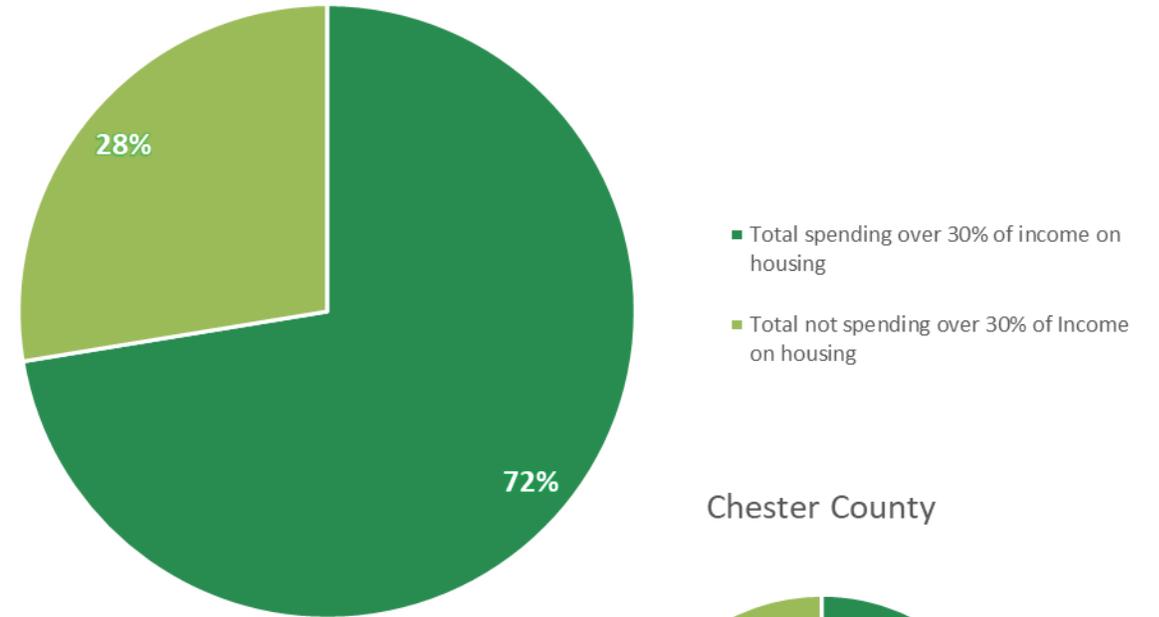
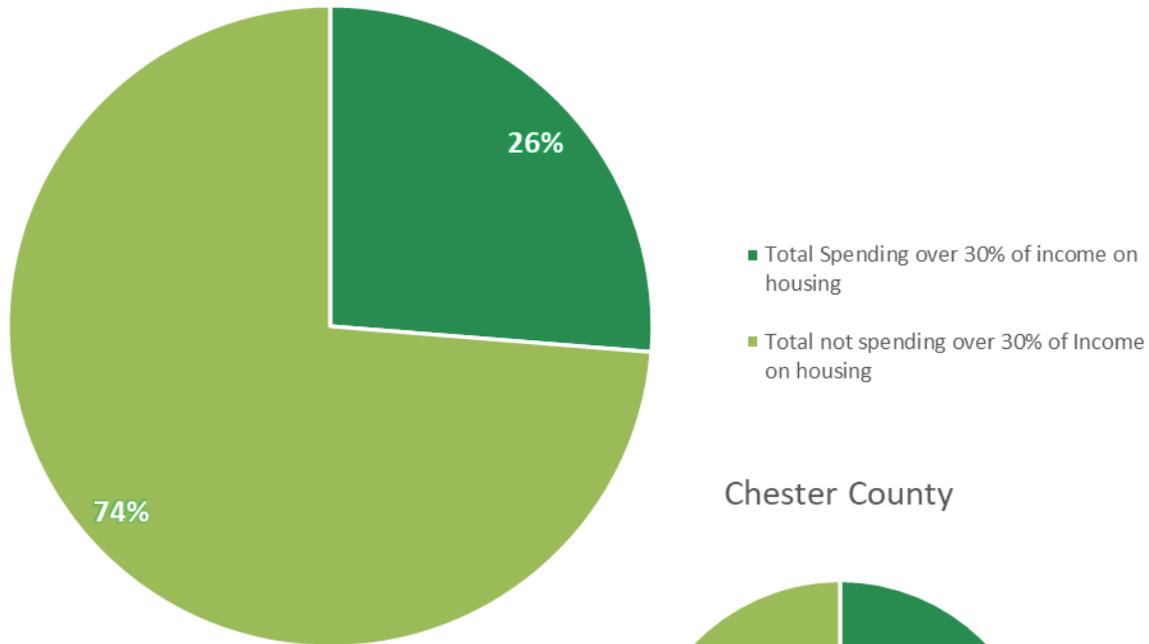


# Housing Affordability

2015-2019 ACS data

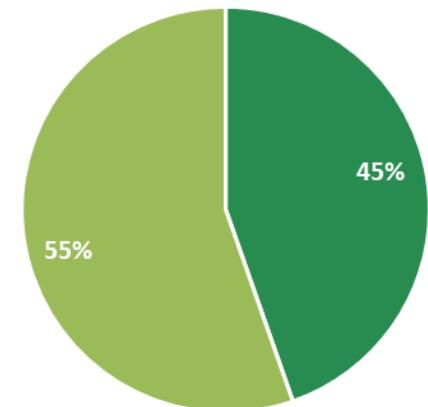
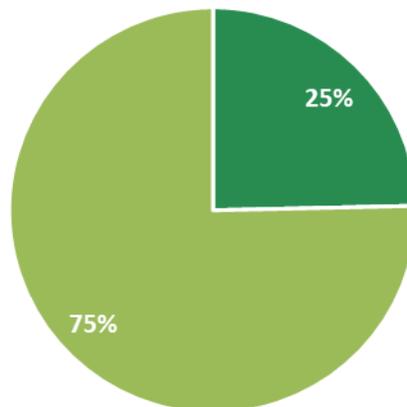
## Homeowner Housing Affordability

