

**PRIORITY ISSUE #1 – MAINTAIN HIGH-QUALITY SERVICES AND FACILITIES,
WHICH ARE VALUED BY THE COMMUNITY**

Community Goal:

Maintain the Township's high-quality services and facilities, namely, emergency services, parks and recreation, sewer and water utilities, and the overall quality of life.

Background:

West Goshen Township provides a range of first rate services and facilities and a high quality living environment, which are valued by the community.

Governance and Administration

- West Goshen is a Second-Class Township governed by a five-member Board of Supervisors elected by township residents. The Board is assisted by a Planning Commission, Zoning Hearing Board, Sewer Authority, Park and Recreation Board, and a Historical Commission. Township operations are performed by a full-time Township Manager and supporting staff.

Police, Fire and EMS

- The West Goshen Township Police Department handles approximately 25,000 calls for service each year. It consists of 30 full-time sworn officers. Four platoons of officers patrol 24 hours a day, 7 days a week with extra support at high volume times. Four full-time and six part-time civilian employees provide dispatch services and handle clerical tasks. The police department also has a Traffic Division and a Criminal Investigations Division, and is a member of the West Chester Regional Emergency Response Team.
- Goshen Fire Company and West Chester Fire Department provide fire/rescue and ambulance services to the Township.
- Goshen Fire Company consists of 70 paid and volunteer fire personnel and 69 EMS personnel. On average it responds to approximately 660 calls for fire service and 2,975 EMS calls per year.
- The West Chester Fire Department includes three fire companies (First West Chester, Fame, and Good Will Fire Companies) with over 150 volunteer firefighters. The Department serves four other municipalities in addition to West Goshen Township and responds to an average of over 1,200 calls per year. The Fire Department's training center is located in West Goshen Township. Good Fellowship Ambulance provides EMS service for the Department.
- Chester County Hospital is located in the Township on Marshall Street.

Public Parks, Recreation, and Open Space

- The Township contains approximately 195 acres of publicly accessible parks and open space, all owned by the Township with the exception of the Gordon Natural Area, which is owned by West Chester University (Table ___).

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January 15, 2019

- Four large community parks serve all Township residents, while the smaller parks are intended serve the local neighborhood.
- Stoneybrook and Bicking Open Space are natural, wooded areas.
- The Gordon Natural Area lies with West Goshen and Westtown Township and is approximately 135 acres in total—85 acres in West Goshen and 50 acres in Westtown. It is primarily used by West Chester University for teaching and research but its trails are open to the public.
- When completed, the Greystone development will contain 162 acres of publicly accessible (???) open space
- The West Goshen Township Park and Recreation Board offers a variety of public recreation programs throughout the year for residents of all ages, including bus trips, summer recreation programs, sports clinics, and community events.

Table __: Public Parks and Open Space

Name	Type	Facilities	Acres
West Goshen Community Park	Community Park	Amphitheater, picnic pavillion, ball fields, courts, playground, 0.8 mi. paved walking path, concession stand	33.4
Lambert Park	Community Park	Skatepark, dogpark, tennis courts, playground	3.5
Coopersmith Park	Community Park	Picnic pavillion, grass voflleyball court, tee-ball/wiffle ball backstop, exercise trail, playground, horseshoe pit	20.4
Barker Park	Community Park	Picnic pavillion, tee-ball/wiffle ball backstop, playground	11.7
Hamlet Crest Park	Neighborhood Park	Playground	6.9
Cloud Park	Neighborhood Park	Baseball field, playground	3.2
South Concord Park	Neighborhood Park	Playground	2.4
Fresh Meadows Park	Neighborhood Park	Open field	2.2
Paoli Pike Park	Neighborhood Park	Basketball court	0.9
Stoneybrook Open Space	Open Space	Wooded open space	20.1
Bicking Open Space	Open Space	Wooded open space	5.6
Gordon Natural Area*	Open Space	2.5 mi. of trails; education & research	84.7
	Total		195.0

*Gordon Natural Area totals approximately 135 acres; 85 acres lie within West Goshen Township and 50 acres lie within Westtown Township.

