



EDGMONT TOWNSHIP

COMPREHENSIVE PLAN



2015

COMPREHENSIVE PLAN
FOR THE
Township of Edgmont

2015

Prepared for the Citizens of Edgmont

By the

Township of Edgmont

With the assistance of the

Delaware County Planning Department

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Executive Summary

This document, entitled *Edgmont Township Comprehensive Plan – 2015*, is a Comprehensive Plan update for Edgmont Township, Delaware County, PA. The purpose of the Plan update is to examine the past and current condition of the Township's growth and development since the last plan, provide an overall vision for the Township's future, and specific goals and objectives to help achieve that vision. The Plan also provides a series of recommendations for accomplishing the Plan goals and objectives and a schedule for prioritizing, implementing and funding the recommended actions.

This Plan was completed through a combination of internal and external resources. The Delaware County Planning Department (DCPD) served as a planning consultant and co-writer along with Township staff, officials and professionals and completed the mapping included in the report. Thomas Comitta Associates, Inc., provided additional input and supplemental materials for the report.

The Plan emphasizes protecting the Township's natural and cultural heritage, as well as its open space and recreational resources. This emphasis derives significantly from the Plan's Vision Statement:

Vision Statement

Edgmont Township is an attractive, verdant community with scenic and recreational expanses, enhanced by residents and officials committed to preserving natural resources and advocating sustainable development.

The Plan recognizes the increased development that has occurred in the Township and how continued development may impact the community. It is intended to inform the general public, and neighboring townships of Edgmont's future land use planning objectives and to promote discussion between Township officials, members of the public, land developers, the Rose Tree Media School District and public agencies, including the Pennsylvania Department of Transportation (PennDOT), Ridley Creek State Park (DCNR) and the Pennsylvania Department of Environmental Protection (DEP).

This Plan is constructed in a fashion that differs from previous Township plans. Previous plans adhered to a “traditional” interpretation of the Pennsylvania Municipalities Planning Code (MPC), and provided a separate “plan,” or chapter, for the planning areas of land use, transportation, housing, community facilities and others. This Plan is organized into chapters that each address a key “issue” identified by the Township and residents. The former approach is helpful in taking a broader look at existing conditions and offering a breadth of recommendations. However, by organizing the Plan around a set of important issues, the central concerns and priorities of the Township and residents are emphasized and given more focus, while still incorporating the planning elements around which a more traditional plan is organized.

This Comprehensive Plan is also guided by the three principles of **conservation, growth management** and **sustainability**. These principles are connected to each of the important issues around which the Plan chapters are organized, as well as the goals, objectives and recommendations of the Plan.

Conservation (Part B) and Growth Management (Part C) are the two broad principles which the Township should consider as it develops over the next decade. Although sustainability is not explicitly identified under a separate heading, it is also a guiding principle discussed throughout all chapters of the Plan. The key issues around which the Plan chapters are organized can be found in either the Conservation or Growth Management sections. The Township and residents have identified the following five issues that will most affect development and the quality of life over the next decade or more:

Conservation

- ◆ **Protection of Open Space and Natural Resources** (Chapter 3)
- ◆ **Enhancement of Recreational Opportunities** (Chapter 4)
- ◆ **Energy Conservation** (Chapter 5)

Growth Management

- ◆ **Planning and Management of Utilities** (Chapter 6)
- ◆ **Target Development and Improvement Areas** (Chapter 7)

Each of the five chapters listed above is presented as a survey of existing conditions relating to the particular issue in the Township, a discussion of the need to address the issue, the establishment of a goal and set of objectives for the future, where the benefits of promoting change and action around the issue are outlined and a series of recommendations and strategies for attaining the goal.

The following five goals, each addressed in a chapter of the Plan, represent the most comprehensive means in which the Township can address the key issues identified by the Plan and improve the quality of life for its residents in the near and long-term future.

Edgmont seeks:

- ♦ To conserve and protect open space and natural and historic resources to retain its pastoral, rural character and landscape for the use and enjoyment of current and future residents (Chapter 3)
- ♦ To provide enhanced recreational opportunities and improved access into Ridley Creek State Park to connect and showcase the Township's natural amenities (Chapter 4)
- ♦ To promote and utilize renewable energy and energy efficiency strategies in its residential, commercial and municipal environs to further the sustainability of the Township (Chapter 5)
- ♦ To provide public utilities and infrastructure in an efficient and cost effective manner that supports the Township's goals for growth and land development (Chapter 6)
- ♦ To promote a reasonable balance between land development, the preservation of open space and scenic amenities, and a safe and efficient transportation network, to maintain the existing character of the Township (Chapter 7)

PART A:

BACKGROUND

EDGMONT TOWNSHIP
COMPREHENSIVE PLAN



Introduction

This Comprehensive Plan report is the sixth such plan that has been prepared for Edgmont Township over the years. The first report, entitled *Edgmont Township Planning Study*, was prepared in 1962 with the assistance of the Delaware County Planning Commission. The second report, also entitled *Edgmont Township Planning Study*, and prepared with the assistance of the County, was completed in 1968. A third draft report, entitled *Edgmont Township Plan: A Plan for the Future*, was prepared in 1978 with the assistance of Urban Research and Development Corporation, but was never adopted. The fourth report entitled *Comprehensive Plan: Edgmont Township, Delaware County, Pennsylvania*, was prepared with the assistance of Thomas J. Comitta, Planning Consultant and Landscape Architect, and was adopted in 1984. The fifth report entitled *Edgmont Township Comprehensive Plan and Comprehensive Recreation, Park & Open Space Plan* was prepared with the assistance of Thomas Comitta Associates, Inc., and was adopted in 2000. The 2000 Comprehensive Plan and Recreation, Park & Open Space Plan were awarded the first Keystone Recreation, Park & Conservation Fund Awards which recognized Edgmont's outstanding land planning efforts hallmarked by the "Growing Greener by Design—Conservation Development" approach. The current report, entitled *Edgmont Township Comprehensive Plan – 2015*, will serve as an update to the Township's plan moving forward. The *Edgmont Township Recreation Plan* of 1998, adopted as part of the 2000 plan is readopted as part of this 2015 plan as an addendum.

This plan is an advisory document that provides a framework for decisions and action the Township may take relating to planning and development. It should serve as a guide for amendments to the Township's primary administrative ordinances, the Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO). It is important, that these documents are generally consistent with the Comprehensive Plan. Applicants for Subdivision, Land Development, Conditional Use permits, Special Exceptions, and/or Variances should be cognizant of the provisions of this Comprehensive Plan, and their plans and submissions should complement the plan.

Planning Process

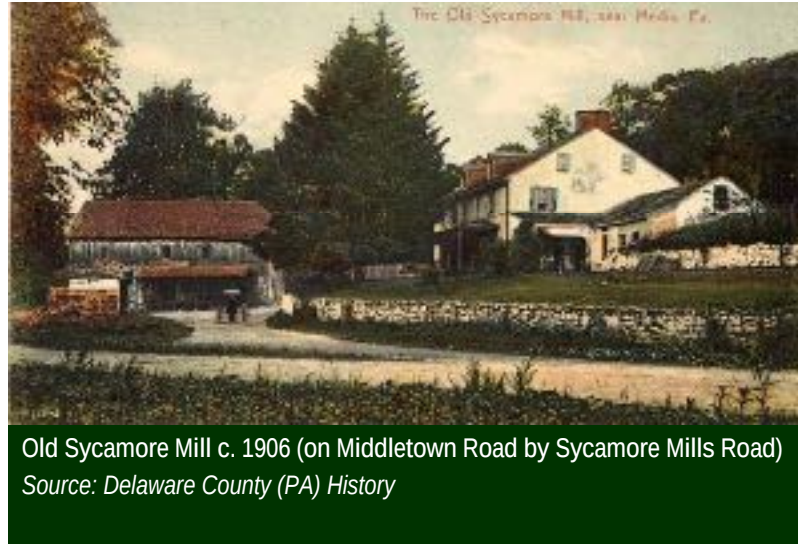
Task Force and Meetings

In order to effectively address the various issues and elements in preparing a Comprehensive Plan, a Plan Task Force was formed. The Task Force included the Township Manager, Assistant to the Manager, representatives of the Board of Supervisors and

1 — Introduction

Planning Commission, residents from different sections of the community, and the CEO of White Horse Village. This group worked with the Delaware County Planning Department as a liaison in the planning process in developing this Comprehensive Plan update. Periodic meetings were conducted starting in June 2010 to help steer the direction of the Plan. After the production of an initial draft plan in 2012, the County Planning Department was utilized to retain the content of the draft while reorganizing the plan around a series of key issues identified by the Township, and residents through a community survey.

This document seeks to foster an awareness of the need for regional planning and cooperation. Meetings were held with officials of regional agencies, such as the PA Department of Environmental Protection (DEP), to address the impacts of growth and sewage treatment and disposal alternatives. Management of Edgmont's growth requires coordination with neighboring municipalities.



Mapping

Extensive mapping was conducted in order to accurately reflect current conditions within the Township and to create the Future Land Use Map. Areas of Environmental Concern (indicating Primary Conservation Areas), and Secondary Conservation Areas were mapped along with Existing Land Use, Functional Classification of Roads, Community Facilities, Utilities, and Target Development and Improvement Areas.

Public Participation

Community input played an integral role in the planning process, and helped shape the scope and depth of the recommendations of this Plan. Public participation was solicited throughout the planning process.

In November 2010, an initial survey was distributed to all Township residents. Common themes elicited from responses to the survey included the importance of open space such as Ridley Creek State Park, controlling sprawling development, and preserving the historic character of the Township. A second survey followed in November 2012, with the Township

collecting over 350 responses. The majority of residents noted that their preferences for the Township included the protection of natural and historic amenities, the construction of multi-use trails and a village center, as well as an increase in community facilities, services and organizations. An analysis of these questionnaires can be found in Appendix C.

Adoption

This Plan was considered for adoption at a Public Hearing held by the Board of Supervisors on March 16, 2015. The Public Hearing was conducted pursuant to public notice as required by the Municipalities Planning Code (MPC), and after review and comment on the Plan by neighboring municipalities, the Rose Tree Media School District and the County Planning Commission. The Township Planning Commission referred the Plan to the Board of Supervisors for adoption at a public meeting on January 26, 2015. The formal adoption of the Plan took place on March 16, 2015 and was adopted by Resolution 2015-10 which appears as Appendix H.

Although this report marks the completion of the update of the Comprehensive Plan, the process should continue and be ongoing. The Task Force or similar implementation committee should remain active, serving to monitor the progress of the implementation of the Comprehensive Plan.

Vision Statement

The Vision statement for this plan is a broad, encompassing representation of the type of community Edgmont would like to be over the next decade or more. It sets the direction for the plan and informs the plan's goals, objectives and recommendations. The vision for Edgmont is as follows:

Edgmont Township is an attractive, verdant community with scenic and recreational expanses, enhanced by residents and officials committed to preserving natural amenities and advocating sustainable development.

Goals, Objectives and Recommendations

One of the most important elements of a Comprehensive Plan is the establishment of a set of goals for the future development of a municipality and series of more specific objectives for each of the goals. The MPC states that “the Comprehensive Plan shall include...A statement of objectives by the municipality concerning its future development.”

The goals and objectives which are enumerated below are related to one of the five key issues around which the plan’s chapters are arranged. Each goal and set of related objectives are designed to provide guidance for decisions and actions around the identified issue. A set of recommendations are then provided for each of the objectives which suggest approaches and strategies for achieving the goals and objectives.

Chapter 3: Protection of Open Space and Natural Resources (Pages 41-58)

Goal

Edgmont seeks to conserve and protect open space and natural and historic resources to retain its pastoral, rural character and landscape for the use and enjoyment of current and future residents

Objectives

1. Continue to identify significant environmental resources, natural landscapes, and scenic viewsheds for conservation and preservation
2. Continue to utilize a variety of programs and techniques for open space preservation
3. Continue to encourage low-impact, environmentally sensitive development to enhance the protection of natural resources, open space, and agricultural areas
4. Continue refining preservation practices and consider additional measures to ensure the longevity of historic resources
5. Promote the value of environmental and agricultural conservation and continue to solicit resident and business involvement in the stewardship of natural resources

Chapter 4: Enhancement of Recreational Opportunities (Pages 59-74)

Goal

Edgmont seeks to provide enhanced recreational opportunities and improved access into Ridley Creek State Park to connect and showcase the Township's natural amenities

Objectives

1. Develop new municipal parks and recreational facilities by utilizing undeveloped Township-owned properties
2. Acquire or obtain easements for open space, recreational facilities, and trails as available and needed
3. Encourage the development of pedestrian trails and paths
4. Consider expansion of the Planning Commission or appointment of an advisory committee to focus on planning and coordination of park and recreational improvements
5. Organize and promote community activities for civic and recreational spaces

Chapter 5: Energy Conservation (Pages 75-88)

Goal

Edgmont seeks to promote and utilize renewable energy and energy efficiency strategies in its residential, commercial and municipal environs to further the sustainability of the Township

Objectives

1. Initiate a strategy and course of direction in pursuing an energy planning process
2. Consider the commission of a strategic energy efficiency plan
3. Engage local residents and businesses in the planning process, and create a citizen commission that reviews and recommends energy-related policies and programs
4. Reduce energy use in municipal facilities, which can serve as an example for commercial and residential energy use reduction
5. Select short-term projects and initiatives that will reduce the carbon footprint and increase recycling in the Township

Chapter 6: Planning and Management of Utilities

(Pages 91-100)

Goal

Edgmont seeks to provide public utilities and infrastructure in an efficient and cost effective manner that supports the Township's goals for growth and land development

Objectives

1. Allow the extension of public sewer to manage and maintain new growth to existing areas of medium and higher intensity development in the Township
2. Utilize the extension of public water to enable desired new development and ease the reliance on individual, on-lot water systems
3. Monitor existing and future pipeline activity that may occur in the Township

Chapter 7: Target Development and Improvement Areas

(Pages 101-124)

Goal

Edgmont seeks to promote a reasonable balance between land development, the preservation of open space and scenic amenities, and a safe and efficient transportation network to maintain the existing character of the Township

Objectives

1. Plan for the location of new growth and development in portions of the Township already containing medium and higher intensity land uses
2. Continue to support the use of Open Space Development and other creative design options for new development in western Edgmont
3. Enhance the accessibility and appearance of commercial areas, while seeking a balance of uses
4. Continue to support village development at Gradyville and to provide for small-scale commercial uses at community crossroads
5. Maintain a modern and efficient road network that effectively conveys local and area-wide traffic, accommodates alternative modes of transport, and is appropriate in scale for the character of the Township

Planning Context

History and Physical Characteristics

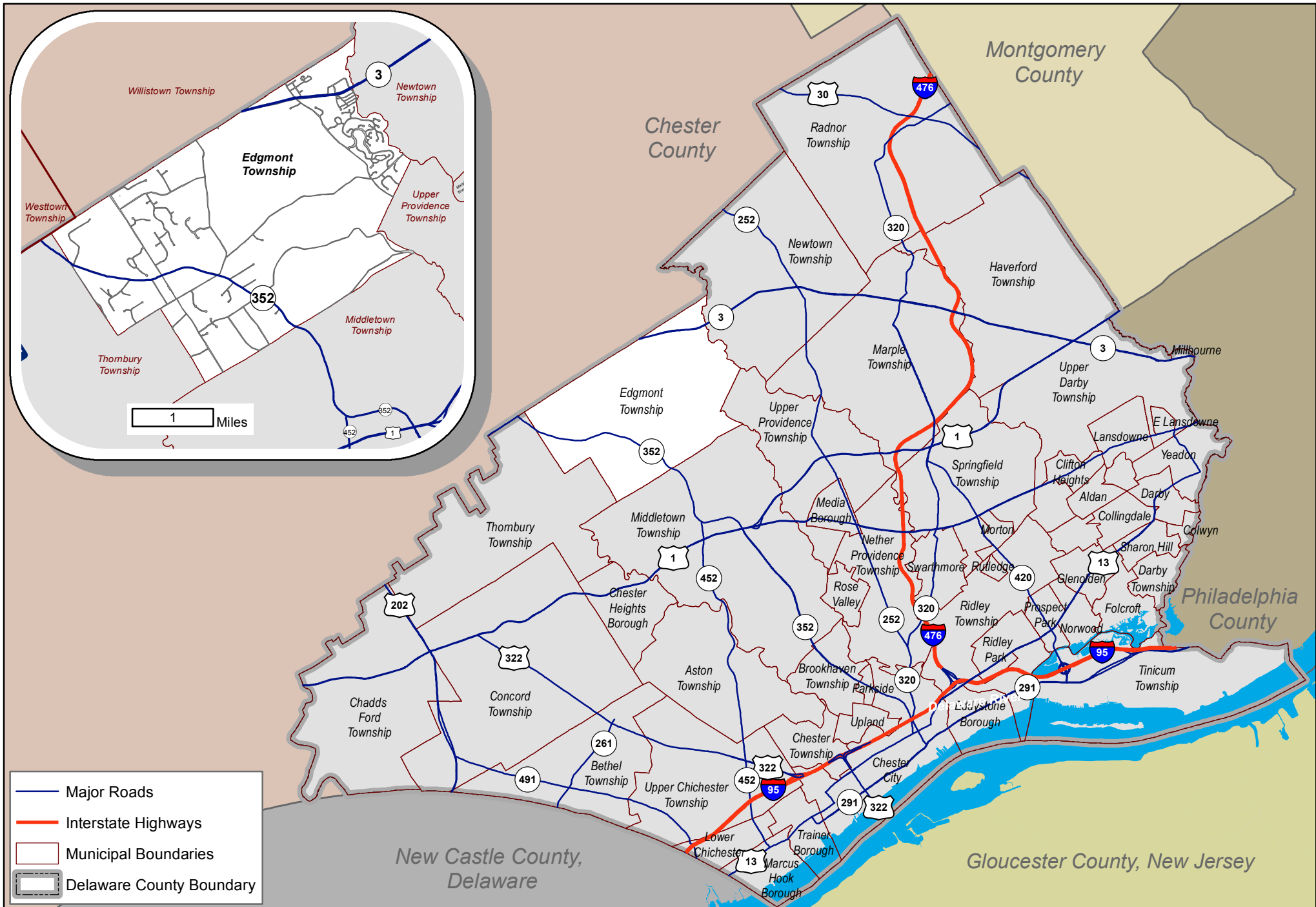
Setting

Edgmont Township, 9.8 square miles in area, is located in the north-central boundary of Delaware County (see Map 2-1, "Regional Setting"). Its northern boundary is on the Delaware County-Chester County line where it lies adjacent to Westtown and Willistown Townships, in Chester County. In Delaware County, it is bordered by Thornbury Township on the west, Middletown Township on the south, and Upper Providence Township on the southeast. On the east, the Township is bordered by Crum Creek, the Springton Reservoir, and Newtown Township.