## Rental Housing Affordability



Chester County

Chester County



\* Homeowner housing affordability is calculated for those with mortgages

# Housing Unit Characteristics

## OWNED AND RENTED HOUSING UNITS



2,751

2020 Owner Occupied Housing Units (Esri)



184

2020 Renter Occupied Housing Units (Esri)



105

2020 Vacant Housing Units (Esri)

## CHESTER COUNTY



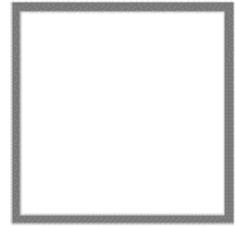
145,496

2020 Owner Occupied Housing Units (Esri)



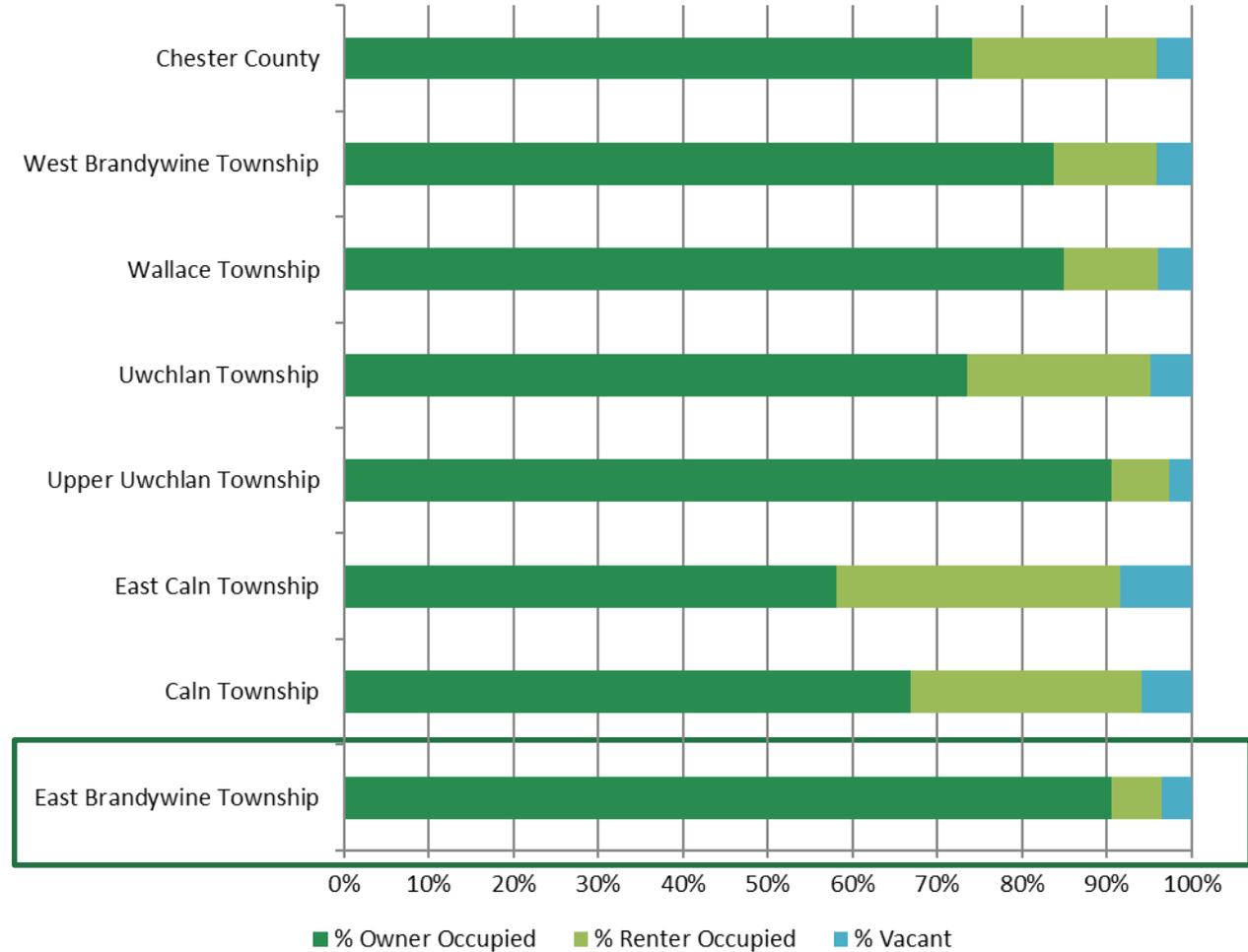
50,136

2020 Renter Occupied Housing Units (Esri)