Sewer and Water Utilities

- Sewage facilities planning in Pennsylvania is governed by the Pennsylvania Sewage Facilities Act (Act 537), which requires each municipality to prepare a sewage facilities plan. West Goshen adopted its Act 537 Sewage Facilities Plan ____.
- Public sewage collection and treatment service is provided by the West Goshen Sewer Authority. The Sewer Authority owns and operates the wastewater treatment plant located in the Township on South Concord Road, as well as approximately 225 miles of sewer lines and force mains and ten pumping stations. New developments are required to connect to the public system.
- There are approximately ____ private on-lot septic systems in the Township, which are subject to the Township's sewage management ordinance requiring proper maintenance and repair of such systems
- Public water service is provided by Aqua America Pennsylvania. The West Chester Reservoir, located in West Goshen Township, is part of Aqua's water supply system. Aqua serves all but approximately ____ properties, which source their water from private wells.

Public Input:

Residents are very satisfied with the services provided by the Township and overall quality of life in the community. On the community survey, the quality of emergency services, parks and recreation, sewer and water utilities, and overall quality of life received high ratings. Additional factors that contribute to the high quality of life, as cited by residents, include good neighborhoods and neighbors, high-quality schools, the Township's open spaces and natural beauty, and its convenient location. Residents are, however, concerned with protecting water quality.

Planning Implications:

The availability and quality of community facilities and services has a direct impact on the quality of life of Township residents and the attractiveness of the Township as a place to live and do business. As the Township continues to grow, so will the demand for facilities and services.

Recommendations:

- Continue to provide excellent governance and administrative services. Engage residents in community-building and volunteer opportunities.
- Continue to provide excellent policing services. Regularly monitor the number and type of police calls for service and response times, and consider increasing police resources as needed.
- Continue to support the local fire departments and EMS providers. Regularly monitor the number of calls for service and response times, and consider increasing support as needed. To the extent possible, assist with efforts to recruit and retain volunteers.

- Continue to maintain public parks and open space areas and provide recreational programs for all ages and abilities. Require new developments provide parkland or pay a fee-in-lieu of parkland.
- Consider adopting an Official Map that identifies future public land and facilities. The Official Map grants the Township the right of first refusal to acquire land identified for public use.
- Continue to support the West Goshen Sewer Authority. Periodically update the Act 537 Sewage Facilities Plan to ensure that sewage facilities planning keeps pace with growth and development and is consistent with the Comprehensive Plan. Continue to enforce requirements for maintenance of individual on-lot and community septic systems to protect water quality.
- To protect water quality, continue to enforce stormwater management and soil erosion regulations, and strengthen natural resource protection ordinances (see Priority Issue #__).

PRIORITY ISSUE #2 – TRAFFIC MANAGEMENT/CIRCULATION

Community Goal:

Provide for a safe and efficient transportation system that facilitates vehicular travel and enables travel via public transportation.

Public Input:

Traffic management/circulation is a major issue among Township residents. Concerns about traffic management/circulation arose in all public participation forums. On the community survey, it was rated as the most important issue in the Township. The quality of traffic management/circulation was given a relatively low rating (“fair”), and was among the lowest rated Township features. It was rated highest among Township features in terms of needed attention.

Residents also suggested that improvements to the public transportation system are needed, including improvements to the existing infrastructure, such as bus stops, increased efficiency of the system, and expansion of the system to service more regional destinations.

Background:

Roads

- West Goshen has 142 miles of roads: 40 miles of state roads and 102 miles of local roads (Map #__).
- Map #__ is a compilation of Transportation improvement projects listed on the 2017 Chester County Transportation Improvements Inventory, DVRPC 2017-2020 Transportation Improvements Plan (Draft), and DVRPC Long-Range Plan.
- Numerous traffic management issues identified by residents are shown on Map #__.