Edgmont Township is generally divided into three sections, each containing its own unique character. The eastern portion of the Township, bordered by Crum Creek and Providence Road (which run in a north-south orientation), is characterized by intensive residential, commercial, and light industrial development. Major residential developments include Runnymede Farms, Springton Woods, Castle Rock, Eagleview, the Arbors at Edgmont, and Springton Chase. Commercial and light industrial development is located along Route 3 which bisects the northeastern corner of the Township.

The central portion of the Township is largely comprised of Ridley Creek State Park, which was established in 1966. It is generally located between Providence Road to the east, and Middletown and Delchester Roads to the west. It is bisected by Gradyville Road, the most extensive east-west road through the Township, and by Ridley Creek. The Park consists of 2,606 acres and constitutes approximately 42 percent of the Township's land area.

The western portion of the Township is largely rural and agricultural in nature with some small-scale commercial areas located along PA Route 352. Four active farms operate in the western portion of the Township. The Village of Gradyville also lies in the western portion of the Township at the intersection of Gradyville and Middletown Roads, and serves as a hub of activity with the Post Office, Fire Station, and Municipal Building located in close proximity to its center. This section of the Township has seen residential growth, primarily characterized by low-intensity development.



Physical Characteristics

Edgmont Township contains several important natural features including water resources, woodland areas, agricultural lands, and areas of steep slopes. The Township's main waterways include Ridley Creek (an Exceptional Value [EV]* stream), Crum Creek, and Rocky Run. Ridley Creek runs primarily in a north – south orientation through the central portion of the Township. Together with its extensive network of tributaries, it acts as a critical watershed providing drainage to much of the Township's mid-section. Crum Creek flows through the Springton Reservoir on the Township's eastern border. Rocky Run, a tributary of Chester Creek, runs through the southwest portion of the Township.

Much of the central and eastern portions of the Township are comprised of hilly, forested lands. Ridley Creek State Park is extensively forested, while the developed eastern portion has experienced a dramatic loss of woodlands over the past 20 years. Woodland and forest areas are located throughout northern and western landscapes. Wooded slopes greater than 15 percent are located primarily along the stream valleys. Areas of steep and very steep slope are found mainly in the north. In contrast, the western half of the Township is comprised mostly of prime agricultural land with slopes less than 15 percent.

Historical Context

Edgmont Township has a rich history as evidenced by its numerous historical resources. The earliest European settlements in what would become Pennsylvania occurred in Chester County, part of which would break off to form Delaware County in 1789. Before Europeans arrived in Pennsylvania, this area was inhabited by the Okehocking tribe of Lenni-Lenape Indians. The northern part of the Township was once part of the 1701 Okehocking Reservation, set aside by William Penn for use by the Lenni-Lenape after European settlement had driven away much of the game in the area. This reservation is believed to be the first land in America specifically allocated for Native American use. As the Lenape migrated west, this land was sold to local European residents who farmed or raised dairy cattle. Original large tracts of land constituting family homesteads were subdivided throughout the 18th and 19th centuries. Edgmont remained an agricultural community through the mid-20th century.

Early industry revolved around grist mills for grinding grain, and saw mills for converting forest trees into lumber products. Crum Creek and Ridley Creek provided water power for the mills. Providence Mill, on Ridley Creek, was in operation in 1718. This area, since renamed Sycamore Mills, retains many of the houses and structures that were part of this early industrial community.

Today, Edgmont Township contains a significant concentration of early American buildings, on their original sites. Historic sites and structures in the Township are detailed in the

* According to the PA DEP, EV waters are of the highest quality, and are protected at their existing quality.

Historic Resources Map and List of Historic Resources, which are located in the Subdivision and Land Use Ordinance (SALDO), as well as in Appendix E of this plan. The Resources Survey designates over 100 structures and sites dating back to the late 17th century as properties the Township would like to preserve, and plays an integral role in preserving Township historic resources.

History of Ridley Creek State Park

Early settler John Simcote named Ridley Creek, which runs through the State Park, after his old-country home in Cheshire, England. John Worrall built a brick house that today remains within Ridley Creek State Park. The Joseph Pratt farm, also in the State Park, is built around several original structures dating to the early 1700s. The farm serves as a re-creation of an 18th century colonial plantation that was typical of this area.

Much of the land that constitutes Ridley Creek State Park was, from the early 20th century until 1966, the estate of Walter and Sarah Jeffords. Mr. and Mrs. Jeffords constructed the "Hunting Hill Mansion" around the original 18th century farm house. The mansion is a large English Country Manor House that now serves as the park office. The Jeffords family purchased several neighboring farms during their time here, many dating back to the 1700s. Known for raising champion thoroughbred horses, the Jeffords contributed much to the equestrian atmosphere that remains today in Edgmont Township. In 1966, the Commonwealth of Pennsylvania purchased the Jeffords estate, designating it a State Park. This enabled the preservation of the farmsteads, houses and many of the associated farm outbuildings. After several construction projects to develop recreational facilities, Ridley Creek State Park was dedicated and opened to the public in 1972.

Demographic and Housing Profile

This section relates to information derived from the 2010 U.S. Census, projections from the Delaware Valley Regional Planning Commission (DVRPC), and analysis from the Task Force. The information presented herein is intended to describe current population and housing conditions. Information contained in this section may assist in more accurately projecting future trends in the Township. In addition, this Demographic Profile provides population and housing trends for 2020 through 2040. Neighboring municipalities that are located within Rose Tree Media School district are used for demographic comparisons.

Population Trends and Characteristics

The Township has experienced a dramatic increase in population since 1980, especially

TABLE 2-1
POPULATION TRENDS: 1980 - 2012

Municipality	1980	1990	% Change ('80 – '90)	2000	% Change ('90 – '00)	2010	% Change ('00 – '10)	2012 (Est.)
Delaware County	555,007	547,651	-1.3%	550,864	1.0%	558,979	1.5%	558,874
Edgmont Township	1,410	2,735	93.8%	3,918	43.3%	3,987	1.8%	3,995
Media Borough	6,119	5,957	-2.7%	5,533	-7.1%	5,327	-3.7%	5,334
Middletown Township	12,463	14,130	13.4%	16,064	13.7%	15,807	-1.6%	15,831
Upper Providence Township	9,447	9,727	2.6%	10,509	8.0%	10,142	-3.5%	10,185
Rose Tree Media School District	29,439	32,549	10.7%	36,024	10.7%	35,263	-2.1%	35,345

Source: U.S. Census, 1980-2010; American Community Survey, 2014; Delaware County Planning Department; PA Department of Education

during the period between 1980 and 2000. This is the result of large scale land development projects, including Okehocking Hills, Eagleview, Allee, Springton Chase, sections of Runnymede Farms, and White Horse Village. As reflected in Table 2-1, the total population of Edgmont Township in 2000 was 3,918, a 43.3 percent increase from 1990. The Township population increased by another 1.8 percent by 2010. Between 2000 to 2010, there was an average population decline of -1.8 percent in the municipalities that constitute the Rose Tree Media School District. Delaware County as whole, however, experienced a 1.5 percent population increase overall.

The decreased rate of growth from 2000 to 2010 may be attributed to the reduced availability of developable land from the surge of development since 1980 and the 2007 – 2009 economic recession.

Between 2000 and 2010, Edgmont's population aged and lost a portion of its racial and ethnic diversity. The median age

TABLE 2-2
POPULATION CHARACTERISTICS, 1990-2010

Population Characteristics	1990 Pop.	2000 Pop.	2010 Pop.
Total Population	2,735	3,918	3,987
Population by Race			
White	97.1%	90.6%	93.7%
Black or African-American	0.5%	4.9%	1.1%
Asian or Pacific Islander	2.1%	2.7%	3.8%
American Indian or Alaskan Native	< 0.1%	0.1%	0.1%
Other Race	0.2%	0.4%	0.3%
Multi-racial	n/a	1.3%	1.1%
Persons of Hispanic or Latino Origin*	1.0%	1.4%	0.9%
Population by Age			
Under 18 Years	21.5%	27.9%	15.9%
18 to 64 Years	55.1%	50.9%	57.9%
65 or More Years	23.4%	21.2%	26.2%
Median Age	n/a	44.1	50.6

Source: U.S. Census, 1990-2010

*Separate category that is extracted from other Population by Race categories

TABLE 2-3
HOUSING UNIT COMPARISON, 1990-2012

Municipality	1990	2000	% Change ('90-'00)	2010	% Change ('00-'10)	2012 (Est.)*
Delaware County	211,024	216,978	2.80%	222,902	2.70%	222,632
Edgmont Township	1,265	1,515	19.80%	1,808	19.30%	1,667
Media Borough	3,023	2,966	-1.90%	2,981	0.51%	2,979
Middletown Township	4,482	5,641	25.90%	6,012	6.60%	5,973
Upper Providence Township	3,861	4,299	11.30%	4,363	1.50%	4,175

Source: U.S. Census, 1990-2010; American Community Survey, 2008-2012 5-Year Estimates

*This Plan uses the 2008-2012 ACS estimates as the baseline for housing analysis and projections. This is due to what is seen by the Township as an inaccurate count of housing units in the 2010 Census, which is more than 8% higher than the 2008–2012 estimate count. Also, see pages 34-36 for more information.

in the Township has increased to 50.6, a signifier of the considerable population of residents over 65 residing in Edgmont. Additionally, the Under 18 Years population has decreased to under 16 percent, after climbing to more than a quarter of the population in 2000.

Housing Characteristics

Table 2-3 indicates steady housing unit growth for Delaware County as a whole and Edgmont Township individually, between 1990 and the latest U.S. Census American Community Survey (ACS) estimate for 2008—2012. Growth in the surrounding municipalities was not as consistent as that in Edgmont Township. While Middletown experienced the largest real increase in housing units from 1990 to the '08—'12 ACS estimate, Upper Providence Township and Media Borough experienced limited or no housing unit growth during this time period. The greater housing unit increase in Edgmont may relate to greater availability of developable land in the Township relative to

TABLE 2-4
SELECTED HOUSING
CHARACTERISTICS, 2012

Housing Characteristic	2012 ACS (Est.)	Percentage
Total Housing Units	1,667	100.0%
Total Occupied Units	1,618	97.1%
Vacant Units	49	2.9%
Owner-Occupied Units	1,204	74.4%
Renter-Occupied Units	414	25.6%
Household Size in Owner-Occupied Units	1,204	-
1-Person Household	264	21.9%
2-Person Household	363	30.1%
3-Person or more Household	577	47.9%
Household Size in Renter-Occupied Units	414	-
1-Person Household	277	66.9%
2-Person Household	137	33.1%
3-Person or more Household	0	0.0%

Source: American Community Survey, 2008-2012 5-Year Estimates

Upper Providence and Media during this period.

The Census data in Table 2-4 illustrate that a significant majority of housing units in Edgmont are owner-occupied units (either houses or condominiums), and most households

consist of two residents or fewer. Nearly three-quarters of housing units in Edgmont are owner-occupied, while the percentage of households with two or fewer residents is nearly 56 percent for owner-occupied and nearly 93 percent for renter-occupied units.

Social Indicators

Table 2-5 details information relating to social characteristics in regard to housing. It specifically examines family vs. nonfamily households, family type, and female-headed

TABLE 2-5
HOUSEHOLDS, 2012

Social Indicator	2012 (Est.)	Percent
Households		
Total Households	1,618	100.0%
Family Households	1,028	63.5%
Nonfamily Households	590	36.5%
Family Types		
Family Households	1,028	100.0%
Husband-wife Families	933	90.8%
Female-headed Households	68	6.6%
Male-headed Households	27	2.6%
Families with Children		
Total Family Households	1,028	100.0%
Families with Children (under 18)	471	45.8%
Husband-wife Families with Children	424	41.2%
Female-headed Households with Children	30	2.9%
Male-headed Households with Children	17	1.7%
Average Household Size	2.37 persons	
Average Family Size	3.07 persons	

Source: American Community Survey, 2008-2012 5-Year Estimates

TABLE 2-6
SELECTED ECONOMIC CHARACTERISTICS, 2012

Economic Characteristic	2012 ACS Totals	Percent
Owner-Occupied Home Value		
Total Sampled Households	1,144	-
Less than \$100,000	23	2.0%
\$100,000 to \$199,999	56	4.9%
\$200,000 to \$299,999	140	12.2%
\$300,000 to \$499,999	267	23.3%
\$500,000 to \$999,999	460	40.2%
More than \$1,000,000	198	17.3%
Median Value of Owner-Occupied Housing	\$580,500	
Median Rent of Renter-Occupied Housing	\$2,000	
Household Income		
Total Sampled Households	1,621	-
Less than \$25,000	164	10.1%
\$25,000 to \$49,999	156	9.6%
\$50,000 to \$74,999	217	13.4%
\$75,000 to \$99,999	154	9.5%
\$100,000 to \$149,999	337	20.8%
\$150,000 to \$199,999	171	10.6%
More than \$200,000	422	26.0%
Median Household Income	\$112,321	
Mean Household Income	\$161,074	
Per-Capita Income	\$66,289	

Source: American Community Survey, 2008-2012 5-Year Estimates

households in Edgmont Township as compiled in the 2008-2012 ACS estimates.

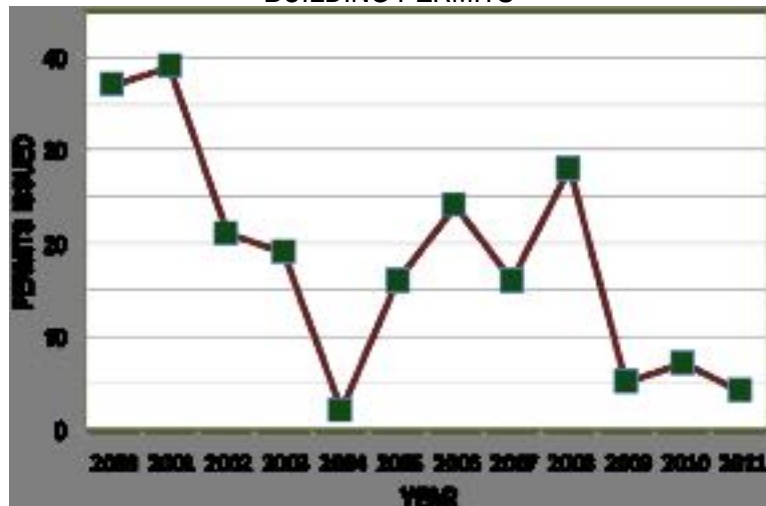
A “family household” is considered a household that has at least one member of the household related to the householder by birth, marriage, or adoption. According to the Census, same-sex couple households are included in the “family households” category if there is at least one additional person related to the householder by birth or adoption. A “nonfamily household” consists of people living alone and households which do not have any members related to the householder.

Selected Economic Characteristics

Table 2-6 provides an analysis of home values in and household income in the Township. In order to facilitate this analysis, the Task Force utilized information from the American Community Survey (ACS). The ACS is administered by the U.S. Census Bureau and provides 5-year estimates for specified demographic information. This program began in 2005 to replace the long form decennial census. The purpose is to provide an on-going survey sent to a sample of the population to estimate the total population and how it lives. This will enable data updates to be more frequent than every 10 years and help communities determine where to locate services and allocate resources. Certain items that were outlined in the 2000 *Comprehensive Plan* were part of the U.S. Census that have since been removed and are now part of the ACS. Utilizing this ACS information will provide an idea of where the Township stands on these economic measures.

The figures in Table 2-6 indicate that the average standard of living for an Edgmont resident is higher than in surrounding areas. For example, the ACS indicated a median household income of \$61,876 and a mean household income of \$84,070 in Delaware County as whole, while Edgmont Township’s median and mean household incomes are \$112,321 and \$161,074, respectively. The higher incomes in Edgmont are reflected in the high median value of owner-occupied housing, as well as the median rent in the Township (see Tables 2-15 and 2-16). Nevertheless, a diversity of socio-economic situations exist within the Township, with nearly 20 percent of households earning under \$50,000 per year.

FIGURE 2-1
BUILDING PERMITS



Source: DVRPC and Edgmont Township Building Department

Building Permits

Building permit data for new residential construction in the Township for the period of 2000 – 2011 were tabulated in order to assist in the projection of anticipated new housing units. An analysis of building permit data was done from 1990 – 1999 for the previous Comprehensive Plan; this analysis indicated that 312 building permits were issued, for an average of 31.2 per year. For the period 2000 – 2011, there were 218 building permits issued for new residential construction, for an average of approximately 18.2 per year. This represents a 30.1 percent decrease in the number of permits issued between the two periods. Figure 2-1 provides an illustration of this data.