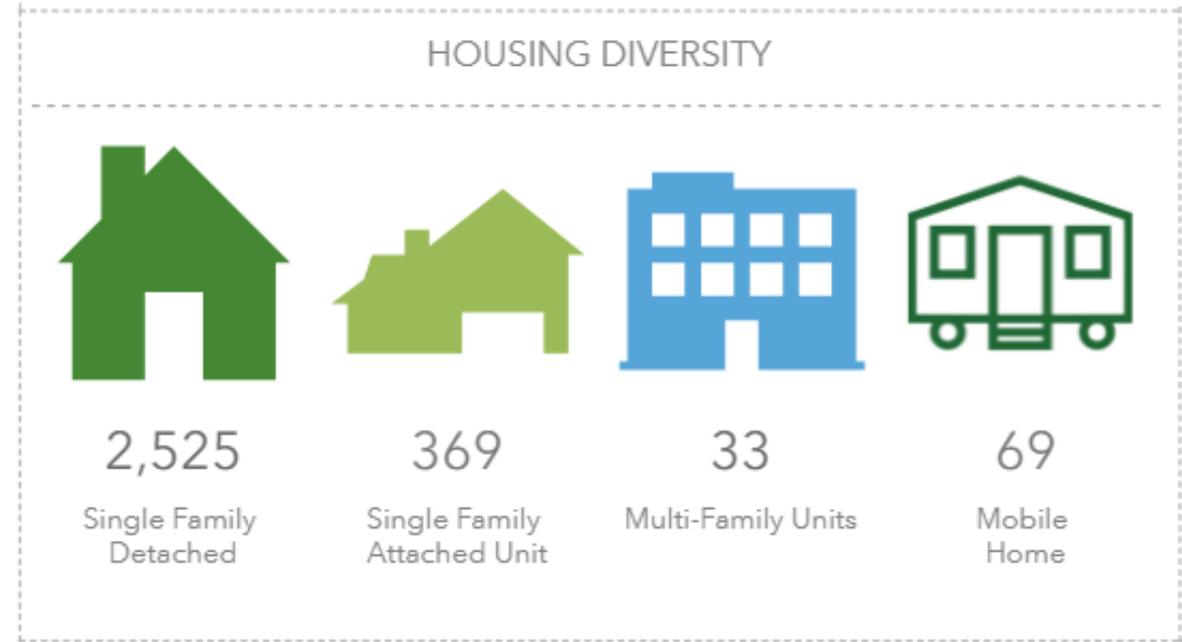
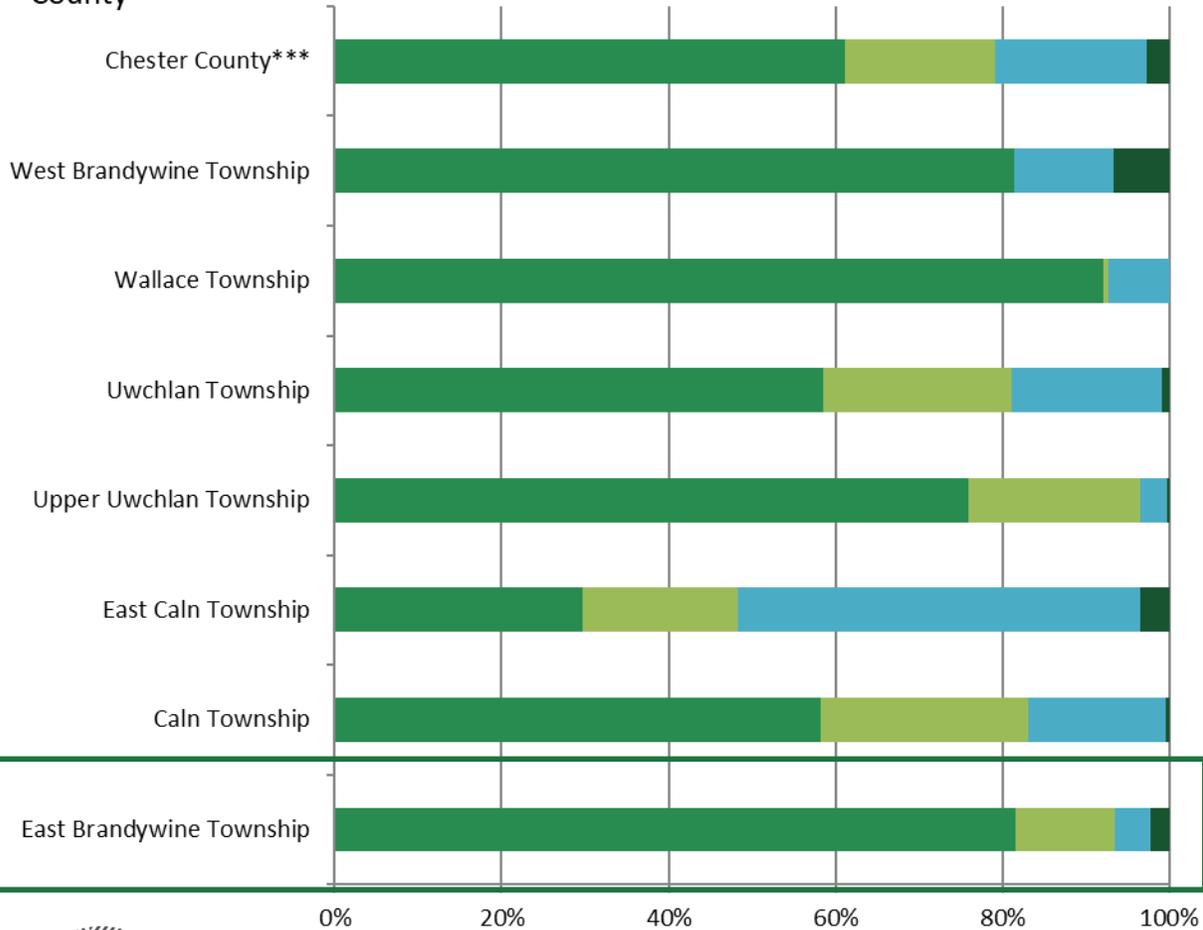
10,347

2020 Vacant Housing Units (Esri)



# Housing Stock Diversity

Housing Stock Diversity, East Brandywine, Surrounding Municipalities, and Chester County



■ SF, Detached  
■ SF, Attached  
■ Multi-Family  
■ Mobile Home

- Much like the surrounding communities, East Brandywine predominately offers single family detached houses.



**BRANDYWINE  
CONSERVANCY**

\*\*\*Total includes 21 Boat, RV, van, etc. which are not present in any other municipality listed in the table.