Public Transportation

- Three bus routes operate in West Goshen Township: SEPTA Routes 92 and 104 and Krapf Bus Route A. Connections can be made to SEPTA Regional Rail, Amtrak, TMACC Link, and the GVFTMA Upper Merion Rambler. The SCCOOT bus operates out of West Chester Borough to Kennett Square and Oxford.
- There are 76 bus stops (counting stops on both sides of the street) in West Goshen Township servicing the SEPTA and Krapf bus routes. Most do not have basic bus stop amenities, such as shelters, benches, trash receptacles, lighting, landscaping, and pedestrian and bicycle access. In fact, only eight of the 76 bus stops have shelters.
- Three bus stops in the Township on SEPTA's Route 104 bus have been selected to be part of the proposed Enhanced Bus Service (EBS) program, an express service between West Chester and 69th Street. The EBS study found these stops to be lacking adequate amenities.
- A park and ride lot is located at the US 202/Paoli Pike interchange. The lot has approximately 60 parking spaces and provides opportunity for carpooling. QVC also operates a shuttle service to its campus. This lot could be the origin of a future commuter service to Wilmington (see "New Commuter Service" below) provided it can accommodate, or be expanded to accommodate a bus.
- Proposed public transportation improvements are shown on Map#__ and described in Appendix __.

Planning Implications

- Transportation improvement projects that propose to use federal funds must be included in the Chester County TII and, subsequently, the DVRPC TIP. Many of the traffic management issues identified by Township residents (Map #__) are not included on either the Chester County TII or DVRPC TIP. The Township should therefore advocate for inclusion of these projects on the TII and TIP.
- Addressing excessive speeds will require monitoring and enforcement by the Township police department and allocation of resources to carry out this task on a frequent and long-term basis.
- As the Township continues to grow, land use must be coordinated with the capacity and access functions of adjacent roads. Traffic impacts of future land developments must be mitigated with roadway and intersection improvements and access management.
- Providing for alternative modes of transportation will give residents and workers options and make them less dependent on the car. This can reduce traffic, reduce carbon emissions, and increase opportunities for exercise. Future road and intersection improvements and new road construction should include installation of pedestrian, bicycle, and bus stop amenities where applicable. This can be accomplished through the land development process when road and intersection improvements are required to

support a development/redevelopment project, or in connection with PennDOT or SEPTA improvement projects.

Recommendations:

- Implement Chester TII and DVRPC TIP road and intersection improvements shown on Map #___ and listed in Appendix___:
 - Monitor the projects listed on the Chester County TII and DVRPC TIP to ensure that they remain on the lists and are implemented.
- Implement road and intersection improvements shown on Map ___ and listed in Appendix___:
 - Advocate for inclusion of transportation issues identified on Map ___ on the Chester County TII and DVRPC TIP.
 - Enforce speed limits and consider using speed control devices such radar speed signs and other traffic calming techniques where feasible.
 - In the Roslyn and Pamona neighborhoods, in addition to speed control and traffic calming techniques, pursue possible remedies to address parking issues.
- Implement the proposed public transportation system enhancements shown on Map___ and described in Appendix ___.
- Pursue traffic signal timing improvements on West Chester Pike to improve the flow of traffic.
- Adopt a Complete Streets policy, which directs transportation planners and engineers to include design for pedestrian, bicycle, public transit facilities, and landscaping (as applicable) in both new road construction projects and road improvement projects.
- Consider adopting a Traffic Impact Fee, which allows municipalities to assess developer for a portion of the transportation capital improvements costs necessitated by, and attributed to their development.
- Create a capital improvement plan for transportation facilities, including pedestrian and bicycle facilities, which targets locations where facilities are needed most and land development is not imminent. In addition to functional roads, projects should focus on creating safe pedestrian connections to the Township's key destinations and to SEPTA bus stops, and should include facilities such as sidewalks, bike paths and bike parking, crosswalks, crossing signals, lighting, signage, and landscaping/street trees.
- Adopt an Official Map to identify the locations of desired future roadways and pedestrian and bicycle paths. The Official Map gives the Township the right of first refusal for acquisition of land to be occupied by the road or path.

PRIORITY ISSUE #7 – HOUSING

Community Goal

Protect the existing housing stock and meet the housing needs of current and future residents by providing for housing options that accommodate households at various life stages and income levels.

Background

- Pennsylvania municipalities are required to provide for “...housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks...” (MPC 604.4).
- West Goshen Township has seen continual growth in housing units over recent decades, although at a declining rate. According to the U.S. Census, the number of housing units increased by 13% between 1990 and 2000 and by 8% between 2000 and 2010. The current estimate shows a 3% growth rate from 2010 to 2016, and a 26% overall growth rate since 1990.