Figure 2-1 shows the Township's varied levels of building activity, with a significant decline from 2009 – 2011 as a result of the economic downturn. It should be noted that 22 of the 28 permits issued in 2008 were the result of White Horse Village's expansion. Using the data for new residential building permits, population projections have been adjusted in order to provide possible scenarios for the Township's population (see Table 2-9).

Demographic Projections

Table 2-7 features projected population figures that were prepared by the Delaware Valley

TABLE 2-7
POPULATION PROJECTIONS, 2020-2040

Municipality	2010	2020		2030		2040	
	Pop.	Population Projection	Change ('10-'20)	Population Projection	Change ('20-'30)	Population Projection	Change ('30-'40)
Delaware County	558,979	560,989	0.4%	567,978	1.2%	569,982	0.4%
Edgmont Township	3,987	4,112	3.1%	4,547	10.6%	4,672	2.7%
Media Borough	5,327	5,347	0.4%	5,418	1.3%	5,438	0.4%
Middletown Township	15,807	15,925	0.7%	16,334	2.5%	16,452	0.7%
Upper Providence Township	10,142	10,240	1.0%	10,581	3.3%	10,679	0.9%
Rose Tree Media School District	35,263	35,624	1.0%	36,880	3.5%	37,241	1.0%

Source: U.S. Census and DVRPC

Regional Planning Commission (DVRPC), outlining projected Township population through 2040. A comparison of projected trends in other municipalities in the Rose Tree Media School District and the entirety of Delaware County has also been provided.

The absolute population change for Edgmont Township from 2010 – 2040 is projected to

be 560 residents. A 17-percent increase is projected between 2010 and 2040, primarily due to the anticipated completion of the public sewer project slated for the eastern region of the Township. Completion of this project will bring new construction to the region, which may result in a population increase. Some landholdings in the western area of the Township may also be developed in the next 30 years. Population projections in Edgmont are anticipated to exceed the other municipalities in the Rose Tree Media School District and Delaware County as a whole due to buildable land that remains in the community.

Housing Projections

TABLE 2-8
HOUSING UNIT PROJECTIONS, 2020-2040

2012*	2020		2030		2040	
Units	Projected Units	Change ('10-'20)	Projected Units	Change ('20-'30)	Projected Units	Change ('30-'40)
1,667	1,720	3.2%	1,903	10.6%	1,956	2.8%

Source: DVRPC and Edgmont Township Building Department

TABLE 2-9
POPULATION PROJECTION SCENARIOS, 2020-2040

Scenario	2010	2020		2030		2040	
	Pop. Count	Pop. Estimate	Percent/ Absolute Change ('10-'20)	Pop. Estimate	Percent/ Absolute Change ('20-'30)	Pop. Estimate	Percent/ Absolute Change ('30-'40)
DVRPC Estimate	3,987	4,112	3.1% / 125	4,547	10.6% / 265	4,547	2.6% / 125
Steady Growth Rate Estimate	3,987	4,058	1.8% / 71	4,131	1.8% / 73	4,205	1.8% / 74
Moderate Growth Rate Estimate	3,987	4,139	3.8% / 152	4,296	3.8% / 157	4,459	3.8% / 163

Source: U.S. Census, DVRPC and Consultant Analysis

Housing unit projections for the period 2010 – 2040 have been determined by dividing the projected population increases by the average of 2.37 persons per household, as derived from the 2008-2012 American Community Survey estimates. Using this method, the following housing unit projections result as shown in Table 2-8.

The number of available housing units may be projected to increase for two reasons:

- ♦ Infrastructure construction in the area east of Ridley Creek State Park will bring with it increased construction. This is based on the fact that certain development projects have been approved and are awaiting the available infrastructure before commencing construction.

- ◆ There are a number of undeveloped tracts in western Edgmont that have either been approved for development or are in the planning stages.

As a result, a 17.3-percent increase in the housing stock of Edgmont Township is projected between the period of 2010 – 2040. Future subdivisions (e.g. Sleighton) and additions to existing subdivisions (e.g. Runnymede Farms) will comprise the majority of housing units to be built in the near-future in the Township. These additional units will also ensure that Edgmont meets its projected housing demand for future residents.

TABLE 2-10
EMPLOYMENT COUNT AND PROJECTIONS, 2000-2040

Municipality	2000	2010		2020		2030		2040	
	Count	Count	Change ('00-'10)	Forecast	Change ('10-'20)	Forecast	Change ('20-'30)	Forecast	Change ('30-'40)
Delaware County	238,164	238,488	0.1%	239,433	0.4%	242,713	1.4%	243,654	0.4%
Edgmont Twp.	2,026	2,060	1.7%	2,125	3.2%	2,349	10.5%	2,414	2.8%
Media Borough	9,796	10,515	7.3%	10,555	0.4%	10,694	1.3%	10,734	0.4%
Middletown Twp.	11,454	12,569	9.7%	12,663	0.7%	12,988	2.6%	13,082	0.7%
Upper Providence Twp.	3,294	4,478	35.9%	4,521	1.0%	4,672	3.3%	4,715	0.9%

Source: DVRPC

Based on the trends of new residential building permits, the Task Force has outlined three population projection scenarios, shown in Table 2-9 that may be used to guide future planning decisions in Edgmont Township. These population projections utilize a steady growth rate scenario, DVRPC estimates, and a moderate growth rate scenario.

Employment Projections

DVRPC, utilizing data from the U.S. Census Bureau, used employment data to prepare employment forecasts for the nine-county region. It should be noted that the data provided in the 2000 Comprehensive Plan did not include the development of the Edgmont Square Shopping Center. The numbers outlined account for its development, as DVRPC adjusted its projections in 2001 as a response to the 2000 U.S. Census. These figures represent the number of individuals who are employed or work in the various municipalities. Table 2-10 outlines the employment forecasts and compares Edgmont Township to surrounding municipalities and the entirety of Delaware County.

Existing Conditions

Land Use

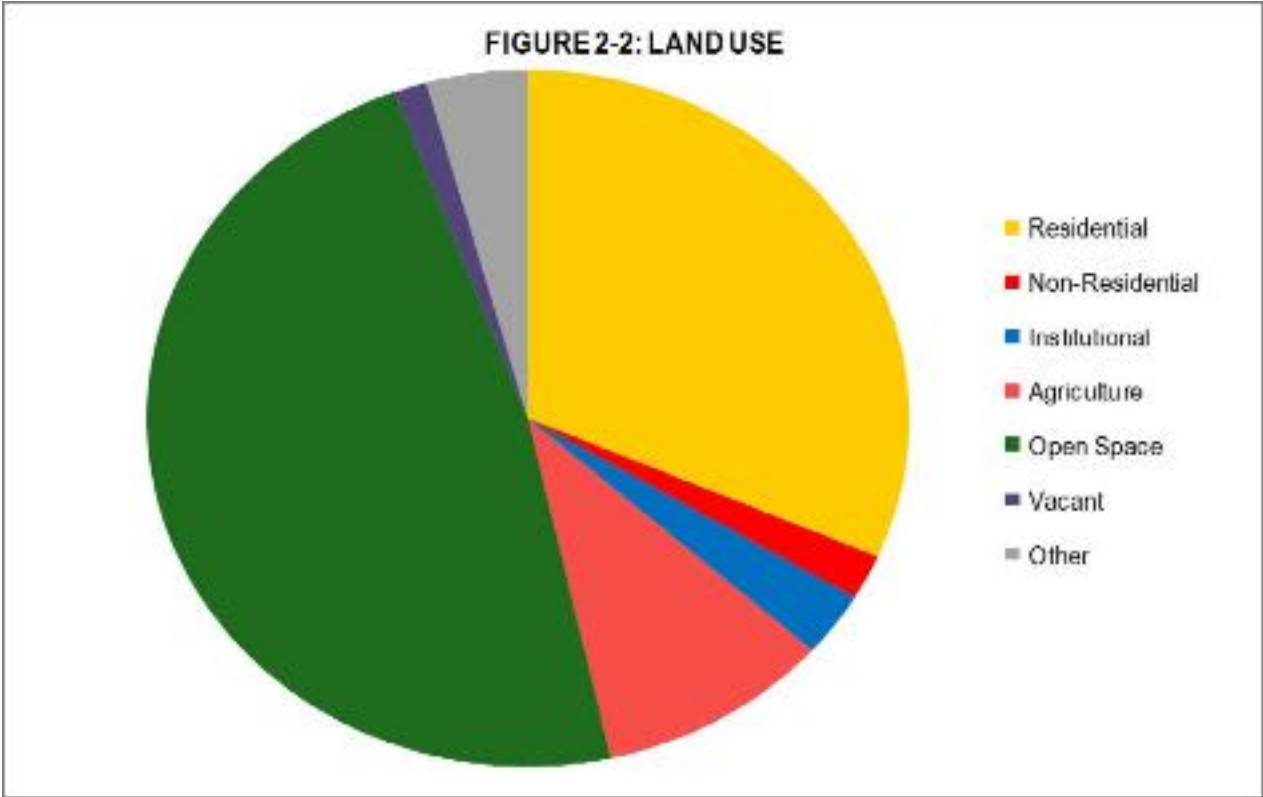
In order to understand proposals for future land use, it is important to understand existing land use. Map 2-2 depicts existing land use, and Table 2-11, “Existing Land Use, 2011,” lists land use categories and their acreages. In 2011, 2,606 acres, or 41.8 percent of the Township was comprised of land in Ridley Creek State Park and 6 percent was in other recreation. Open Space use results in a total of 47.8 percent of Township acreage. The fact that nearly one-half of the Township consists of parkland, sets apart Edgmont from its neighboring communities and the vast majority of municipalities in the region.

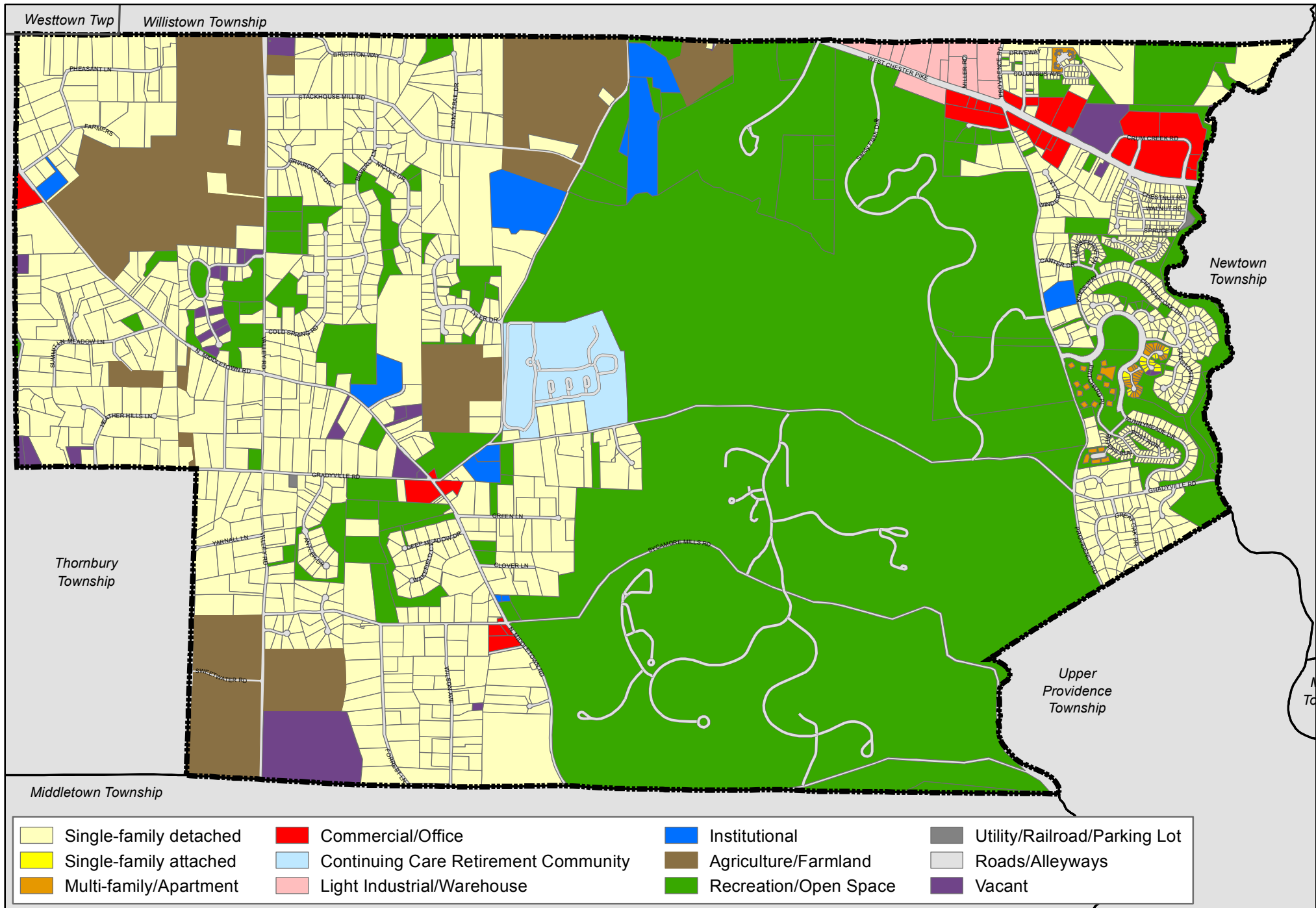
Residential land use categories (including single-family detached dwellings, single-family attached dwellings, and multi-family dwellings) constitute the second most significant land use category. This land use category constitutes 31.3 percent of the land in the Township.

TABLE 2-11
LAND USE (2011)

Category	Acre	Percentage
Residential	1961.6	31.5%
Non-Residential	133.1	2.1%
Institutional	189.4	3.0%
Agriculture	619.7	9.9%
Open Space	2976.8	47.7%
Vacant	86.6	1.4%
Other	267.1	4.3%
Total	6234.3	-

Source: Delaware County Planning Department





Land Use Categories

There are a variety of land use categories that exist throughout the Township. Examples of the respective land use category have been provided. Categories referenced throughout this section shall have the following meanings:

Agriculture/Farmland:

Parcels used primarily for the production of crops, keeping of livestock, and/or the marketing of farm products. Examples of this land use category are Arasapha Farm and Sleighton Farm.

Institutional:

Parcels owned or utilized by a government, educational, religious, or non-profit entity, as well as continuing-care retirement communities (CCRC). Examples of this land use category would include White Horse Village, the U.S. Army Reserve Center, the site of the Edgmont Township Municipal Building, and various churches.

Non-Residential:

Commercial/Office – Parcels used by a for-profit venture by an owner, business, or tenant. Land being utilized under this category includes retail stores, office spaces, restaurants, automotive establishments, and the like. The Edgmont Square Shopping Center is an example of this land use category.

Light Industrial/Warehouse – Parcels utilized for the purpose of manufacturing, producing consumer goods, providing warehouse and/or storage space, or providing professional services, such as repair facilities, laboratories, or the like. An example of this land use category are Ridley Creek Plaza and self-storage facilities.

Open Space/Recreation:

Parcels or areas of water predominantly in their natural states and free from development for residential, commercial, industrial, or institutional uses. This type of land may be publicly or privately owned. Examples of this land use category are Ridley Creek State Park and the Edgmont Country Club.

Wooded – Parcels entirely occupied by trees or forestry cover.

Other:

Mining – Parcels utilized primarily for the removal of natural resources from the earth, either above or under ground level including soil removal, timber harvesting, and/or mineral extraction.

Roads/Alleyways – Land being occupied by facilities designed for transportation between destinations by either motor vehicle or pedestrian means of transit. According to the Delaware Valley Regional Planning Commission (DVRPC), approximately 7.45

percent of the land use in the Township is for transportation purposes.

Utility/Parking Lot – Parcels utilized primarily by a public or private entity for the purpose of providing infrastructure resources available to the public. This may include parking garages, electricity substations, public sewer or water facilities, pipelines, and the like.

Residential:

Multi-family – Parcels occupied by a residential building(s) containing multiple dwelling units and designed to house two (2) or more families living independently of one another. Examples of this land use category are the Fieldstone Building and Pritchard Place condominium

Single-family Attached – Land occupied by a building separated into two (2) or more residencies by common party walls. Each separate unit represents an individual lot and each separate dwelling unit is utilized by one (1) family. Examples of this land use category includes the Clusters at Runnymede Farms and Eagleview.

Single-family Detached – A parcel where the principal use is a residential dwelling unit having no party wall in common with an adjacent dwelling unit and is utilized by one (1) family. Examples of this land use category are the Deer Run, Cold Spring Farms, and Alleé housing developments.