2019 American Community Survey (ACS) data

# Age of Housing Stock

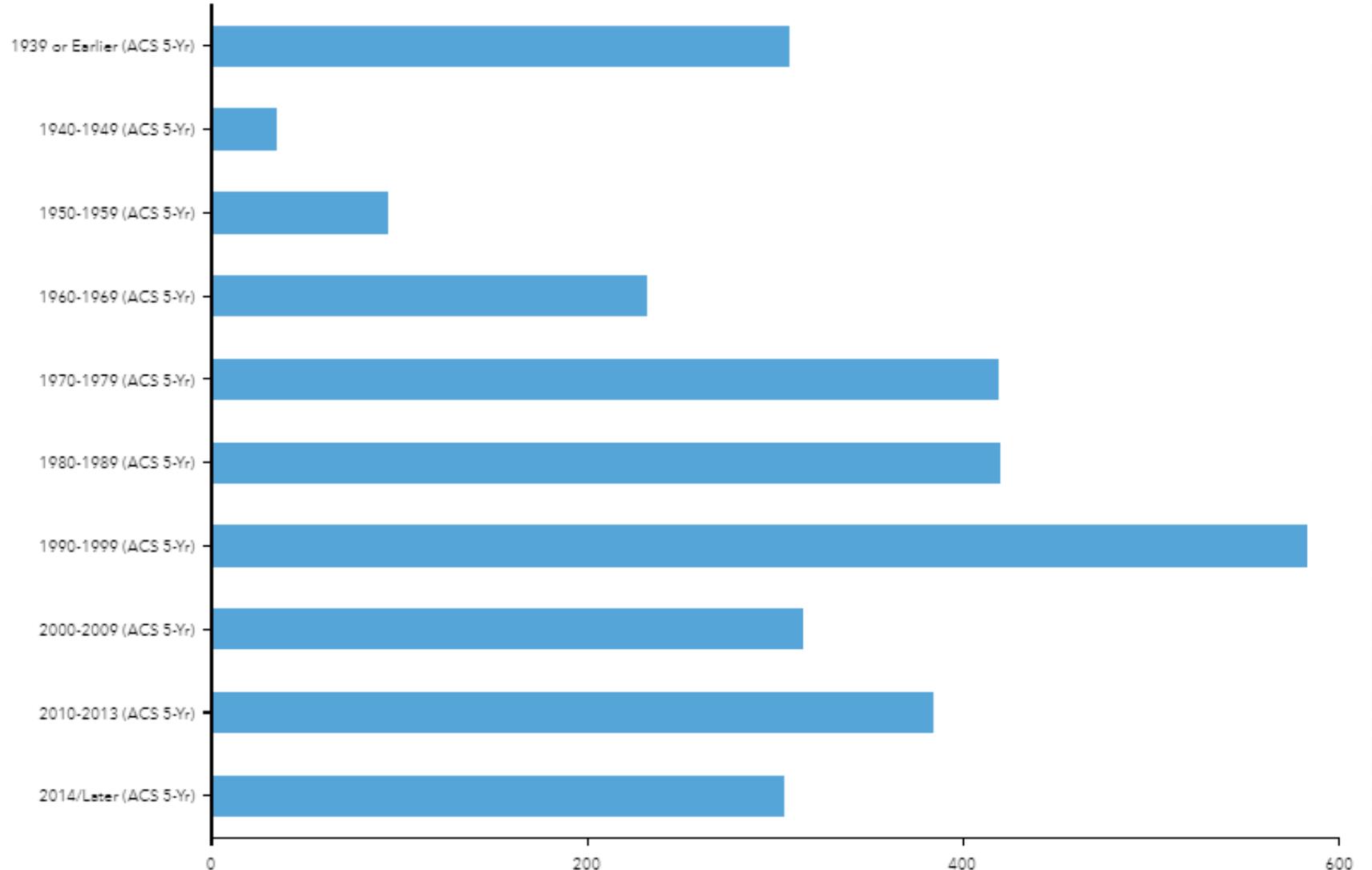
MEDIAN HOUSE AGE



1991

2018 Median Year Structure Built (Total Housing Units)  
(ACS 5-Yr)

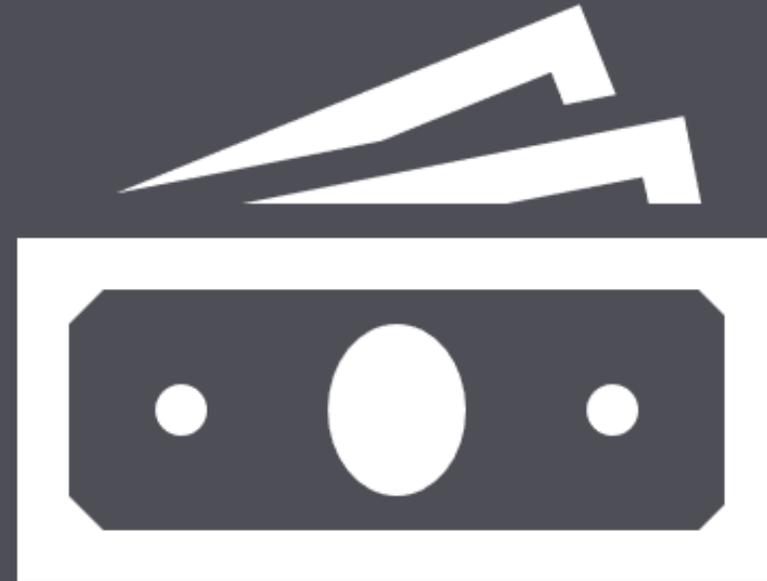
2014-2018 Year Structure Built (ACS)



BRANDYWINE  
CONSERVANCY



BRANDYWINE  
CONSERVANCY



## INCOME AND EMPLOYMENT

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# Income

- Median household income, per capita income and median net worth is higher than Chester County.
- 2.7% of households are considered below the poverty line, which is less than Chester County's 6.2%.