Chester County Tax Assessment data for 2010 and 2016 show a higher number of units than the Census—8,341 units versus 8,313 in 2010 and 8,916 units versus 8,576 in 2016. (Note, however, that the margin of error would reduce the difference between the two figures if in fact the Census estimate is low). The tax assessment data show a 7% increase in the number of housing units from 2010 to 2016.

Table __: Housing Trends – Number of Housing Units

	1990	2000	2010	2016 (est.)	2016 (est.) MOE	% Change 1990-2000	% Change 2000-2010	% Change 2010-2016	% Change 1990-2016
Housing Units, Census	6,802	7,703	8,313	8,576	+/-217	13%	8%	3%	26%
Housing Units, Tax Assess.	x	x	8,341	8,916	x	x	x	7%	x

Sources: US Census Bureau; American Community Survey 2016 5-Year Estimates; Chester County DCIS

- Chester County tax assessment data, indicates that West Goshen Township’s housing stock is becoming more diverse (Table __). Much of the recent growth (from 2010 to 2016) is comprised of apartments and condominiums. Now, nearly one-third of all units are apartments and condominiums. Townhomes, mobile homes, and two-family dwellings are also available, but make up a much smaller proportion of the total housing stock.

Residential development projects that are currently pending or proposed will add 854 units, including singles, apartments, townhomes, and duplexes. Approximately 289 units will be age-restricted. These developments will increase the diversity of the Township’s housing stock.

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Table __: Housing Trends –Type of Housing Unit

Dwelling Unit Type	# Units 2010	# Units 2016	Change 2010-2016	% of Total 2016
Single-Family Detached	6085	6182	97	69.34%
Two Family	9	9	0	0.10%
Multi-Family/Apartment	2035	2,377	342	26.66%
Condominium	117	250	133	2.80%
Townhouse	17	20	3	0.22%
Mobile Home	74	74	0	0.83%
Mixed-Use	4	4	0	0.04%
Total	8341	8916	575	100.00%

Source: Chester County DCIS

- Over one-quarter of the Township’s housing units are renter-occupied.

	Estimate	% of Total	MOE
Total occupied units	8,381		+/-191
Owner-occupied units	5,914	70.6%	+/-195
Renter-occupied units	2,467	29.4%	+/-172

Source: US Census Bureau; American Community Survey 2016 5-Year Estimates

- According to 2016 estimates, median house value in the Township is approximately \$366,200 and median gross rent is approximately \$1,277.

Median House Value	\$366,200	+/-7,154
Median Gross Rent	\$1,277	+/-68

Source: US Census Bureau; American Community Survey 2016 5-Year Estimates

- West Goshen Township’s zoning ordinance provides for a variety of housing types as shown in **Table #**

Table____ Housing Types by Zoning District

Housing Type	Zoning District														
	R-2	R-3	R-3A	R-3B-B	R-3B-C	R-4	C-1	C-4	C-1-R	I-2-R	I-C	MP	RGC	OS Option (R-3)	
Single family detached	1/ac*	30K, 22K, 18K**	30K, 22K, 18K	1.4/ac	1.4/ac	30K, 22K, 18K	30K, 22K, 18K						1 or 1.2/ac	2/net ac****	
Semidetached/twin/duplex					1.4/ac	6/ac									
Single family attached/townhouse			8.5/ac		1.4/ac								1 or 1.2/ac		
Multi-family/apartments						6, 8, 10/ac***		8, 10/ac		✓					
Multi-family/other						6/ac		6/ac							
Lifestyle apartments										✓					
Mobile home park													4/ac		
Student homes						✓									
Independent living/age-restricted		✓								✓					
Assisted and/or independent living											✓				
Retirement community											6.5/ac				
In-law suites		✓				✓									
Mixed use									30K, 22K, 18K						

*dwelling units per acre

**minimum lot size with on-site sewer & water, either public sewer or water, both public sewer and water

***number of apartment units depending on lot size

****requires minimum 15 acre tract and public sewer and water

- Despite the variety of housing types, affordability is an issue. According to HUD, the 2016 Area Median Income of the Philadelphia region is \$80,300. As of 2016, the median monthly housing cost (with a mortgage) in West Goshen Township is \$2,106. To afford this, a household would need an annual income of \$84,240.
- Lack of affordable housing in the Township affects both owners and renters. Nearly one-third (30.9%) of all households in the Township are “cost burdened,” spending more than 30% of their income on housing costs. Nearly one-quarter (23.4%) of owner-occupied homes are cost burdened and nearly one-half (48.8%) of renter households are cost burdened.