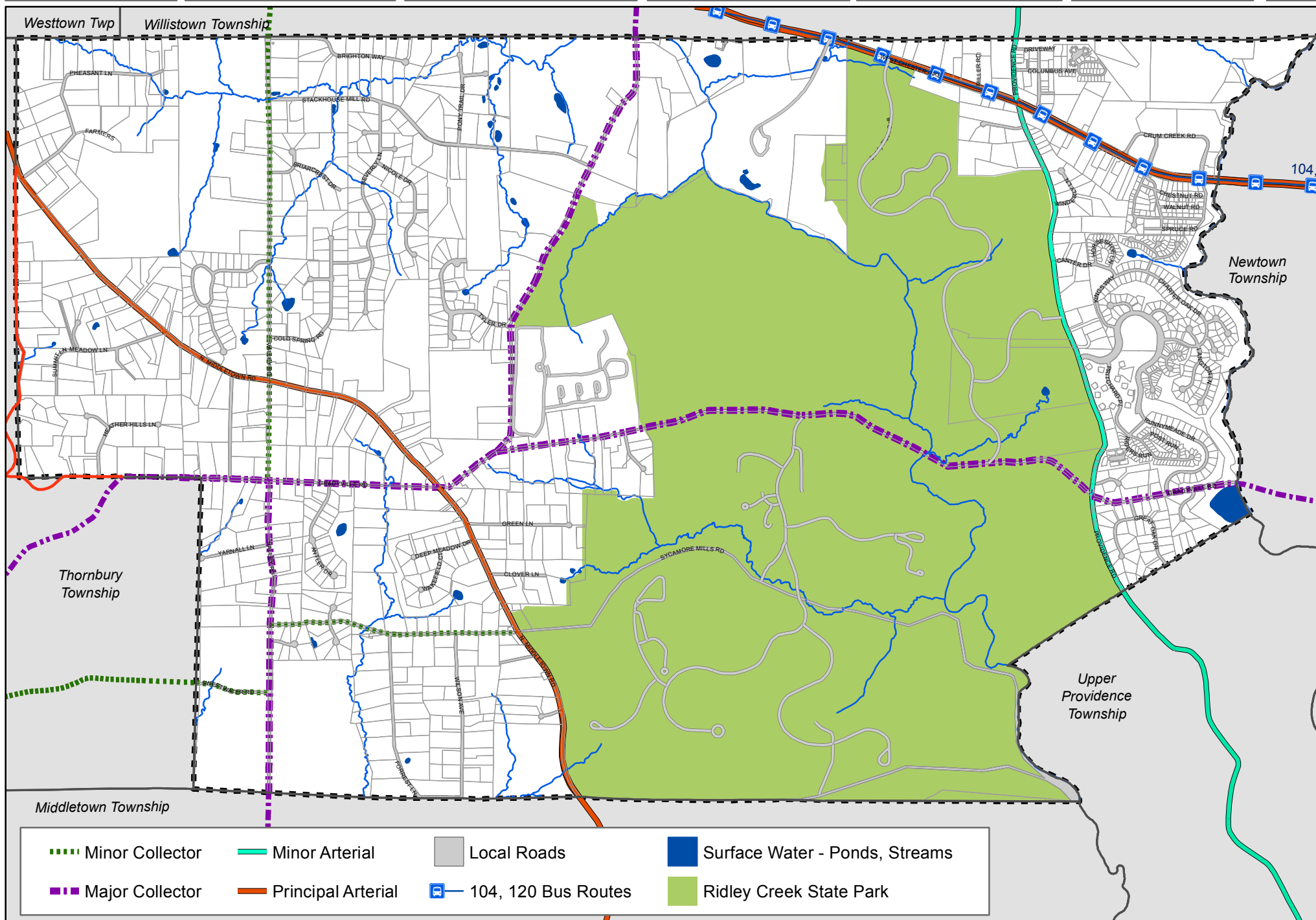
Vacant: Parcels not utilized nor occupied by a building or structure.

Transportation

According to PennDOT, Edgmont Township contains 31.81 miles of road. Of that, 17.28 are part of the Township road system and 14.53 are part of the Pennsylvania Highway System. Roads in the Pennsylvania Highway System are under the jurisdiction of the Pennsylvania Department of Transportation (PennDOT). Additionally, several roads are privately owned by homeowners' associations (HOAs) in the Township. The following developments contain privately owned roads that are not counted as part of the Township road system:

- ◆ Castle Rock
- ◆ Canter Village at Runnymede Farms
- ◆ Eagleview
- ◆ White Horse Village
- ◆ Fivormore *
- ◆ Marville/Edgmont Square Shopping Center
- ◆ Miller Road
- ◆ Sleighton School Farm

* Developments who intend to dedicate their roadways to the Township in the foreseeable future.



Approximately 50 percent of the road mileage in the Township is under the jurisdiction of PennDOT. Appendix D: Circulation Data provides information on the state and Township road systems; Map 2-3 portrays the functional classification and location of these roads in the Township. There are four major state roads in the Township that convey the greatest volume of traffic through the Township. Annual Average Daily Traffic (AADT) has increased on these roadways as the region has developed over the previous ten years.

TABLE 2-12
STATE ROADWAY AADT INFORMATION

Roadway	AADT (2000)	AADT (2010)	Percent change
Middletown Road	11,290 to 12,548	16,862 to 17,852	~ 46% increase
Gradyville Road	2,428 to 3,380	3,420 to 5,704	~ 55% increase
Providence Road	9,945 to 10,281	9,926 to 11,065	~ 8% increase
West Chester Pike	13,574 to 18,063	14,997 to 16,732	~ 4% increase

Source: PennDOT, Internet Traffic Monitoring System, 2010

Public transit for Edgmont residents is provided by SEPTA. Bus service runs along West Chester Pike connecting Edgmont Township to Philadelphia (to the east) and West Chester (to the West). Greatly due to Edgmont's location at the suburban fringe of Delaware County, non-automobile transportation options for residents are currently limited. This includes bikeways and major pedestrian accessways. Multi-use (including equestrian) trails are located in Ridley Creek State Park, though the sidewalk system is minimal in the Township, including along major roads and in some housing developments. Please see Appendix D for data collected for Township circulation planning.

Functional Classifications

According to PennDOT files, the following characteristics apply to the functional classification system for an urban area:

Principal Arterials:

- ◆ Serves major centers of activity and carries high proportion of area travel on minimum mileage.
- ◆ Integrated both internally and between major rural connections.
- ◆ Carries most trips entering and leaving the area and serves intra-area travel.
- ◆ Provides continuity for rural arterials.

Minor Arterials :

- ◆ Interconnects with and augments principal arterials.
- ◆ Accommodates trips of moderate length.
- ◆ Distributes travel to areas smaller than identified with higher systems.
- ◆ Places emphasis on land access and offers lower traffic mobility.
- ◆ Spacing normally not more than one mile.

Collectors:

- ◆ Provides both land access services and traffic circulation.

TABLE 2-13
COMMUNITY FACILITIES DATA

Name	Type of Ownership	Owner	Number & Type of Facilities	Acres	General Condition & Use
Township Building	Public	Edgmont Township	1 Township Building	2	Good Condition; Municipal Use & Open Space
Township Property	Public	Edgmont Township	3 open space tracts	11 and 16	Good Condition; Residential & Open Space; Municipal District
Edgmont Township Fire Company No. 1 Station	Private / Nonprofit	Edgmont Township	1 Fire Station	5	Good Condition; Municipal District
Edgmont Township Fire Company property	Private / Nonprofit	Edgmont Township Volunteer Fire Company	Volleyball Court Playfield Picnic Area	5	Good Condition; Private/Rental
Ridley Creek State Park	Public	Commonwealth of PA	State Park (see attached)	2,606	Recreation/Conservation
Edgmont Country Club	Private	Edgmont Country Club Edgmont Golf Club, Inc.	Golf Course; Club House	185.1 11	Good Condition; Recreation
William Blithe Recreation Area	Private / Nonprofit	Castle Rock Civic Association	Playground Picnic Table Half-Court Basketball	0.9	Good Condition; Neighborhood Open Space
Runnymede Farms PRD Open Space	Private / Nonprofit	Runnymede Farms Homeowners Association	Neighborhood Open Space; Walking Trail Tennis Courts, Pool	22.9	Poor Condition; Neighborhood Open Space (overgrown and unkempt)
White Horse Village Open Space	Private / Nonprofit	White Horse Village	Neighborhood Open Space Walking Trail Putting Green Playground facilities Indoor Pool Gym	4.1 *	Good Condition; Residential neighborhood open space
Eagleview I Open Space	Private / Nonprofit	Eagleview I Homeowners Association	Neighborhood Open Space, Community Garden		Good Condition
Okehocking Hills Open Space	Private / Nonprofit	Okehocking Hills Civic Association	Neighborhood Open Space	12.8	Good Condition; Neighborhood Open Space

Cold Springs Open Space	Private / Nonprofit	Cold Spring Farms Homeowners Association	Neighborhood Open Space, Pond	14.1	Good Condition; Neighborhood Open Space
Deep Meadows Open Space	Private / Nonprofit	Deep Meadows Civic Association	Neighborhood Open Space, Pond	11.9	Good Condition; Neighborhood Open Space
Deer Run Open Space	Private / Nonprofit	Deer Run Homeowners Association	Neighborhood Open Space, Pond	13.3	Good Condition; Neighborhood Open Space
Brick House Farms Open Space	Private / Nonprofit	Glenn M. White Builders	Neighborhood Open Space; Walking Trail; Pavilion, Pond	27.3	Good Condition; Neighborhood Open Space
Arbors at Edgmont Open Space	Private / Nonprofit	Arbors at Edgmont Homeowners Association	Neighborhood Open Space; Walking Path; Recreational Equipment	4.8	Good Condition; Neighborhood Open Space
Summerhill Open Space	Private / Nonprofit	Summerhill Homeowners Association	Neighborhood Open Space; Walking Path; Pavilion	16.8	Good Condition; Neighborhood Open Space

- ◆ Distributes trips from arterials through residential neighborhoods to ultimate destination.
- ◆ Collects traffic from local streets and channels to arterials.

Local Roads:

- ◆ Comprises all facilities not in one of the higher systems.
- ◆ Permits direct access to abutting lands and connects to higher systems.
- ◆ Discourages through-traffic movement.

Community Facilities and Services

Community facilities refer to municipal and institutional facilities that provide public services and opportunities for social and recreational activity. Edgmont Township offers its residents a variety of community facilities, including municipal, emergency and medical, educational, and recreational facilities, among others. Refer to Map 2-4, "Community Facilities," for the locations of these and other facilities. Table 2-13, "Community Facilities Data," provides further details on the Township's existing facilities.

Municipal Facilities

The Edgmont Township Municipal Building, located at the intersection of Gradyville and Delchester roads, houses the Township's administrative offices. The building also serves as a place for public meetings and is available to community groups and organizations. The Township owns pockets of land in close proximity to the Municipal Building, including:

- ◆ An 11-acre tract located near the intersection of Gradyville and Middletown roads;
- ◆ A 16-acre tract located near the intersection of Gradyville and Delchester roads surrounded by a historic stone wall;
- ◆ A three-acre tract located to the east of the Municipal Building;
- ◆ A two-acre tract where the Municipal Building is located; and
- ◆ A five-acre tract located to the west of the Municipal Building.

The final five-acre tract listed above is the site of the Edgmont Township Volunteer Fire Co. No.1 Fire House. The Township leases this land to the Fire Company. Much of the remainder of the Municipal Property remains undeveloped as open space.

Public Library

Currently, Township residents utilize library services in Middletown and Newtown Townships. Edgmont Township makes financial contributions to these libraries.

Emergency and Medical Facilities

Policing services are provided by the Pennsylvania State Police. Volunteer fire protection services are provided by Edgmont Township Fire Company No. 1 located on Gradyville Road, adjacent to the Edgmont Township Municipal Building. Ambulance service is provided by Riddle Memorial Hospital Ambulance Service, as well as Newtown Township Ambulance Services. Currently, there are no hospitals or major medical clinics in Edgmont Township, and residents utilize hospitals and medical clinics in surrounding communities. The following hospitals serve the community:

- ◆ Riddle Memorial Hospital in Middletown Township;
- ◆ Paoli Hospital in Willistown Township;
- ◆ Bryn Mawr Hospital in Lower Merion Township;
- ◆ Crozer-Chester Medical Center in Upland Borough;
- ◆ Delaware County Memorial Hospital in Upper Darby Township; and
- ◆ Chester County Hospital in West Goshen Township and West Chester Borough.

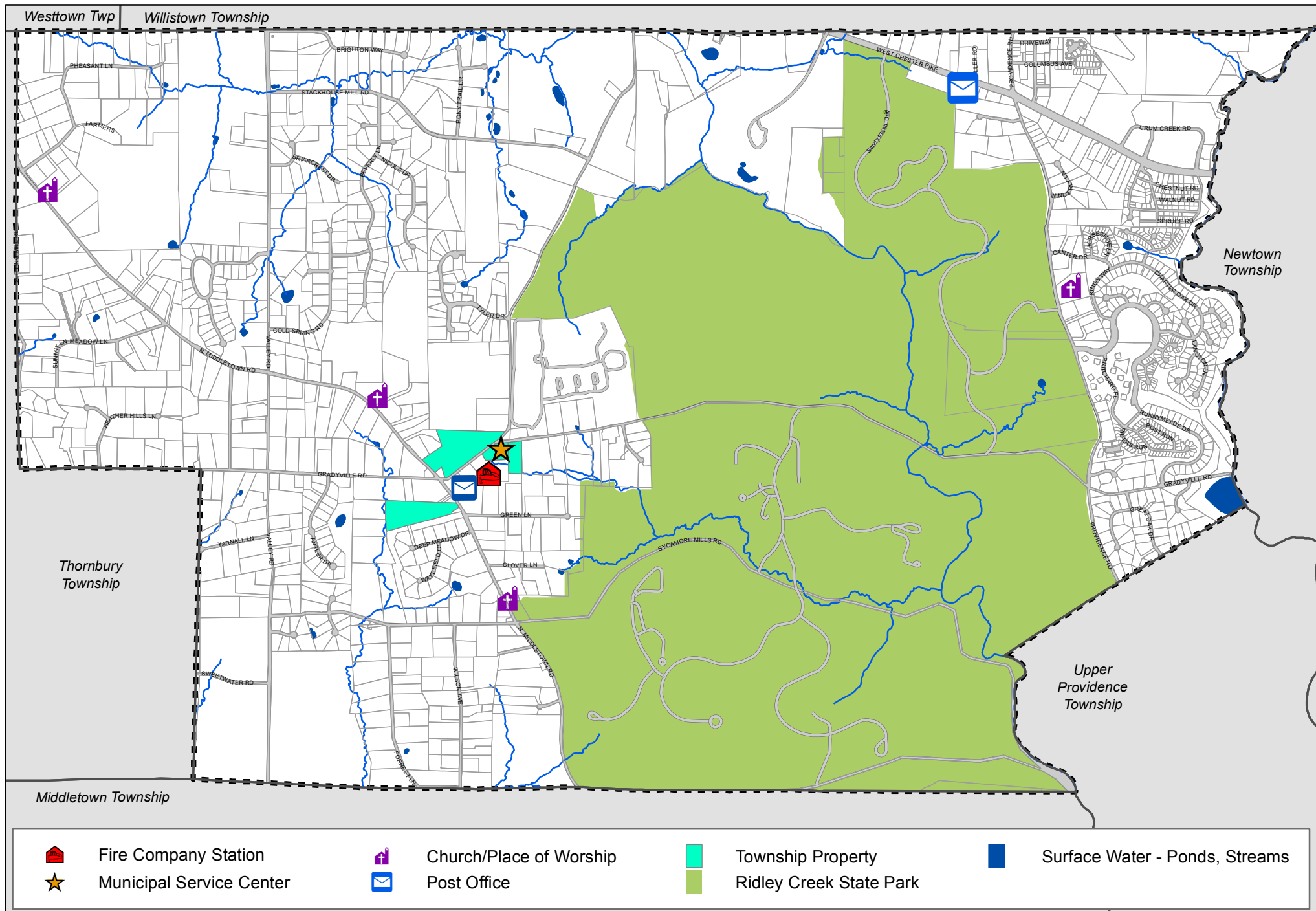
Educational Facilities

Public School System

Edgmont Township is within the Rose Tree Media School District, along with Middletown Township, Upper Providence Township, and the Borough of Media. The School District includes four elementary schools - Glenwood Elementary School, Media Elementary School, Rose Tree Elementary School, and Indian Lane Elementary School – the Springton Lake Middle School, and Penncrest High School.

Educational Resource Centers

Edgmont Township also contains Open Connections, a resource center that offers



educational and cultural classes for home-schooled children ages 4 – 18.

The Pennsylvania Resources Council (PRC), located in Ridley Creek State Park along Providence Road, offers adult educational programs. Many of these programs are environmental in nature (e.g., composting classes, conservation information). The Colonial Plantation, located in Ridley Creek State Park, provides historical educational opportunities to residents of the Township and the surrounding area. This facility offers visitors a perspective on colonial life.

Community Education

The Edgmont Township Fire Company sponsors fire safety education to residents and businesses within the community. Also, the Edgmont Township Municipal Building functions as a resource center for community history and offers residents the opportunity to learn about the Township through review of documents and photographs available. Additionally, White Horse Village provides cultural educational programs that are open to Township residents.

Recreational Facilities

Edgmont Township contains a variety of recreational and open space resources that provide opportunities for both active and passive recreation. Open Space land use comprises 2,964 acres, or nearly 48 percent of Township land (Figure 2-2). These opportunities are provided primarily in Ridley Creek State Park, which itself is 2,606 acres. The remaining 358 acres of open space in Edgmont is comprised primarily of Township-owned parcels, private parkland, and "green areas" within residential developments. None of the parkland is currently owned and maintained by the Township.

Existing recreational and open space facilities include:

- ◆ Ridley Creek State Park
- ◆ Open space reserves within residential developments (such as Runnymede Farms)
- ◆ Edgmont Country Club
- ◆ Arasapha Farms
- ◆ A network of pedestrian, multi-use, and horseback riding trails both within and outside of Ridley Creek State Park
- ◆ Newtown-Edgmont Little League (located in Newtown Township, though Edgmont makes financial contributions to the league).