## INCOME



\$152,134

Median Household Income



\$63,480

Per Capita Income



\$898,791

Median Net Worth



82

2019 Households Below the Poverty Level (ACS 5-Yr)

## CHESTER COUNTY



\$103,443

Median Household Income



\$53,614

Per Capita Income



\$393,926

Median Net Worth

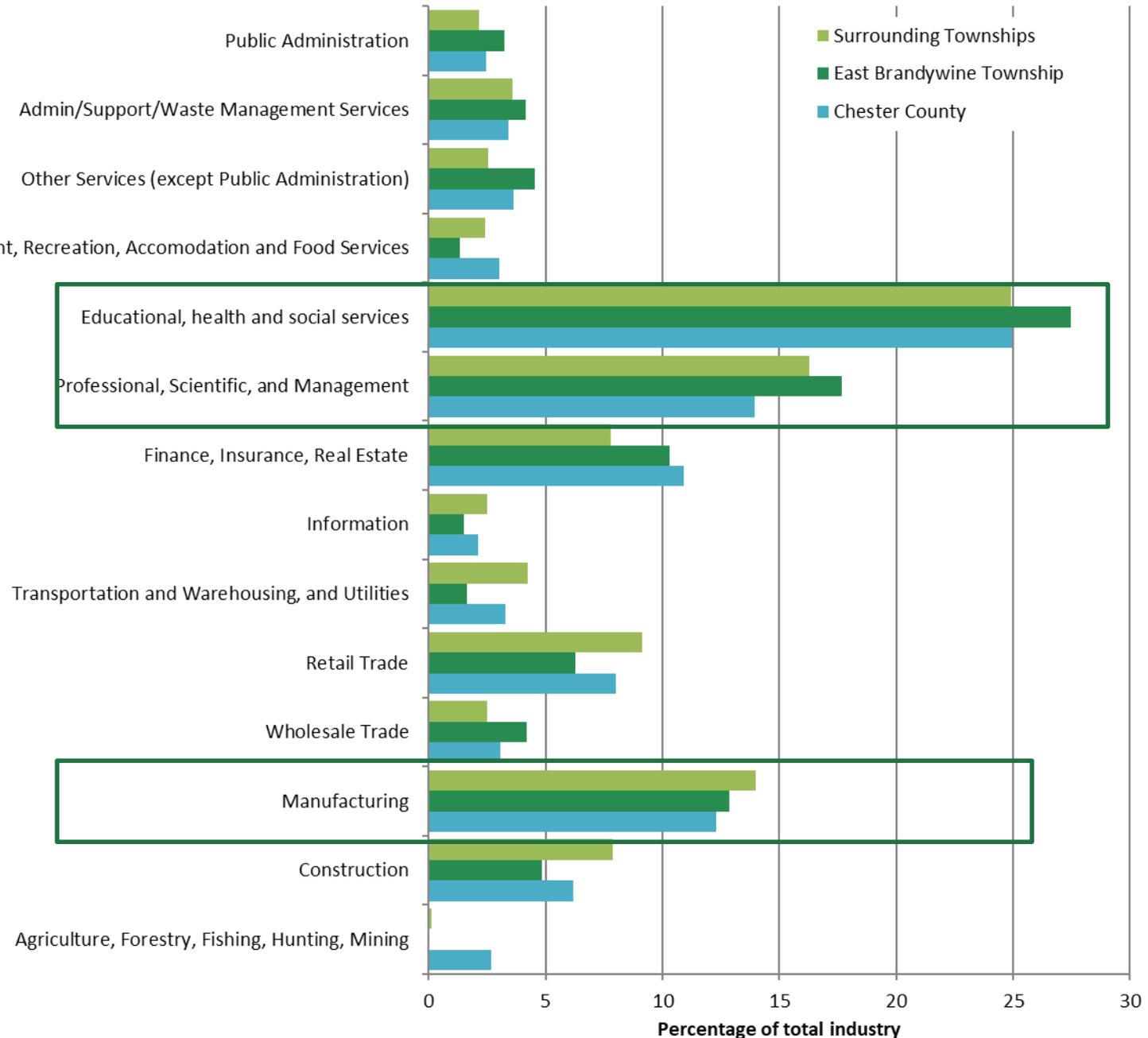
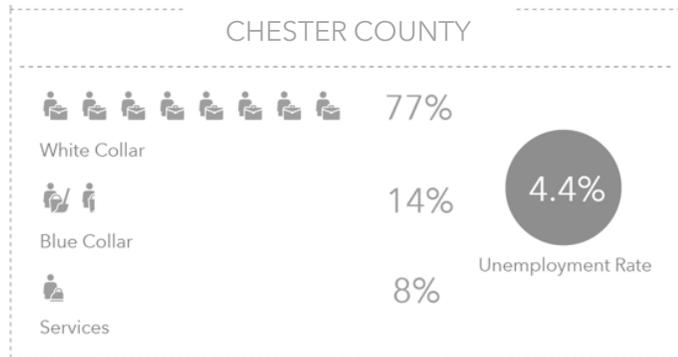
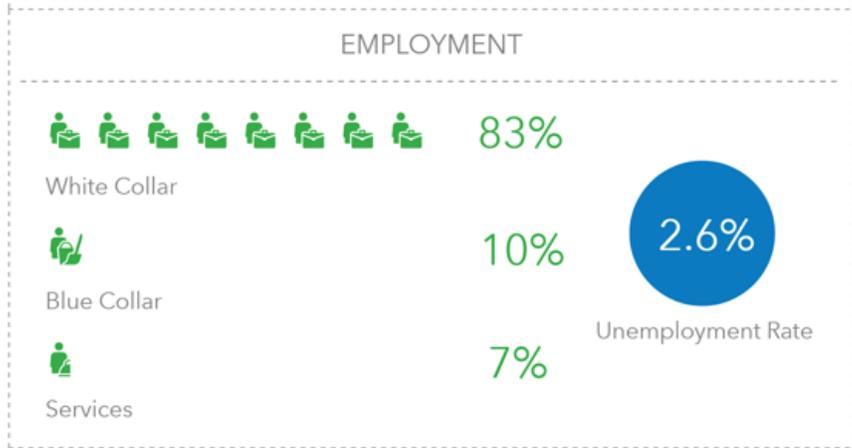


12,101

2019 Households Below the Poverty Level (ACS 5-Yr)



# Employment by Industry



## Key Findings

- East Brandywine is expected to see a moderate amount of growth over the next several decades.
- The largest age group are people between 55-60
- Highly educated citizenry
- Housing appears to be less affordable than Chester County as a whole
- There are more homeowners than renters
- East Brandywine is mostly comprised of single-family homes.
- The “new economy”, especially health and education services, dominates employment
- Median home value in East Brandywine is higher than median home value in Chester County consistently