	% of Cost Burdened Households
All occupied units	30.9%
Owner-occupied housing units	23.4%
Renter-occupied housing units	48.8%

Source: US Census Bureau; American Community Survey 2016 5-Year Estimates

Public Input:

Residents rate the variety of housing choices in the Township as good to excellent and view this as a strength, along with stability attributable to long-term residents. Housing affordability, however, is seen as very limited and is given a lower rating. The data presented above confirm residents’ views that the Township does indeed offer a variety of housing types, but affordability is an issue.

Planning Implications:

Housing Supply

- West Goshen Township is largely built-out, so, with few exceptions, new residential development will likely be “infill development” occurring on parcels within already-developed areas, as well as in areas with potential for redevelopment, such as the Paoli Pike corridor.
 - New residential infill development in existing neighborhoods should be compatible with the existing neighborhood character.
 - To accommodate future growth, and given housing trends, the Township should consider expanding opportunities for multi-family and mixed-use development, targeted to areas with existing infrastructure and including areas with redevelopment potential.
 - Where there is potential for incompatibility between new and existing development, mitigation measures such as screening and buffering should be required.

Housing Affordability

- In its Vista 2025 study, the Chester County Economic Development Council found that unaffordable housing is pricing young people out of the County and contributing to a shortage of young workers. At the same time, housing trends show that young people prefer walkable/bikeable towns with amenities like shops and restaurants. With its large employer

base, commercial areas, and proximity to West Chester Borough, West Goshen is well positioned to attract young workers so long as it offers more affordable housing options.

- Lack of affordable housing options also affects seniors on fixed incomes that want to age in place or move to the area to be closer to family. Accessory dwelling units (e.g. mother-in-law suites and granny flats) can be a viable option for seniors.
- Providing for housing on limited available land, and providing for more affordable housing may mean expanding the number of places that permit multi-family and mixed-use development; expanding opportunities for non-traditional housing types such as accessory dwelling units; reducing or eliminating minimum lot-size requirements; allowing greater height and density; and/or requiring developments to include affordable units.
- Affordable housing options should be in close proximity to jobs, retail and services, public transportation, and walking and biking paths to increase accessibility and reduce commuting costs.

Housing Sustainability

- The Township can encourage energy efficiency in new and existing homes through “Green” building design and materials, and features such as high efficiency heating and cooling systems, high efficiency lighting, water-conserving fixtures, Energy Star appliances, and alternative energy sources. Housing sustainability can also contribute to housing affordability in the long run by reducing utility bills.

Property Maintenance

- To help protect the existing housing stock and property values, the Township must continue to enforce property maintenance codes and can take a role in educating property owners about programs that assist with home repair and maintenance.

Recommendations

- Continue to provide for a variety of housing choices via the zoning ordinance.
- Permit high-density multi-family and mixed-use development in the proposed Paoli Pike Redevelopment Area (see Future Land Development map)
- Consider expanding the area in which multi-family and mixed-use development is permitted. Ideally, these are would be in close proximity to jobs, retail and commercial services, public transportation, and walking/biking paths.
- Permit non-traditional housing types such as accessory dwelling units
- Require developments to include affordable housing units. Alternatively, provide incentives for inclusion of affordable housing units. Incentives would be based on a guarantee that a minimum percentage dwelling units would be affordable. For example, a developer could get a density bonus or reduced permit fees for making a percentage of units affordable.

- Provide incentives for energy efficient building design, construction and features in new and existing homes.
- Continue to provide for use of alternative energy sources such as solar, wind, and geothermal. Include new forms of alternative energy as the technology becomes available.
- Provide educational materials on energy efficient building and features, and alternative energy sources that property owners can adopt.
- Continue to enforce property maintenance codes.
- Provide information to residents on property maintenance/home repair assistance programs available through organizations such as Housing Partnership of Chester County and HUD.