Housing

As a primarily residential community, the distribution of housing in Edgmont Township (in both land area and housing types) is a critical indicator of the development and character of the municipality. The PA Municipalities Planning Code (MPC) requires a comprehensive

plan address the housing needs of the constituent residents in terms of quantity, preservation (of neighborhoods and housing stock), and diversity of housing options.

Existing land used for residential development in Edgmont accounts for 1,961.6 acres, or 31.5 percent of the total land area of the Township. As demonstrated in Table 2-14, the majority of housing stock in the Township is single-family detached (68.7%). The remainder of housing in Edgmont is comprised of townhomes and multi-family units.

Housing in Edgmont Township contains a blend of new and old housing. The median year built of the houses in the Township is 1986, according to the PA State Data Center. Table 2-15 outlines that age of the existing housing stock in the Township.

An intensive period of housing development occurred from 1980 until 2000, as indicated by Table 2-15. It should be noted that 73 percent of the existing housing stock was constructed during this time period. This development resulted in a 226.5-percent increase in the number of housing units available in the Township. From 2000 to 2010, the housing stock increased by an additional 19.3 percent, with a total of 1,808 housing units in the Township as of 2010. The Township feels that the Census count of 1,808 housing units is unrealistically high, and has decided to use the American Community Survey 2008-2012 5-Year Estimate of 1,667 units as a more accurate baseline for Plan housing analysis.

TABLE 2-14
HOUSING BY UNITS IN STRUCTURE

	Number	Percent
1-unit, detached	1,146	68.7%
1-unit, attached	198	11.9%
2-4 units	40	2.4%
5-9 units	84	5.0%
10-19 units	89	5.3%
20 or more units	97	5.8%
Other	13	0.8%
Total	1,667	

Source: American Community Survey, 2008-2012
5-Year Estimates

TABLE 2-15
AGE OF HOUSING STOCK

	Prior to 1970	1970 – 1979	1980 – 1989	1990 – 1999	2000 – 2009
Number of units	355	133	584	443	293
Percentage	19.6%	7.3%	32.3%	24.5%	16.2%

Source: PA State Data Center, 2011 Delaware County Data Book;
DCPD; U.S. Census - 2010

TABLE 2-16
MEDIAN OWNER-OCCUPIED HOUSING VALUE

	1980	1990	2000	2010
Edgmont Twp.	\$94,700	\$273,500	\$317,000	\$580,500
Delaware County	\$46,500	\$113,200	\$128,800	\$224,200

Source: U.S. Census, 1980-2000; American Community Survey, 2006
-2010 5-Year Estimates.

TABLE 2-17
**MEDIAN RENTER-OCCUPIED
GROSS MONTHLY RENT**

	1980	1990	2000	2010
Edgmont Twp.	--	\$1,643	\$2,493	\$2,000+
Delaware County	--	\$863	\$825	\$881

Source: Pennsylvania State Data Center, 2011 Delaware
County Data Book; DCPD; U.S. Census

The 1,618 occupied housing units are divided between 1,204 owner-occupied units (74.4%) and 414 renter-occupied units (25.6%) (see Table 2-6). Renter-occupied units in Edgmont Township include the housing units in White Horse Village. Edgmont has a rate of homeownership that is slightly higher than the entirety of Delaware County, which is 70.5 percent countywide (refer to Table 2-4).

The growth cycle from 1980 through 2000 was in part the result of the sale of farmland and zoning changes adopted in order to allow for cluster development. Between 2000 and 2010, growth declined, with the reduction in available land for development, and downturn in the economy. In addition to existing development, the following housing developments have been approved, but not yet completed:

- ◆ Halcyon (Middletown Road): ~ 41.3 acres, 21 lots using the “Open Space Development”
- ◆ Slitting Mill Meadows: ~ 16.2 acres, 5 lots using “Conventional Lot Development”
- ◆ Runnymede Farms: ~ 330+ housing units remain to be constructed

Development Patterns

Residential development exhibits two distinct locational patterns within the Township. With the exception of White Horse Village (located just west of Ridley Creek State Park), all high-intensity and Planned Residential Development has occurred in the eastern portion of the Township (east of Ridley Creek State Park). This includes the developments at Runnymede Farms, Castle Rock, the Arbors at Edgmont, and Eagleview. These developments are characterized by smaller lot sizes.

Low-to-moderate intensity residential development is found in the western portion of the Township (west of Ridley Creek State Park) in the form of Open Space Option developments such as Deer Run, Deep Meadows, Summerhill, and Brick House Farm Estates. This area is also characterized by older and larger landholdings and farmsteads.

Median Housing Costs/Values

Median housing values are no longer identified in the decennial U.S. Census. In order to evaluate existing housing values, this Comprehensive Plan update utilized information available through the American Community Survey (ACS), administered by the U.S. Census Bureau. The value of housing in Edgmont Township is among the highest in Delaware County. Median housing values and renter costs have increased between 1980 and 2009. The increases in median housing values and gross monthly rent are indicated in Tables 2-16 and 2-17.

This data indicate that housing values and costs have increased as the area has developed.

The increase in the value of owner-occupied houses may be the result of the construction of high-end communities in the western region of the Township. The value of owner-occupied housing values has increased 76.4 percent between 2000 and 2009. Gross monthly rent for renter-occupied housing units has remained relatively consistent since 1990.

Mix of Dwelling Types

The predominant housing types in the Township are single-family detached dwellings, which correlates with the predominant zoning in the Township. The Planned Residential Development (PRD) at Runnymede Farms offers single-family attached, single-family detached, and multi-family dwelling units. The Castle Rock neighborhood provides single-family residences at a high intensity level. White Horse Village accommodates single-family attached and multi-family units. Single-family attached dwellings are also provided at Eagleview. Approved developments offering a mix of dwelling types that have not yet been built include:

- ♦ Trotter's Court: a section of Runnymede Farms; will contain 38 townhomes (single-family attached dwellings)
- ♦ Mid-rise apartments: 293 mid-rise apartment units have been approved for Runnymede Farms (multi-family dwellings)

Both proposed developments require public sewers. The Township has also provided for mixed residential/commercial zoning in the C-1 Neighborhood Commercial zoning district. Development in this area also increases the housing variety in the Township.

PART B:

CONSERVATION

EDGMONT TOWNSHIP
COMPREHENSIVE PLAN



Protection of Open Space and Natural Resources

Edgmont seeks

To conserve and protect open space and natural and historic resources to retain its pastoral, rural character and landscape for the use and enjoyment of current and future residents

Edgmont has been a rural township for most of its existence despite being located in the suburban perimeters of Philadelphia and West Chester. It is this distinct rural-residential character that residents and officials seek to preserve from over-development. As some farms, woods and green spaces in the western half of Edgmont have been developed into new housing, the Township must continue to take steps to decide which land and amenities are the most important to preserve to maintain Edgmont's agrarian, open space character. Open space, whether publicly or privately owned, is often considered a community asset, especially in municipalities located in urban areas where grass, trees, and other natural features can sometimes be scarce. Nevertheless, communities like Edgmont with developable land located on the perimeter of urban centers and employment must allow for at least minimal housing and commercial development to accommodate a flow of prospective new residents to the area.

This chapter seeks to define and plan for the preservation of undeveloped and natural areas, and older historic structures in the Township, to maintain Edgmont's rural character and provide residents with a network of open spaces and natural settings. At the heart of the Township are the wooded expanses of Ridley Creek State Park, along with a mix of housing, commercial uses, open space and agricultural tracts surrounding the park. It is important for the Township to maintain a balance between development and preservation, to protect open space and the pastoral and historic landscapes and scenery for current and future residents.

Existing Conditions

Environmental Conditions

Previous actions taken by Edgmont Township toward maintaining its environmental resources may be viewed as a form of stewardship. According to the EPA, “environmental stewardship” is viewed as:

“Responsible use and protection of the environment, through conservation and sustainable practices.”

The Township views Areas of Environmental Concern in two categories, which are defined in the Township Subdivision and Land Development Ordinance (SALDO):

Primary Conservation Areas: “Areas of Environmental Concern including: flood hazard and flood prone areas; very steep slopes; woodland and forest areas; and surface water resources, including ponds, streams, and wetlands.”

Secondary Conservation Areas: “Rock outcrops; Riparian Buffers/Wetland Margins of 50 feet beyond the boundary of Flood Hazard Areas and Flood Prone Areas; Hedgerows; Historic Resources; and Prime Farmland Soils, and Soils of Statewide Importance on Existing Agricultural sites.”

Primary and Secondary Conservation Areas, and steep slopes can be found in Maps 3-1, 3-2 and 3-3.

TABLE 3-1

EXAMPLES OF AREAS OF ENVIRONMENTAL CONCERN

Conservation Area	Primary/Secondary	Example
Surface Water Resource	Primary	Crum Creek, Ridley Creek
Rock outcropping	Secondary	Castle Rock
Steep Slopes	Secondary	Cold Springs
Very Steep Slopes	Primary	Ridley Creek State Park
Woodland and Forest Areas	Primary	Ridley Creek State Park
Riparian Buffers	Secondary	Along streams and creeks throughout the Township

Conservation and Zoning

Edgmont Township has worked to address sensitive environmental areas through the regulatory process. The Township Planning Commission has worked to implement “Growing

Greener” approaches to formulate the “Open Space Development” and “Conservation Development” design options of the Township’s Zoning Ordinance. Regulations have also been adopted to protect water and land resources deemed to be of exceptional quality. These include the Township’s Steep Slope Conservation District in the Zoning Ordinance, which regulates development on slopes of more than 15 percent and aims to prohibit new structures on slopes of more than 25 percent, and the recently revised Act 167 Stormwater Management Ordinance, which is part of the Township Subdivision and Land Development Ordinance (SALDO).

The Township has worked to define types of development and the limits of their use explicitly in the Zoning Ordinance. This includes “Conventional Development,” which allows for a tract of land to be subdivided to landowners without any common open space, as well as the aforementioned Open Space and Conservation Development options.

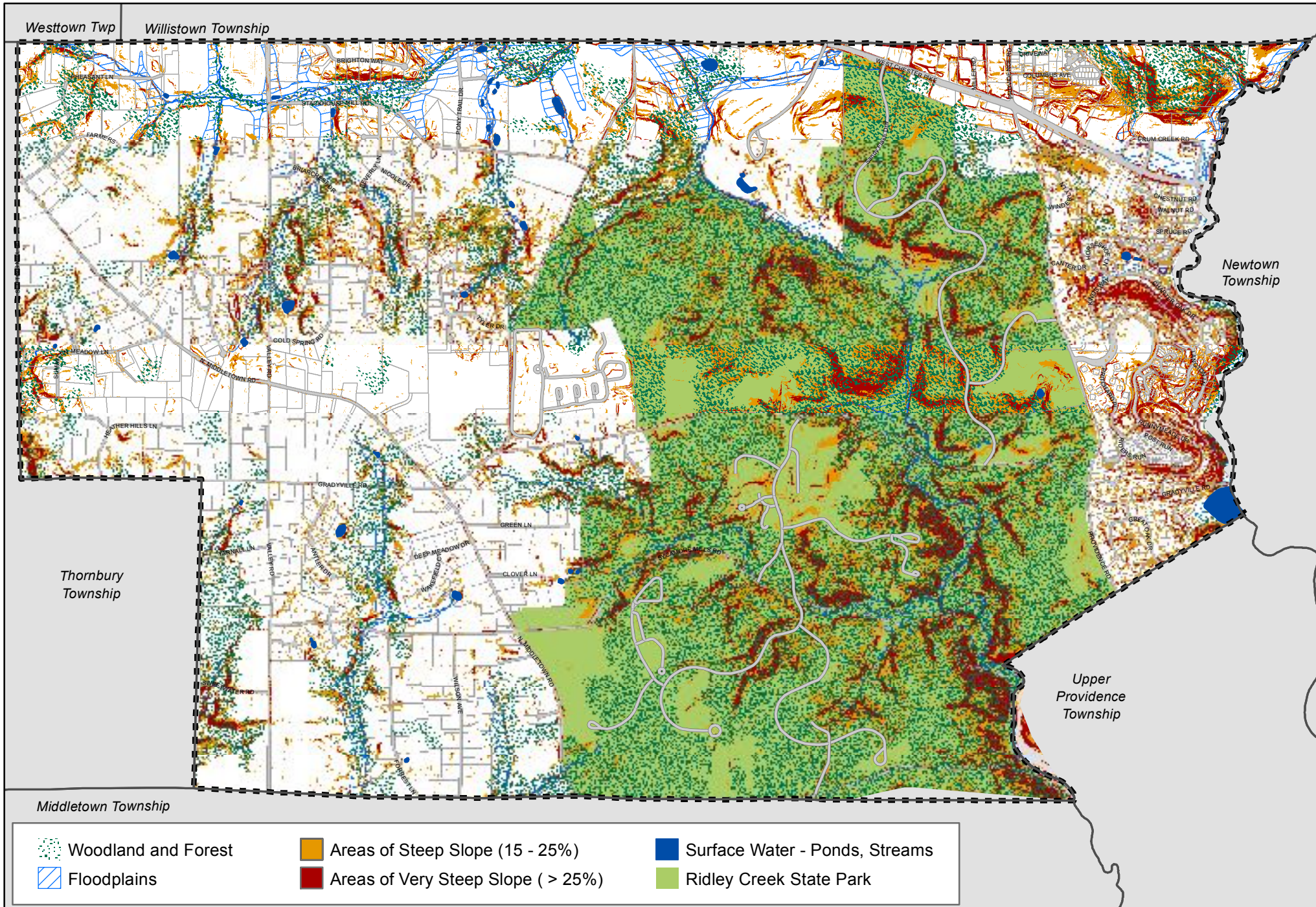
The overall goal of Township officials, is to encourage developers to leave a significant portion of their developments as open space, preferably with common ownership. In the R-1 district, one housing unit is allowed per tract, or up to five units spread across ten acres of a subdivision, by right. Tracts of more than 10 acres, if subdivided, must be approved as conditional uses, with great emphasis on developing into an Open Space subdivision, where at least 50 percent of the tract is reserved for common open space. The open space in the subdivision is regulated through zoning and must consist of a majority of land that is not contained in the two Areas of Environmental Concern (Primary and Secondary Conservation Areas). The Conservation Development option allows only one single-family house per lot of at least ten acres, with deed restriction from further subdivision.

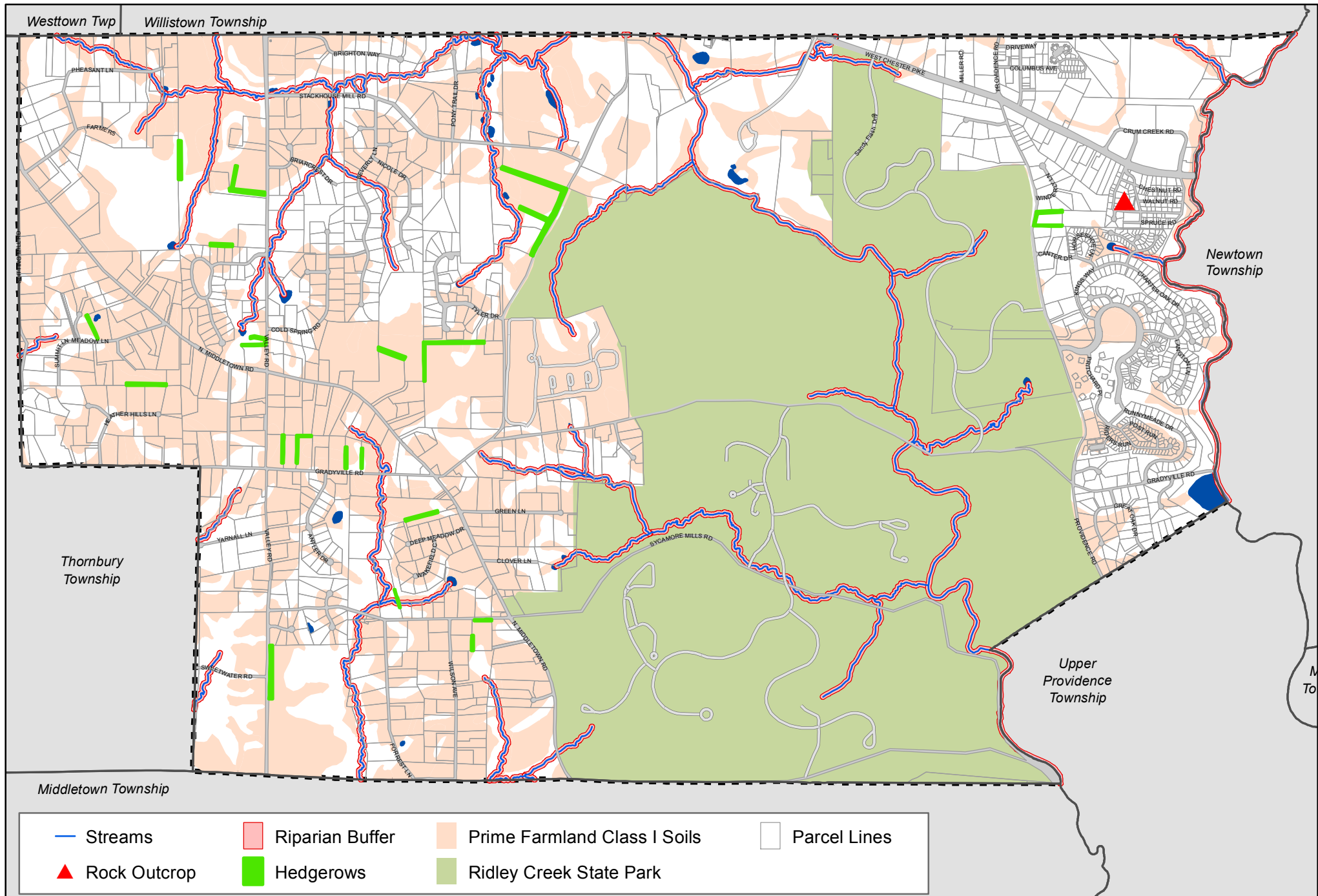
Additionally, Arasapha Farm and Sleighton Farm have been zoned R-1A, which is the Township’s Agricultural Conservation District. These parcels were rezoned with the consent and input of the respective landowners to emphasize continued agricultural use. A conservation easement has been placed on the parcels in perpetuity that restricts use of the land to agricultural use, with a minimum parcel size of 25 acres.