# APPENDIX E

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## *Community Climate Profile*



# East Brandywine Township Community Climate Profile

Brandywine Conservancy, January 2022

# Introduction

According to 2017's Climate Science Special Report, **“sixteen of the warmest years on record for the globe occurred in the last 17 years (1998 was the exception).”** The historic scientific evidence clearly shows a change in climate for the Greater Philadelphia Region with a shift to concentrated extreme heat waves as well as heavy rain and snow events. While many might not consider climate change a “municipal issue,” municipalities bear the burden of needing to manage the impacts of flooding from heavy rainfall, clearing heavy snowfall, and dealing with extreme heat. Broadly, the Greater Philadelphia Region will see an increase in sea level, warmer conditions, more intense precipitation events, and longer periods of drought. It is difficult to respond to these slow, incremental changes in climate, but municipalities that plan considering future climate conditions will be better prepared to safely serve their community.

This report includes a high-level overview of the ways that East Brandywine Township is already experiencing the impacts of climate change but is not a fully exhaustive report. This report intends to inform the Comprehensive Plan Update process by providing data points of historical conditions and modeled future conditions. These climate conditions should be considered for future planning of municipal actions. The Delaware Valley Regional Planning Commission (DVRPC) prepared a guide for municipalities entitled “Municipal Management in a Changing Climate” which advises that to prepare for climate change, municipalities need to adjust in the following ways:

- “Prepare municipal facilities for a changing climate, including both buildings and recreation facilities
- Maintain and upgrade stormwater systems to handle more intense rainfall
- Modify delivery of municipal services (e.g., refuse collection times) appropriately
- Assure employee contracts are suitable for conditions
- Maintain and expand tree cover with species appropriate for a changing climate
- Assure cooling centers are available for residents
- Update regulations to account for climate change”

# Introduction

**While weather and climate can often be thought of interchangeably, differentiating between the two concepts is important to better understanding and preparing for climate change.**

“**Weather** is the state of the atmosphere at any given time and place. Most of the weather that affects people, agriculture, and ecosystems takes place in the lower layer of the atmosphere. Familiar aspects of weather include temperature, precipitation, clouds, and wind that people experience throughout the course of a day. Severe weather conditions include hurricanes, tornadoes, blizzards, and droughts.

**Climate** is the long-term average of the weather in a given place. While the weather can change in minutes or hours, a change in climate is something that develops over longer periods of decades to centuries. Climate is defined not only by average temperature and precipitation but also by the type, frequency, duration, and intensity of weather events such as heat waves, cold spells, storms, floods, and droughts.

The concepts of climate and weather are often confused, so it may be helpful to think about the difference between weather and climate with an analogy: weather influences what clothes you wear on a given day, while the climate where you live influences the entire wardrobe you buy.”

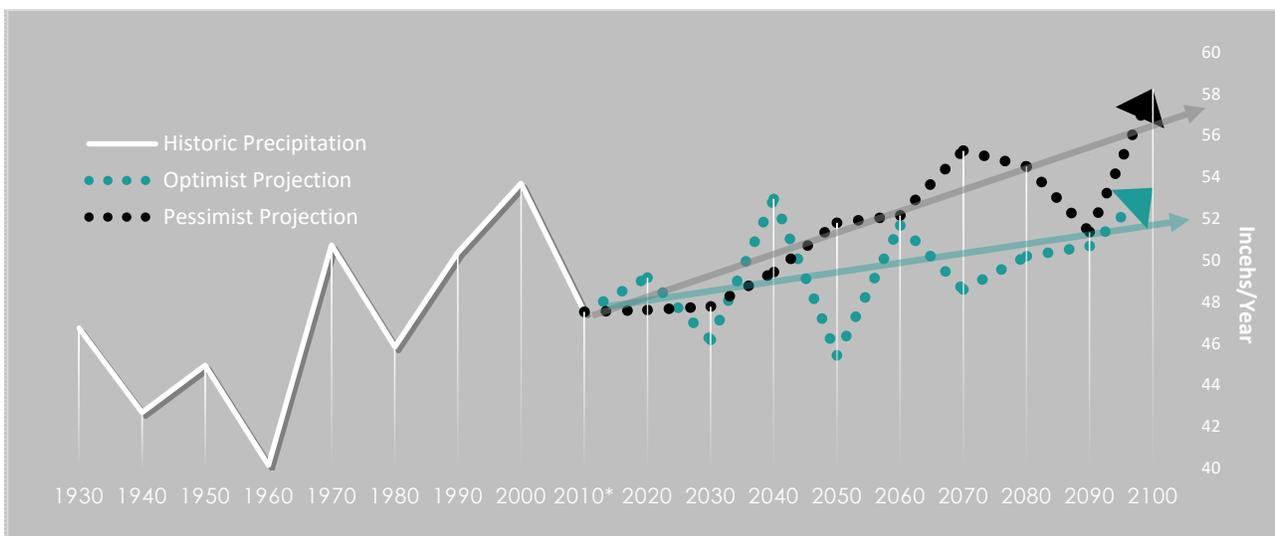
Source: EPA, <https://www.epa.gov/climate-indicators/weather-climate>



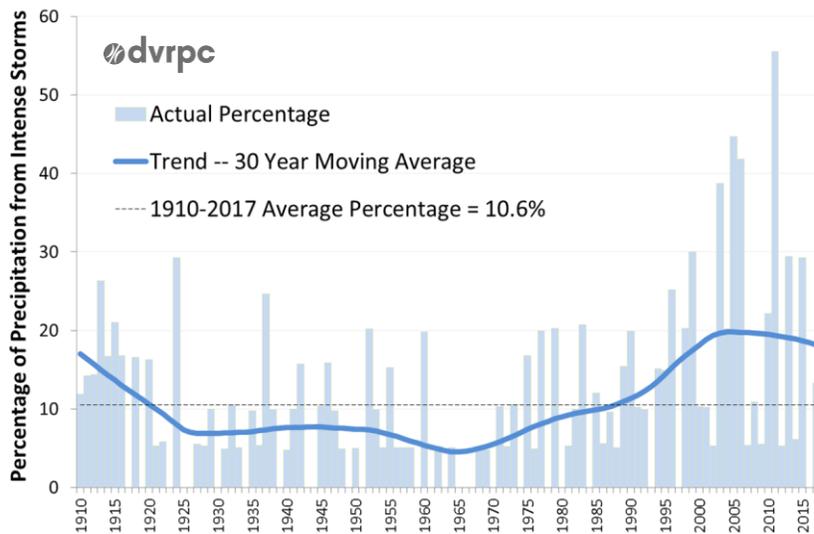
## Precipitation

The following illustrates precipitation data, both measured and projected, for East Brandywine Township. From 1970-1980, the Township experienced about 50.72 inches per year (in/yr) of precipitation, on average. From 2010-2020 the Township experienced 47.51 in/yr, on average. In an optimist scenario, projections show the Township experiencing 53.47 in/yr from 2090-2100. In a pessimist scenario, projections show 58.24 in/yr from 2090-2100.

## Average Precipitation



## Intense Storms and Precipitation



Source: Source: DVRPC chart using data accessed 24 May 2018 from [www.ncdc.noaa.gov/cag/](http://www.ncdc.noaa.gov/cag/).

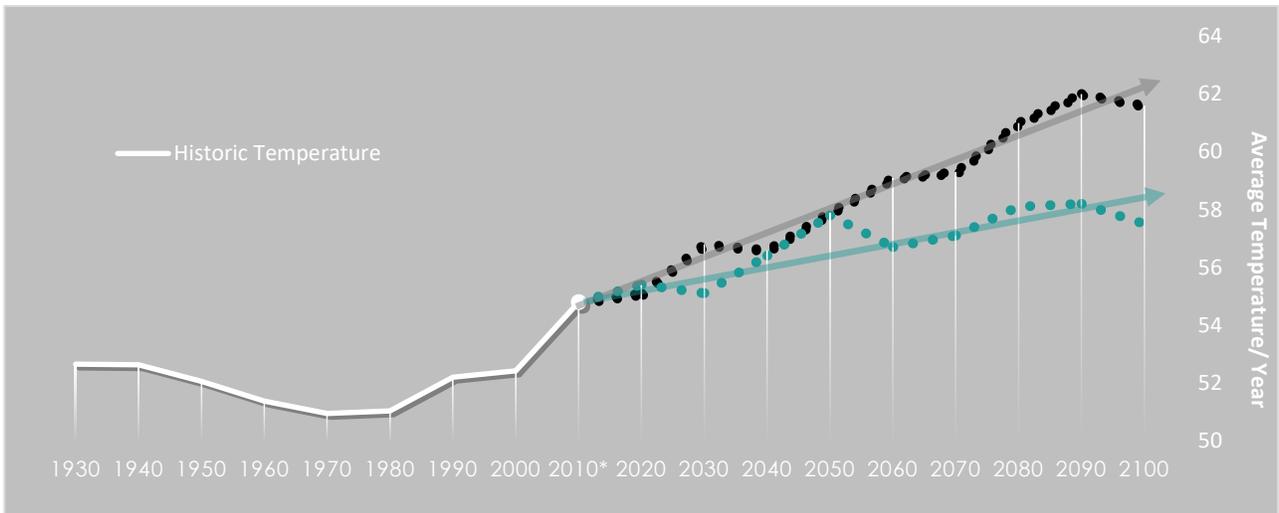
Data Sources: Historic precipitation from NOAA's national climate data center, DEVAULT 1 W, PHOENIXVILLE 1 E & WEST CHESTER 2 NW weather stations. Projected precipitation data from National Center for Atmospheric Research (NCAR) Community Climate System Model (CCSM) projections compiled using the iTree tool developed by USDA Forest Service, Davey Tree Expert Co., National Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture and Casey Trees. Intense Storms and Precipitation graph from DVRPC.



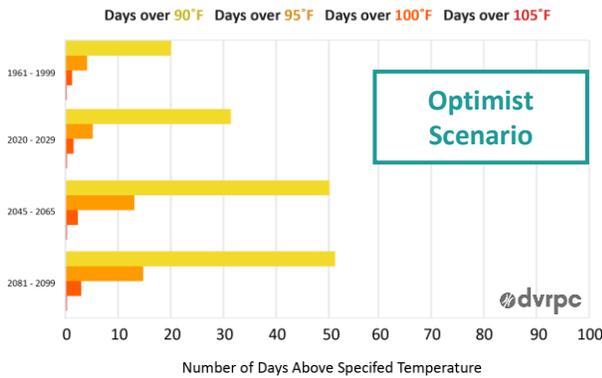
## Temperature

The following illustrates temperature data, both measured and projected, for East Brandywine Township. From 1970-1980, the Township experienced a temperature of 50.95°F on average, annually. From 2010-2020 the Township experienced temperatures of 54.80°F on average. In an optimist scenario, projections show the Township experiencing average temperatures of 58.20°F from 2090-2100. In a pessimist scenario, projections show average temperatures of 61.6°F from 2090-2100.

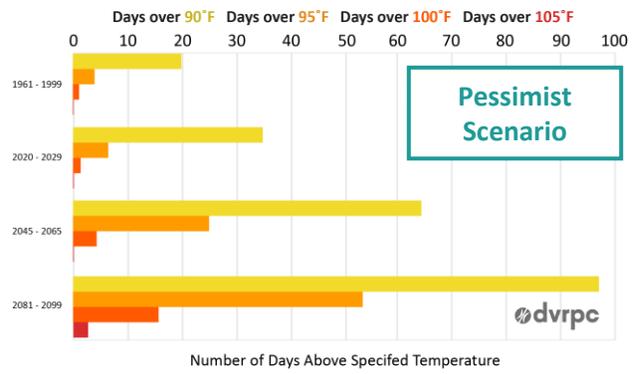
## Average Temperature



## Days Over Specified Temperatures



Source: DVRPC chart using data provided by ICF.