The Township currently owns a few open space tracts that are located near or adjacent to the municipal complex. They can be seen in Map 2-4, “Edgmont Township Community Facilities.” One of these parcels, located south of Gradyville Village, would possibly benefit the Township if developed as part of a plan for the Village. Of the parcels located by the municipal complex, one tract is



Recently restored stone wall and undeveloped open space tract along Gradyville Road across from Township Municipal Building





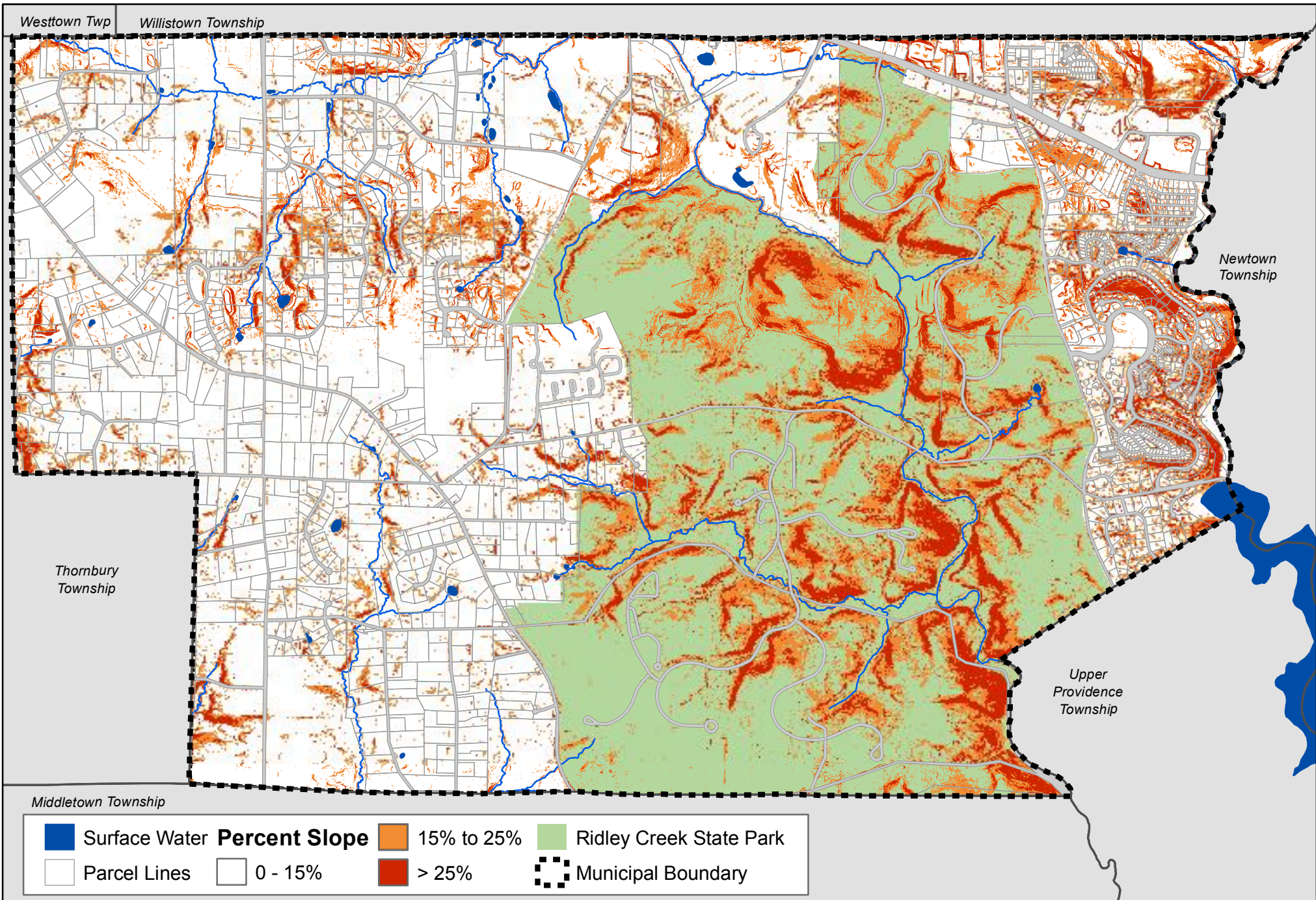
Notes:

1. Percent Slope was calculated using the DEM, Digital Elevation Model, from LiDAR data from DCNR PAMAP Program
2. Delaware County Board of Assessments - Parcel data

Disclaimer:
This map is for analytical purposes only.
The reliability of this map depends on the
accuracy of the underlying data sources
which have not been verified



Prepared by
Delaware County
Planning Department
July 2014



located north of Gradyville Road and the Township should consider developing for recreational use. A discussion of the future uses of the tracts surrounding the Municipal Building can be found in Chapter 4.

Environmental Initiatives

Many of the Township's environmental stewardship initiatives have come through partnership with local nonprofit organizations and the regulatory process. Annual and semi-annual events that promote the preservation and enhancement of existing environmental resources are curated by the Township. These include stream cleaning and tree planting activities, as well as educational programs to inform residents and businesses of environmental best practices.

The character of Edgmont Township is defined by its existing environmental resources. The most prominent environmental resource in the Township is Ridley Creek State Park, which constitutes 40 percent of the Township's land area. Other environmental resources in the Township include streams (Crum Creek, Ridley Creek, Rocky Run), woodlands, and wetlands. Regulations have been adopted to preserve them and ensure their vitality for future generations.

Historic Preservation

The Township desires to preserve historic properties, and acknowledges that many properties are in need of repair. These include historic houses located within Ridley Creek State Park, which are maintained by tenants and DCNR. To address the need to preserve historic sites and structures, the Township has outlined zoning standards to help prevent demolitions of historic structures. In the Zoning Ordinance (Article 21), the Township requires that conditional uses and special exceptions "promote the preservation or adaptive re-use of sites and/or structures" that are listed in the Township Historic Resources Map and List of Historic Resources. Additionally, the Conservation Development option in the Zoning Ordinance encourages the purchaser of a tract to protect old estates by allowing only one single-family house per lot of at least ten acres, with deed restriction from further subdivision.



Historic chapel on the Sleighton site that may be adaptively reused as a community center in the proposed Sleighton School development

According to the most recent historic resource survey, completed by Thomas Comitta and

Associates, Inc. in 2000 (see Appendix E), the Township contains 115 “historic resources,” over half of which are located outside of Ridley Creek State Park. These resources range from historic farms and farmhouses to schoolhouses and churches. Some of these structures are located in the village of Gradyville, though others are located on large, stand-alone tracts and estates. The updated Historic Resources Map and List of Historic Resources from 2000, are part of the Township’s SALDO and can be found in Appendix C of this Plan.

Case for Action

Zoning, Development and Population Growth

The decrease in the number of building permits in the Township between 2008 and 2011 is related to the economic and housing market downturn of 2008, and development permits should be expected to rise as the economy continues to improve. It is anticipated that Edgmont’s projected population growth can be accommodated within the Township’s current zoning scheme which has allowed the Township to meet its considerable demands for growth while providing a full-range of residential uses, lot size and densities while appropriately preserving the rural character of the Township.

With 42 percent of the Township consisting of Ridley Creek State Park, the Township has targeted higher intensity development based on available infrastructure east of Ridley Creek State Park, while promoting lower density of development in the western portion of the Township to preserve the more rural agrarian setting—not only less development but consistent with the relationship to its neighbors in Chester County. For example, the Township has moved to sustain the preservation of several agriculturally eased parcels for continued agricultural uses under the R1-A zoning designation.



Tract designated for the proposed Slitting Mill development in the R-1 District, with 1.5 acres per lot

The DVRPC estimates that the Township population will increase by 17 percent to nearly 4,700 residents by 2040. The R-1 district regulations are important to preserve balance in the east and west sides of the Township in terms of the strong historic pattern of development, the combination of housing types and densities and the agrarian uses in the western side of the Township, and the integration of parcels remaining available for development in a sensitive way to the neighbors and the character of what remains relative to not only the ground but the goals that the Township residents believe are important into the future.

Community Support

The need of the Township's continued preservation of open space, and historic and natural amenities is underlined in the results of the 2012 "Issue Identification Survey" offered to residents. The continued promotion and maintenance of the Township's open space and historic structures garnered the most overwhelming support (deemed "important" by over 88% of residents) and was decided to be the most practical initiative for Edgmont to prioritize the issues and initiatives outlined in the survey. The unquestionable resident backing of the preservation of natural and historic amenities will help to prolong current initiatives that are supportive of this ideal, though the responsibility rests with the Township in leading specific initiatives and evaluating future policies.

Objectives

- 3.1 - Continue to identify significant environmental resources, natural landscapes, and scenic viewsheds for conservation and preservation
- 3.2 - Continue to utilize a variety of programs and techniques for open space preservation
- 3.3 - Encourage low-impact, environmentally sensitive development to enhance the protection of natural resources, open space, and agricultural areas
- 3.4 - Continue refining preservation practices and consider additional measures to ensure the longevity of historic resources
- 3.5 - Promote the value of environmental and agricultural conservation and continue to solicit resident and business involvement in the stewardship of natural resources

Recommendations

The Township will continue to regulate and preserve open space tracts through zoning and other conservation methods, while identifying parcels and structures for future preservation. Officials and administrators will continue to pursue means to find and preserve open space tracts. The Township should also work to find additional partners, including state agencies like DCNR, to preserve structures and landscapes. More information regarding potential partners is located in the Implementation Matrix (Appendix B). In addition, the Township should consult DVRPC's *Municipal Resource Guide* for best practices in local conservation.²

The process of preserving natural and historic amenities involves revisiting, revising and enforcing Township codes and ordinances while working with and informing residents and landowners of the need to implement related initiatives. It is imperative for officials to have support from residents for expanding the protection of open space to new areas of the Township, as this may involve the identification of new “critical” parcels for protection. Because open space protection involves placing restrictions on land use, the benefits of pursuing conservation strategies must be communicated clearly, with emphasis on how it contributes to the preservation of the Township’s character and overall quality of life.

Objective 3.1: Continue to identify significant environmental resources, natural landscapes, and scenic viewsheds, for conservation and preservation

Recommendation 3.1a

Review the primary and secondary conservation areas identified in this plan as well as significant, undeveloped parcels and prioritize their need for conservation

Using the maps of Existing Land Use (2-2), Areas of Environmental Concern (3-1), Secondary Conservation Areas (3-2), Steep Slope Conservation District (3-3) and Township zoning as guides, Edgmont should continue to identify and review the status of any critical, undeveloped parcels that are currently zoned for residential use and are located within an environmental conservation area or could be valuable to Township residents as a recreational or open space amenity. For purposes of this plan, a “critical” parcel or site is one that has unique size, locational, visual or natural or cultural attributes and whose development could have a substantial impact on the character of the Township. Any identified “critical” parcels should be marked or highlighted on a working map, including possibly an Official Map, which is discussed below in Recommendation 3.1b.

Recommendation 3.1b

Consider the commissioning of an Official Map to use as a tool to protect open space, using the Township Open Space Plan as a starting point

An effective and comprehensive way Edgmont can work to preserve open space, expand recreational facilities and control growth is by drafting an “official map.” An official map is both a map and municipal ordinance that is prescribed by the Pennsylvania Municipalities Planning Code (MPC), and identifies and locates future public lands and facilities. Items depicted on an official map can include current open space, utilities and paper streets, and future recreational and transportation facilities such as parks, roads, trails, and sidewalks. More than 60 municipalities in the Commonwealth have adopted an official map, including a number in neighboring Chester County.

For a municipality seeking to preserve its open space, the official map creates an extra layer of legislative protection against the subdivision and development of a property. Additionally, it documents the intent of the Township or public entity to *possibly* acquire a tract or tracts of land for public use. In combination with the potential development of community trails, and ongoing extension of public sewer along West Chester Pike, an official map could be an integral tool in codifying Edgmont's planning priorities, and helping Edgmont secure grants from state agencies for parks, open space, trail development and the facilitation of utility-line extensions. The map can also display proposed easements on private lands that could be used for the development of new trails, the placement of sidewalks, or the development or extension of other infrastructure such as new roads.

The process of drafting an official map can begin after the completion of the comprehensive plan, and can take up to a year to draft and adopt, with opportunity for public input. An official map provides the Township with a "reservation" period — a pre-determined amount of time up to a maximum of a year — for the Township to be given the opportunity to acquire a property identified on the official map and which is under application for development. The power given to the municipality by an official map can help prevent critical parcels from conversion into more intensive uses, although the municipality may waive the reservation period at any time if it decides it is not interested in pursuing the acquisition of a particular property.

The Township's *Comprehensive Recreation, Park and Open Space Plan*, first adopted in 2000, contains recommendations for land preservation and future facilities that can aid in the official map process. After identifying suitable tracts for protection, the Township would convene a task force to mark these critical parcels on an official map draft. Most of these parcels would likely be located in western Edgmont and may benefit Township and area residents as a municipal park or preserve, if not as agricultural land. Please refer to Chapter 4 (Recreation) and Chapter 6 (Utilities) to reference how an official map would be used to concurrently mark future trails and rights-of-way.

Objective 3.2: Continue to utilize a variety of programs and techniques for open space preservation

Land preservation initiatives date back decades in Township history, with the protection of open space built into the Zoning Ordinance through the Open Space and Conservation Development options and agricultural preservation. The Township should consider additional techniques for conserving open space parcels while also working to maintain as much open space as possible on lands slated for development. This includes through municipal regulation, partnering with state and federal agencies and local nonprofits and conservancies, as well as working closely with property owners and developers who may desire to subdivide or change the allowable uses on their tracts.

Several options are readily available to the Township to conserve large open space parcels. Depending on how the Township wants to preserve its land (for agricultural use, natural wooded area or recreation) and the desired owner (public, private or nonprofit), Edgmont can pursue the protection of open space through any of the means described below. These are in addition to the conservation easements obtained by the Township through its Agricultural Conservation District (R1-A), donated by landowners to the Township, County or Commonwealth. Additionally the Township currently has a Fee-in-Lieu program which allows developers to pay a fee toward the development of new township park and recreational facilities, instead of the dedication of a park or open space. Preserving land using the policies mentioned in this Objective may require the Township to partner with agencies, developers and residents. The Implementation Matrix in Appendix B contains more information on potential partners and program funding sources.

Recommendation 3.2a

Explore options for the purchase or donation of open space

Bargain Sale, Conservation Easement or Donation – This involves the donation or reduced-price sale of land to Edgmont or a land conservancy by a landowner. The



landowner's main motivations for this type of sale include tax benefits granted by the county that may be associated with donating the difference in the market value of the land versus the selling price. This value may be considered as a donation. Natural Lands Trust, Willistown Conservation District and Brandywine Conservancy are three conservation organizations in the area that accept donations or purchase easements for the preservation of open space. Appendix B, Implementation Matrix has further information on these and other sources of funding and technical assistance for bargain sales, easements or donations.

Life Estate – Landowners may donate, will, or sell their property, or rights thereon to a municipality or conservation organization, which at the time of death or other specified condition, will transfer to the municipality or conservation organization. A corporation, partnership or farm may also create a life estate in which the land becomes the property of the municipality or conservation interest when the company or farm ceases to operate. In some cases there are arrangements where public access is granted for recreational trails on the property while the owner is still alive or the company or farm is still in operation.

Purchase and Leaseback or Resale – An entity interested in preservation, such as a local government or a conservancy, can purchase land in fee simple, place restrictions on the deed prohibiting certain uses (e.g., commercial development) and maintain it as open space or parkland. Resale or the leasing of a portion of the land may maintain open space levels, relieve a municipality of maintenance responsibilities and generate tax revenue for a municipality.

Most of these conservation options need to be publicized and encouraged and are in need of promotion to Township property owners. The Township should continue to alert large land owners through the Township website, newsletter and brochures available at the Township Building to identify prospective partners in the preservation of large tracts.

Recommendation 3.2b

Explore land swaps and transfers as a means of preserving land

Land swaps or land exchanges are useful when a developer and conservation interest both own a piece of land more appropriate to the mission of the other. For example, a developer may own a wetland area and adjacent open space while the Township owns a vacant tract near an existing developed area. With the land exchange, the environmentally sensitive land is preserved by the Township and the developer builds houses in an appropriate location. Any mismatches in land value can be negotiated.

Transfer of development rights (TDR) is often an option in a zoning ordinance that allows private developers to preserve land. Under a typical TDR system, development rights from an area to be protected can be transferred to another parcel of land more suitable for intense development. The developer receives approval to build on the development parcel at a higher density than would be allowed without the additional development rights from the preserved parcel. The developer and the owner of the sensitive land privately negotiate a price. The municipality approves the higher density development, while a conservation easement is placed on the sensitive land.

For example, the Board identified an existing CCRC complex doing business as White Horse Village as a "receiving zone," and determined the rights to develop abutting property owned by White Horse Village could be transferred there. Edgmont was therefore successful in preserving a



Arasapha Farm, which is located in the R1-A Agricultural Conservation District

large portion of the Walker Cisler Estate, including a small arboretum which is home to numerous diverse tree specimen. Jane Levis Carter, long-time Edgmont resident and historian, lived on portions of this property that now remains in its natural, undisturbed state. The Township works toward preserving the stone walls that were constructed along the edges of these fields.

TDRs may also be used on a inter-municipal basis when mutually agreed upon by local governments. When an inter-municipal TDR is created the rights to land development within one municipality may be transferred and used in a neighboring municipality. Edgmont may examine the interest and feasibility of an inter-municipal TDR with a neighboring township where development may occur

Objective 3.3: Continue to encourage low-impact, environmentally sensitive development to enhance the protection of natural resources, open space, and agricultural areas

Edgmont has been protecting its open space and agricultural parcels primarily through its Zoning Ordinance, which carefully regulates development and encourages developers to dedicate at least half of their developed tracts to open space, and essentially mandates 50 percent open space for the development of tracts over ten (10) acres. The Open Space and Conservation Development options have been effective at shaping development in the Township to encourage the creation of privately owned and maintained open space parcels. Additionally the Township promotes the use of low-impact development through its Stormwater Management Ordinance (#220), which encourages the use of natural features to manage runoff. The Township recently revised its Stormwater Management Ordinance in 2012 to incorporate the latest standards and guidelines in Best Management Practices (BMP's).

Recommendation 3.3a

Continue to promote site design that utilizes soils and vegetation to manage stormwater and increase groundwater recharge

Sites that are developed with the intent of maximizing natural water absorption through soils and vegetation are labeled as "Low Impact Developments" (LID). LIDs achieve their goal of reducing stormwater runoff with site elements and increased permeable surfaces on parcels. Elements or "green infrastructure" typical of a LID include:

- ◆ Permeable pavers on driveways, sidewalks and parking lots
- ◆ Rain barrels that collect rain via gutters
- ◆ Rain gardens that absorb stormwater and grow vegetation that best retain water

- ◆ Bioswales that capture water at the edge of properties
- ◆ An overall reduction in impervious cover, such as asphalt

The use of aforementioned elements are encouraged through the waiver of the requirement for the submission of a site drainage plan for development with impervious cover of under 1,000 square feet.

For larger subdivisions or planned residential developments use of LID can

eliminate the need for retention ponds and can reduce overall maintenance for the Township and/or homeowners' association. Edgmont should look to developers to incorporate these best practices into larger projects where feasible.



Residential rain garden and strip with bioswales and rain gardens next to permeable sidewalks (below). These examples of “green infrastructure” can be employed in residential areas to control stormwater runoff, and decrease the impact on local streams.

Sources: Center for Neighborhood Technology (above) and Wikimedia Commons (below)

Objective 3.4: Continue refining preservation practices and consider additional measures to ensure the longevity of historic resources

According to the most recent Township Historic Resources Map and List of Historic Resources of Edgmont Township, there are 115 historic resources scattered throughout the Township outside of Ridley Creek State Park. Edgmont should examine new methods to ensure their preservation. Increasing development can threaten historic structures and sites, and the Township’s historic resources, including barns and other agricultural buildings, 19th and early 20th century homes, and portions of Gradyville Village substantively contribute to the Township’s rural, residential character. The Township should continue striving to achieve a balance between providing housing and preserving natural cultural and historic resources and integrate when applicable, preservation as part of the development process. Please refer to the Historic Resources Map and List of Historic Resources of Edgmont Township, which are the basis for Township preservation planning, and are located in the Appendix E.

Recommendation 3.4a

Update the 2000 Historic Resources Map and List of Historic Resources of Edgmont Township

If homes and other structures deemed to be historic resources are slated for demolition, then it would suit the Township to establish specific criteria that must be met prior to a demolition permit for these structures being issued. The most comprehensive way to regulate the alteration or demolition of historic buildings and subdivisions is to draft or amend the current Historic Preservation Ordinance (No. 162, 2000) as part of municipal zoning or SALDO. The Board may also wish to consider certain incentives for the rehabilitation or adaptive re-use of historic structures, including reduced permit fees in the case of a single residence or structure. The Map and List are included in Appendix E of this Plan.



Historic house on Middletown Road on the edge of Gradyville

The Township may want to compare similar ordinances from nearby Townships. Concord Township's ordinance obliges property owners and developers to apply for permits to demolish or alter historic structures that are outlined in their historic resources survey. This would be in addition to incorporating elements of historic structures into new developments. Furthermore, the Township may want to require new lot lines be setback certain distances from historic structures. The Township already requires a narrative description of historic resources in its current ordinance.

Edgmont may not decide or find suitable to declare any state-enabled (Act 167) historic districts, which would require a formal historic review board, though the Township should explore possibilities of a committee that addresses the upkeep of historic resources (perhaps in conjunction with natural resources). This committee could also be incorporated into the Township Planning Commission.

Objective 3.5: Promote the value of environmental and agricultural conservation and continue to solicit resident and business involvement in the stewardship of natural resources

Recommendation 3.5a

Solicit resident involvement in open space, natural, and historic resource protection

The Township can explore a few means of increasing resident discussion and resident awareness concerning open space and resource matters:

- ♦ The establishment of an Environmental Advisory Committee (EAC) could assist in addressing several of the conservation goals outlined in the Comprehensive Plan. An EAC could act as an advisory body on plans and policies to the Board of Supervisors and the Planning Commission, as well as an educational unit for the community.
- ♦ The Township could look into assembling a less-formal “open space and recreation” committee that would report to the Board of Supervisors, as discussed in Recommendation 4.4a.
- ♦ Expanding the Planning Commission by two members could also provide the opportunity to have dedicated members of the Commission who focus on natural and historic resource issues.

Recommendation 3.5b

Encourage the preservation and retention of prime agricultural lands, and promote agricultural use as a viable activity of sound economic value

The Township should work to preserve its agricultural assets through policy and partnerships with current and future farmers.

- ♦ Edgmont should encourage the acquisition of conservation easements from private large landowners to preserve farmland in the long term.
- ♦ The Township should review and maintain its Agricultural security district.
- ♦ Additionally, the Township should promote state and regional agricultural preservation programs, including ones offered by the PA Farmland Preservation Association (agriculture.state.pa.us), PA Bureau of Farmland Preservation (pafarmland.org), and Willistown Conservation Trust (wctrust.org).

Endnote 1: DVRPC *Municipal Resource Guide*
<http://dvrpc.org/reports/12003.pdf>

Enhancement of Recreational Opportunities

Edgmont seeks

To provide enhanced recreational opportunities and improved access into Ridley Creek State Park to connect and showcase the Township's natural amenities

One way to utilize open space for Township residents is to plan for parks, trails, or other recreational amenities on portions of municipal grounds or other preserved lands that could be acquired or where easements could be obtained. Protecting and offering open space is one of the highest priorities of the Township as it seeks to maintain its distinct rural character and distinguish itself from more-developed municipalities to the east and south. New park and recreational facilities in the Township will complement and connect to one of the greatest recreational amenities in the region – Ridley Creek State Park – making it the centerpiece of a community of parks, open space and paths and trails for use by area residents.

Recreational space is used as either active (sports fields and exercise/playground facilities) or passive (open, wooded areas for relaxation and conservation). Building a network of connected, accessible recreational and open space amenities is important for the general health, well-being and overall quality of life of Township residents and its flora and fauna. Edgmont features a variety of open spaces and protected areas. The impetus behind highlighting the importance of building a recreational network is to find ways to maintain and connect these areas into a series of community spaces that will encourage residents to experience Edgmont on foot, bicycle, or horse while taking advantage of the beauty and amenities of the Township.

Existing Conditions

Edgmont Township contains numerous recreational opportunities, with pocket parks and common spaces located in several "Open Space" subdivisions in the Township, as well as the 2,606 acres of Ridley Creek State Park. Despite the presence of the State Park and the clusters of open space scattered throughout the Township, Edgmont currently contains a

limited number of trails outside of the state park, few pedestrian amenities along major roads or between properties and no Township-owned or maintained recreational space.

Existing Natural Amenities

According to a breakdown of land uses in Edgmont (see Table 2-11), nearly 48 percent of land in the Township is designated as open space. The majority of land designated as open space is contained within Ridley Creek State Park, which itself consists of 42 percent of Township land. The remaining open space is scattered throughout the Township, consisting of undeveloped parcels, wooded areas and creek valleys, as well as areas reserved by homeowners' associations, often through the Township's Open Space Development option. Natural amenities in the Township are for the most part preserved natural spaces and passive recreational uses with minimal infrastructure.



Ridley Creek State Park entrance from West Chester Pike

However, the Township owns a number of parcels in the vicinity of the Township Building and Gradyville Village that are currently not intended for recreational purposes, but have remained open space. The Township hopes to develop some of these parcels for future use as municipal parkland.

Residential Open Space

As shown in Table 2-13 in Chapter 2, the Township is home to about one dozen private parks or recreation areas, the majority of which are located within residential developments. The areas range in size from less than one acre to nearly 30 acres, and feature such amenities as trails, ball courts and recreational equipment. The effort to reserve recreational and open spaces in residential developments has been buoyed by Edgmont's Conservation Design and Open Space Development



Common open space at the center of the Brick House Farms development

Ridley Creek State Park – Number and Type of Facilities

FIGURE 4-1

Picnicking:

Hundreds of picnic tables are located in 17 picnic areas. Each area is equipped with a comfort station and charcoal grills, and several have large fields suited to sports activities. Areas #3, #8, #11, and #17 have playground equipment, and picnic pavilions which can be reserved.

Fishing:

Ridley Creek is stocked with trout and provides excellent angling. The portion of Ridley from Sycamore Mills Dam to the mouth of Dismal Run is a delayed harvest, fly fishing only area. PA Fish and Boat Commission laws apply.

Hunting:

Ridley Creek State Park offers deer hunting opportunities at certain points of the year in sections of the Park. Archery hunting begins in September and a shotgun hunt is conducted two times annually.

Hiking:

About 12 miles of hiking trails are available throughout the park. Trails pass through a variety of habitats and those in the southern end of the park connect with trails on the Tyler Arboretum property.

Bicycling/Jogging:

A five (5)-mile paved multi-use trail along Sycamore Mills and Forge roads is designated for bicycles and joggers/walkers. Bikes are not permitted on unpaved hiking trails.

Horseback Riding:

A 4.7-mile trail accessible at area #8 is available for use by equestrians. A parking lot for trailers is located at the trailhead. A stable, operated as a concession, provides horses to ride, riding lessons, pony rides, and an assortment of horse related services.

Environmental Education and Interpretive Programs:

The park offers environmental interpretive and historical programs for the general public which focus on the resources of the park. In addition, the park serves the educational community through: field learning experiences for students and youth groups, teacher workshops targeting environmental education, and networking with local environmental organizations and businesses to make the community aware of environmental issues which will affect the quality of life in the Delaware Valley.

Organized Youth Group Tent Camping:

Camping by organized groups is permitted in the designated group camping area. This area is open from April to October each year and can accommodate up to 120 individuals.

Cross-country Skiing:

Cross-country skiers may use the hiking and multi-use trails when snow cover permits.

Continued on next page

Sledding and Tobogganing:

A large grassy slope located near the park office may be used for sledding.

Colonial Pennsylvania Plantation: Operated under the direction of Bishop's Mill Historical Institute, the Colonial Pennsylvania Plantation provides visitors with an accurate picture of life on a Delaware County farm prior to the American Revolution. The Plantation has been a working farm for over 300 years. It is restored to a late 18th century appearance complete with animals typical of the period and authentically clothed historical interpreters. On weekends from April to November, visitors can observe the farm family cooking over the open hearth, preserving foods, processing textiles, tending field crops and performing other chores necessary to survival in the 18th century world.

Source: <http://www.dcnr.state.pa.us/stateparks/findapark/ridleycreek/index.htm>

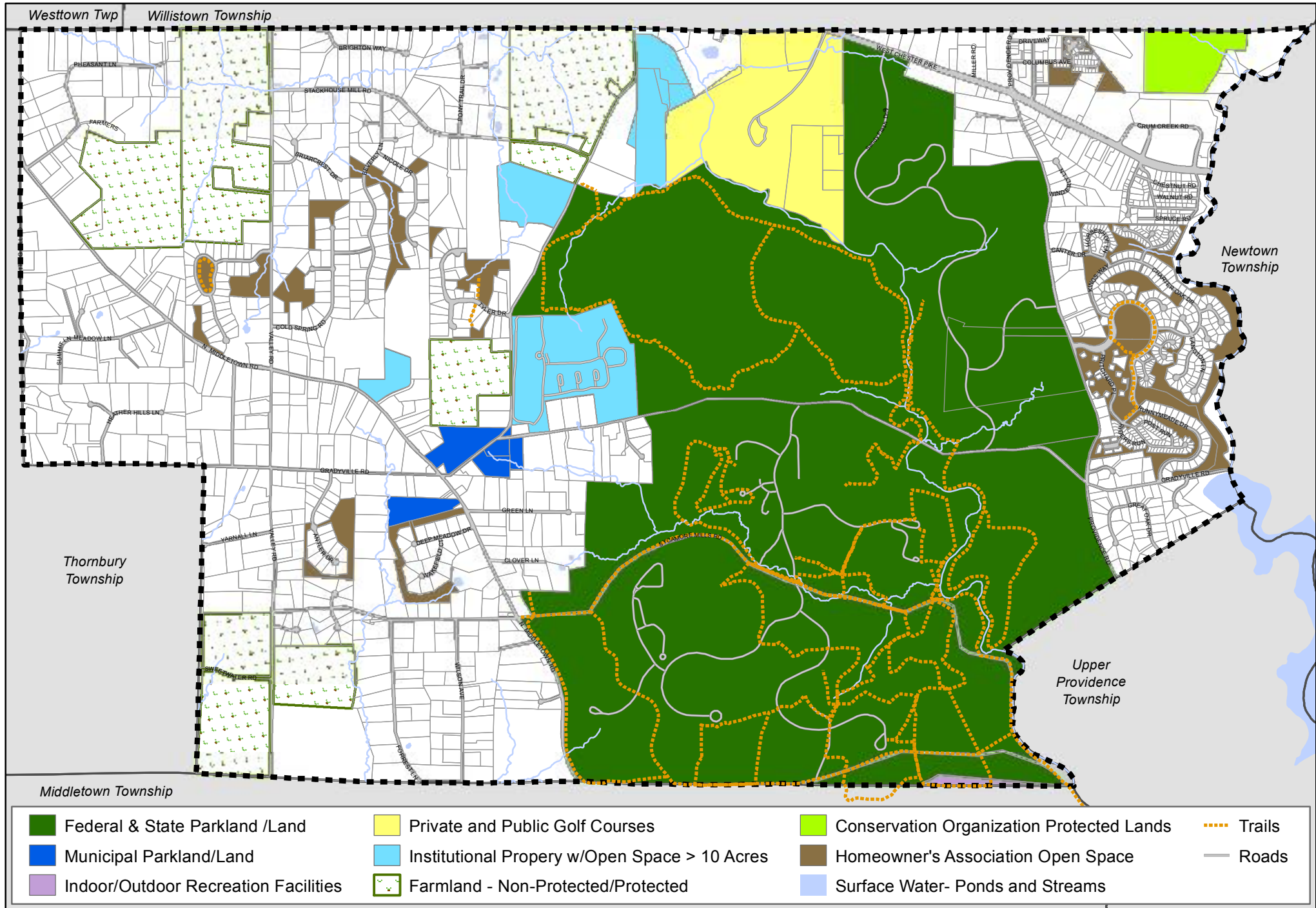
options, which gives the Township and developers the opportunity to work together to provide land set asides for recreational purposes. These residential open spaces are maintained and owned by local homeowners' associations.

Township-Owned Parcels

The Township currently owns a number of undeveloped parcels in the vicinity of the Township Building and Gradyville Village (see Map 2-4, Community Facilities in Chapter 2).

- The smallest parcel is adjacent to the Township Building to east
- The largest extends along the northern side of Gradyville Road, from its intersection with North Middletown Road to its intersection with Delchester Road
- A third parcel is located south of Gradyville Village in the southwestern quadrant of the Gradyville and North Middletown Roads intersection
- Additionally, the Township owns the parcel upon which the Municipal Building sits and leases a parcel to the Fire Company for the location of its firehouse

These plots of land, zoned residential or municipal, could be used for a variety of purposes. This could include public recreational uses, passive, preserved open space, or commercial or mixed-uses in Gradyville Village. Other than the irregularly shaped parcel that abuts Gradyville Village from the south along Middletown Road, these tracts are well-placed for an expanded municipal recreation area. The recreational area could house a number of active or passive recreational uses, as well as trails that could possibly lead into Ridley Creek State Park.



Case for Action

The objectives discussed below in this section are based upon an interest in increased recreational facilities as reflected in the 2012 community survey that was conducted as part of this plan, and the limited amount of parks and trails in the Township, outside of Ridley Creek State Park.

Need for more Recreational Space

Any municipality that seeks to provide a high quality of life for its residents should take stock of the open space and recreational amenities available to its residents. The residents of Edgmont benefit greatly from their proximity to Ridley Creek State Park, which provides 2,606 acres of open space and recreational amenities, including multi-use and equine trails.