Source: DVRPC chart using data provided by ICF.

Data Sources: Historic temperature from NOAA's national climate data center, Coatesville 1 SW & 2 W weather station. Projected temperature data from National Center for Atmospheric Research (NCAR) Community Climate System Model (CCSM) projections compiled using the iTree tool developed by USDA Forest Service, Davey Tree Expert Co., National Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture and Casey Trees. Days over specified temperatures graphs from DVRPC.

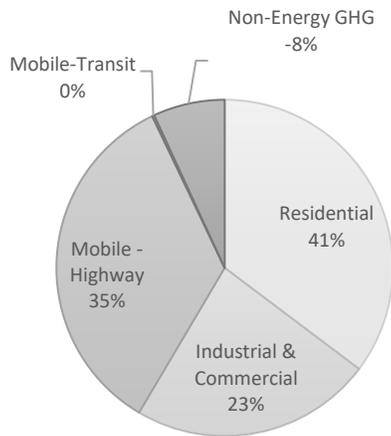


Emissions

The following information illustrates greenhouse gas emissions (GHG) within East Brandywine Township, according to the 2015 Energy and Emissions Profile for East Brandywine, developed by the Delaware Valley Regional Planning Commission (DVRPC). Overall emissions are illustrated as well as emissions within the Township attributed to different sectors.

## Township Greenhouse Gas Emissions

Overall



Total Emissions

51,942 MTCO<sub>2</sub>e

Sector	Emissions (MTCO <sub>2</sub> e)
Residential	21,175
Industrial Commercial	14,082
Mobile- Highway	20,678
Mobile- Transit	127
Non- Energy GHG	-4,119

Equivalent to



Greenhouse gas emissions from **11,296** passenger vehicles driven for 1 year

CO<sub>2</sub> Emissions from **6,255** homes' energy use for a year



Greenhouse gas emissions avoided by **10.8** wind turbines running for a year

Carbon sequestered by **63,638** Acres of U.S. forests in one year



## Carbon Sequestration



Absorbing and storing atmospheric carbon dioxide is called “carbon sequestration.” According to the University of California, Davis, “Biological carbon sequestration is the storage of carbon dioxide in vegetation such as grasslands or forests, as well as in soils and oceans.”



## Air Quality

Climate change can impact air quality and air quality can also impact climate change. Pollutants such as cars and trucks (mobile sources) and power plants and factories (non-mobile sources) impact air quality. According to the CDC, higher temperatures may increase allergens and air pollutants. Higher temperatures will also increase ground level ozone. Air quality metrics are complicated and interrelated; the infographics below seek to give a summary of the interrelationships.

## Air Quality Impacts Related to Increased Temperatures



### Particulate Matter

Airborne particles such as **smoke, dust, dirt, soot, and salt**. The sources of these particles are numerous-including vehicles, factories, fires, and any other natural or human activity resulting in the addition of particulates into the air.

### Air Pollution



### Ground Level Ozone

Ground level ozone is not directly emitted into the air, but forms when **nitrogen oxides (NOx)** emissions react with other **volatile organic compounds (VOCs)** in the presence of heat and sunlight.

Emissions from industrial facilities and electric utilities, motor vehicle exhaust, and chemical solvents are some of the major sources of NOx and VOCs.



[weather.gov/airquality](http://weather.gov/airquality)

## Health Impacts + Air Quality



### Increased Allergen Levels

*More*

- Cases of allergies
- Asthma episodes

### Increased Ground-Level Ozone

*More*

- Respiratory illnesses
- Premature deaths

# Data Sources

Data sources used in this profile include the following:

1. Wuebbles, D.J., et al., 2017: Executive summary. In: Climate Science Special Report: Fourth National Climate Assessment, Volume I (“CSSR”) [Wuebbles, D.J., et al.(eds.)]. U.S. Global Change Research Program, Washington, DC, USA, p. 13, doi:10.7930/J0DJ5CTG.
2. Delaware Valley Regional Planning Commission’s (DVRPC) “Municipal Management in a Changing Climate” Municipal Implementation Tool #31  
<https://www.dvrpc.org/Reports/MIT031.pdf>
3. US EPA’s Climate Indicators Page <https://www.epa.gov/climate-indicators/weather-climate>
4. University of California, Davis <https://climatechange.ucdavis.edu/science/carbon-sequestration/biological/>
5. Pennsylvania Climate Impacts Assessment, 2021  
<https://www.dep.pa.gov/Citizens/climate/Pages/impacts.aspx>
6. i-Tree Landscape v4.3.1 (n.d.). Retrieved May, 2021  
from <https://landscape.itreetools.org/>
7. National Centers for Environmental Information: National Oceanic and Atmospheric Administration retrieved from <https://www.ncdc.noaa.gov/cdo-web/search>
8. DVRPC Energy and Emissions Profile for East Brandywine township, Chester County, PA  
<https://www.dvrpc.org/webmaps/MunicipalEnergy/mcdDetail.aspx?mcdcode=4202920864>.
9. Climate Nexus <https://climatenexus.org/climate-change-issues/>
10. Center for Disease Control (CDC) Climate and Health fact sheet:  
[https://www.cdc.gov/climateandhealth/pubs/AIR-QUALITY-Final\\_508.pdf](https://www.cdc.gov/climateandhealth/pubs/AIR-QUALITY-Final_508.pdf)
11. US EPA’s Ozone Pollution Page <https://www.epa.gov/ozone-pollution-and-your-patients-health/course-outline-and-key-points-ozone#health%20effects>
12. PA DEP’s Air Quality Partnerships Page  
<https://www.ahs.dep.pa.gov/AQPartnersHTML/health.htm>