The state park is an amenity available to Edgmont residents that few suburban Pennsylvania communities can match, though it remains one of the few recreational spaces in the Township. As detailed in Table 2-13, several privately-owned parks, trails and playgrounds exist in residential developments, mostly owned by homeowners' associations. These facilities and open spaces are scattered throughout the Township, but serve only the residents living in the adjoining housing development.

The Township owns a number of parcels by its municipal building and Gradyville Village (Map 2-4), parts of which could be planned as future parks or other recreational uses. Utilizing portions of these parcels in this way would increase the diversity and accessibility of recreational amenities available to residents. Utilizing the open space around the municipal/fire company complex will also enable the Township to provide additional park space to residents in terms of acreage.

Table 4-1 details an analysis that was conducted for the Township in terms of the park acreage necessary to adequately serve Edgmont in terms of its population size.

TABLE 4-1
PARK ACREAGE NEEDS: 2010 – 2040

Type of Facility	Existing 2010	Needs 2010	Needs 2020	Needs 2030	Needs 2040
Mini-Park	-----	1.0 – 2.0	1.2 – 2.5	1.3 – 2.6	1.3 – 2.7
Neighborhood Park	-----	4.0 – 8.0	5.0 – 10.0	5.2 – 10.2	5.4 – 10.7
Community Park	16	19.9 – 31.9	24.8 – 39.7	25.8 – 41.2	26.8 – 42.8
Total	16	24.9 – 41.9	31.0 – 52.2	32.3 – 54.0	33.5 – 56.2

Source: Consultant Analysis

¹ See notes at end of chapter for analysis discussion.

Access to Parkland and Increased Community Connectivity

Township officials may seek to increase recreational opportunities in Edgmont by establishing a Township park, encouraging construction of additional trails or paths in residential communities or developing a Township multi-use trail that would provide connections and accessibility to various locations in the Township and neighboring locales. In this regard, accessibility can be defined as the placement of parks, other recreational facilities in proximity to residential developments, including the provision trails and paths for residents to use to connect to these amenities as well as to other neighborhoods, and commercial areas.

Typically, the parks or recreational areas in the Township outside of the State Park are within housing subdivisions, which is beneficial to the residents of these subdivisions, but not necessarily to other Township residents. Additionally, these park spaces and subdivisions are isolated from other amenities in the Township other than by car, with few paths linking residential areas to Township facilities, Ridley Creek State Park and other areas of the community.

As part of an initiative to develop Township park and recreational amenities for residents, Edgmont desires to address the possibility of increasing the access and connectivity to and from these spaces as a means of encouraging residents to use recreational facilities, and increase recreational activities.

Township and Community Oversight and Engagement

Currently, the Township does not have a parks and recreation or environmental advisory committee (EAC). Parks and open space are decentralized in Edgmont, with Ridley Creek State Park run by the Pennsylvania Department of Conservation and Recreation (DCNR), and the several community parks and areas owned and maintained by private homeowners' associations.

A Township sub-committee or advisory board may be a means of encouraging the interest and engagement of residents, in addition to providing input and technical assistance to the Board on recreational and environmental issues.

Resident Desire for Trails and Recreational Opportunities

Two questions on the 2012 "Issue Identification Survey" asked residents if the Township should seek: the "Creation of community facilities and services (Examples: community events, trips, Parks and Recreation department, etc.)," and the "Establishment and maintenance of multi-use trails." Residents surveyed overwhelmingly supported both initiatives, answering that both more and/or enhanced community facilities and trails are highly important and practical for the Township to pursue.

- ◆ More than 65 percent of residents answered that it is important for the Township to increase community facilities.
- ◆ Additionally, nearly 77 percent indicated support for the township initiating the development of some multi-use trails and paths.

The physical construction of parks and trails should go hand in hand with community support and involvement in the process of increasing township recreational amenities. Resident support should be a driving force behind initiating the development of parks and trails, including their design, use, and maintenance.

Objectives

- 4.1 - Develop new municipal parks and recreational facilities by utilizing undeveloped Township-owned properties
- 4.2 - Acquire or obtain easements for open space, recreational facilities and trails as available and needed
- 4.3 - Encourage the development of pedestrian trails and paths
- 4.4 - Consider expansion of the planning commission or appointment of an advisory committee to focus on the planning and coordination of park and recreational improvements
- 4.5 - Organize and promote community activities for civic and recreational spaces

Recommendations

Objective 4.1 Develop new municipal public parks and recreational facilities by utilizing existing undeveloped Township-owned properties

The goal of providing recreational and open space opportunities for residents and property owners may be accomplished by utilizing existing, municipally owned open space lands and exploring avenues through which to improve these holdings.

Edgmont Township currently owns approximately 37 acres of property. Some of these acres contain buildings, but most remain in open space. This land is concentrated in the immediate area near the intersection of Gradyville and Middletown roads.

Recommendation 4.1a

Develop the municipally owned open-space parcel adjacent to the Township Building into a new public park and recreational facility, connecting into Ridley Creek State Park and Gradyville Village

A conceptual site plan for two Township-owned parcels (one including the Township Building, and the adjacent parcel to the east) was completed in 2013, and serves as a blueprint for the future development of Edgmont's first municipal park. The site plan serves as a supplement to this Comprehensive Plan and outlines the placement of trails, playgrounds and other amenities on the property.



Municipally-owned parcel adjacent to the Township Building to be included in future Township park

In early 2014, the Township received a matching grant from the Pennsylvania Department of Conservation and Natural Resources (DCNR) for the development of the Township park. The future "Edgmont Township Park" should be developed compatibly with the surrounding neighborhood and may serve as a basis for the development of future parks or recreational amenities in the Township.

Recommendation 4.1b

Examine the possibility of converting additional Township-owned open space land holdings into parks and recreational facilities

Near the Municipal Building and Gradyville Village, the Township owns two large tracts (see Map 2-4). One near-triangular tract spreads out to the west of Middletown Road, just south of Gradyville Village. The tract contains two structures (including a house) though most of the lot is an open field. The other tract faces the Township Building north of Gradyville Road, and is mostly wooded. On this tract, the Township is planning for a loop walking trail through the property, and has secured some funding from PECO for its development.

The eleven acre tract near Gradyville Village could be developed as commercial or residential property as part of a targeted development effort centered on the village. However, the Township may also propose to use the open field space as another location for a park with active recreation. The sixteen acre tract north of Gradyville Road could best serve residents

as a combination of passive and active recreational space, with a sitting and picnic area balanced with a trail that could provide opportunities for walking, jogging or light hiking.

Objective 4.2 Acquire or obtain easements for open space, recreational facilities and trails as available and needed

Edgmont Township's Recreation Plan, first adopted in 2000, has been updated to reflect changes in parkland needs as a result of the 2010 U.S. Census. This Plan serves as a guide for parkland acquisition and development over the life of the Comprehensive Plan. Utilizing this plan may ensure that adequate parkland is available to meet community needs. This document serves as a valuable tool in the community planning process, as well as guiding the Township's fee-in-lieu of dedicated open space provisions. Table 4-1, "Park Acreage Needs: 2010 – 2030," is a component of this Comprehensive Plan and may be viewed earlier in this chapter.

Recommendation 4.2a

Identify parcels that could be purchased or for which easements could be obtained through the drafting of an official map

As discussed in Chapter 3, an official map ordinance serves as an invaluable tool to protect targeted open and natural spaces in the Township from development. The official map is an equally vital tool for planning future recreational facilities and trails. The official map provides the Township with an opportunity to reserve parcels for future public ownership and use as parkland. Additionally, access easements for trails can be marked on an official map, which gives legal backing for any future easement agreements. In this regard, the ordinance serves as a visual "checklist" for future parks and trail demonstrating to residents, developers and property owners alike how Edgmont may plan to further develop recreational amenities. Additionally, the process of drafting an official map provides an opportunity to bring local stakeholders together to identify critical open space parcels.

Recommendation 4.2b

Examine the feasibility of utilizing natural gas pipeline and other underground utility rights-of-way for the location of trail or trail segments

As the Township works to mitigate the impact of natural gas pipelines through Edgmont (see Objective 6.3), it can possibly benefit from existing and future rights-of-way and easements held by energy companies to help construct a Township network of trails.

Map 6-1 (page 92), shows the general location of existing pipelines through the Township. While the energy, utility and fuel transmission companies who own these pipelines may have concerns with safety and access regarding placing trails on the land above their pipelines, the Township should work with relevant agencies and nonprofit partner to explore either

lease or acquire space above these pipelines, which could potentially connect residential and commercial areas to Ridley Creek State Park. Recreational trails constructed on existing utility rights-of-way are common in parts of Pennsylvania and the country, and establishing a trail network in this fashion may be the “path of least resistance” from the perspective of the Township. Information sources and possible partners are listed in the Implementation Matrix (Appendix B).

Objective 4.3 Encourage the development of pedestrian trails and paths

Ridley Creek State Park is the most important amenity to which the Township should look to enhance multimodal connections. As outlined in the Conceptual Site Plan for Edgmont Township Park, the Township is examining the possibility of a trail from the planned municipal park at the Township Building that will provide a connecting link into Ridley Creek State Park. The Township should examine existing Park entrances that could be linked to neighboring housing developments and communities via trails. The purpose of these connecting trails is to encourage ease of access and greater utilization of the State Park, while creating the opportunity for residents to walk, bike or ride a horse from their property to the Park’s trails, fields and attractions. This further helps Edgmont become an “outdoor community.”

Recommendation 4.3a

Develop multimodal gateways into Ridley Creek State Park through coordination with PennDOT and Ridley Creek State Park (DCNR)

Several entrances into Ridley Creek State Park (DCNR) exist, and many of those entrances can be made more accommodating to pedestrians and bicyclists, with cooperation from the Commonwealth (PennDOT and Ridley Creek State Park). Below are new entrance points into the Park that may be possible to help facilitate multimodal traffic from both major roads and housing developments. Additionally, one new entrance into the park may be possible along Providence Road. Map 4-2 addresses these gateways by color.

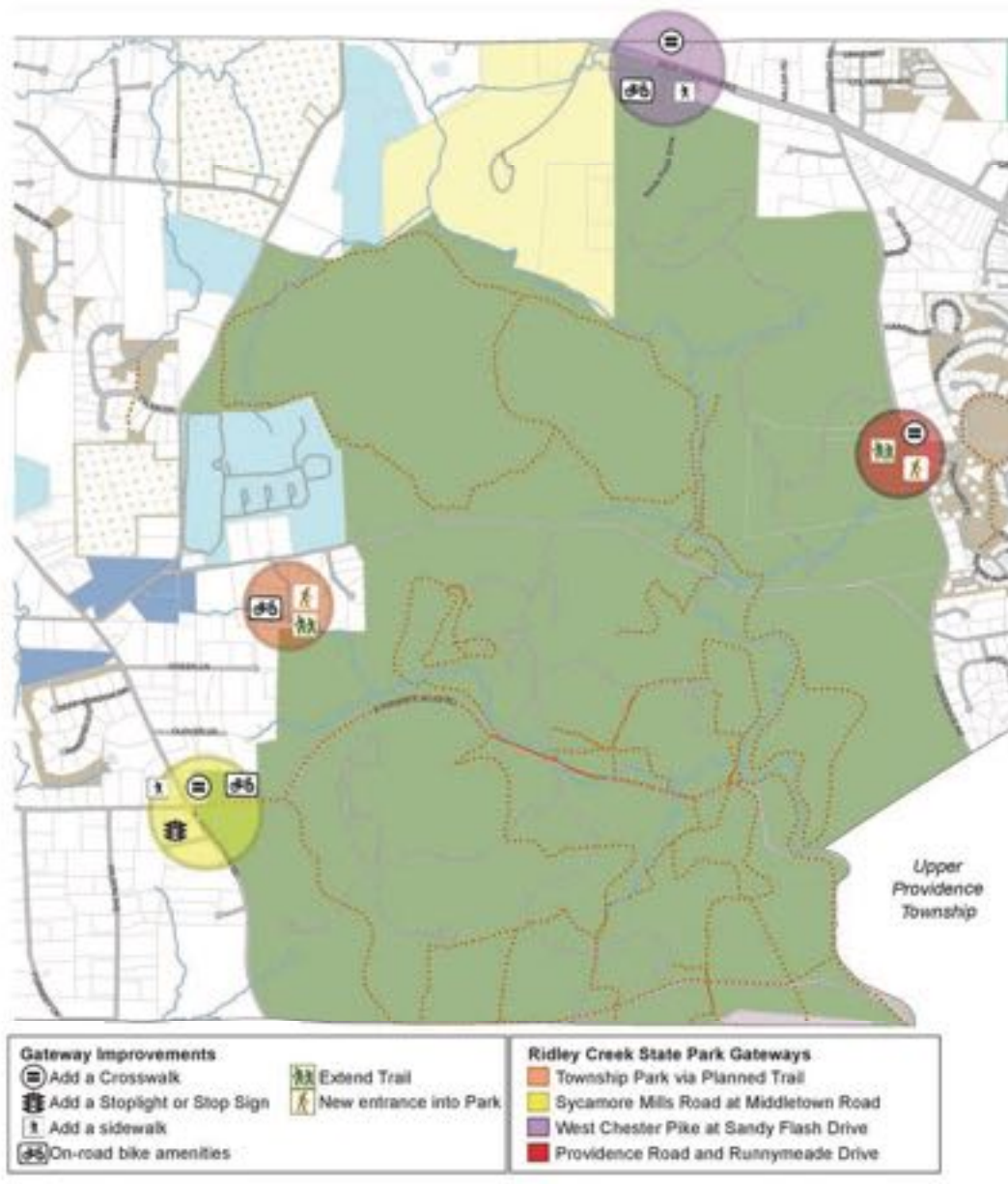
1. Path through planned Township Park (also see Recommendations 4.1a and 4.1b)

The Township should examine possible routes for a trail from the proposed municipal park adjacent to the Township building that would connect to the Ridley Creek State Park via the existing Park trail network. The Township should work with DCNR and possibly PennDOT to accomplish this.

2. Entrance at Sycamore Mills Road via Middletown Road

Currently, the entrance into the park along Sycamore Mills Road is restricted to bicyclists and pedestrians, as a gate prevents vehicular access to the interior of the park. In conjunction

MAP 4-2
ACCESS IMPROVEMENTS TO RIDLEY CREEK STATE PARK



with Recommendation 7.5b, which addresses the need for pedestrian/bicycle striping along the shoulders of Middletown Road, the intersection could be modified by improving pedestrian and bicycle access onto Sycamore Mills via Middletown Road. This could include crosswalks, curb bump-outs, a stop sign or a stoplight. Edgmont should also work with DCNR to improve access into the park at this entrance, possibly with the provision of parking spaces.

3. West Chester Pike at Sandy Flash Drive

This intersection is the most visible entrance to the state park, along the Township's most heavily traveled corridor, though no stoplights or crosswalks are located at the intersection

(the nearest light is at Providence Road). This is not helpful for users of SEPTA's 104 and 120 bus lines, which have access to the park via West Chester Pike. Bus stops are located in both directions by the Park, though no safe pedestrian or bicycle amenities exist.

The Township will continue to work with SEPTA, PennDOT and DCNR to improve pedestrian and bicycle access at this intersection. This could include bus shelters, crosswalks, stoplight, and/or sidewalks from the Providence Road intersection, where a stoplight and crosswalks are currently located. Additionally, access to the park along Sandy Flash Drive does not include sidewalks or a trail. Either would be needed to accommodate pedestrians, though the above suggestions could at least facilitate bicyclists, who could arrive at the State Park via bus (if they attach their bike to the front of the bus), then enter the Park on the road.

4. Providence Road at Runnymede Drive

Runnymede Farms is one of the largest residential developments in the township and a new entrance into the parking utilizing existing paths and unused roads on the Pennsylvania Resources Council and Clonmel Farms grounds—both now part of the state park—could be a way to make the park more accessible to the substantial number of residents living in the Providence Road Corridor. While Providence Road is somewhat narrow at this location a crosswalk and sidewalk along the western side of the road could help facilitate safe access to the entrance.



Recommendation 4.3b

Encourage development of pedestrian paths and trails within new residential developments and between activity centers within the Township

Residential Trails

The Township should encourage and work with homeowners' associations and developers to enhance existing trails or paths within residential communities and ensure their

development in new, planned properties. While some path or trail segments currently exist, such as in the Summerhill Park and Brickhouse Farms developments other communities, such as Runnymede, would benefit from a completion or enhancement of partially constructed trails.

Trails within residential communities are typically paved and surrounded by grass, plantings and trees at various points. They are an important amenity that provide opportunities for outdoor recreations and socializing, and can also connect residences in a development to community entrances and exits and the wider Township road network. While sidewalks are not necessary for Township developments, outdoor trails provide a less intensive way to connect residents to their communities and neighboring areas while blending with the more natural, less developed character of Edgmont.

Public Trails

The minimal length of trails, paths and sidewalks along or near major roads that connect to various community centers in Edgmont inhibit pedestrian and non-motorized transportation in the Township. As Edgmont examines ways to enhance recreational amenities, the Township could look to the possibility of municipal trails in selected locations to connect key areas within the Township such as the State Park, Township Municipal Building, West Chester Pike Corridor, and Gradyville Village. Trails could also potentially connect to recreational amenities in neighboring townships such as the Darlington Trail system in Middletown and the Okehocking Preserve in Willistown, Chester County.

In lieu of paths or trails removed from road rights-of-way, the Township may find it easier in a few instances to encourage or require the construction of sidewalks at or along key destinations such as West Chester Pike and Gradyville Village. Improved pedestrian access—new sidewalks in tandem with crosswalks and enhanced traffic signals in these locations—would improve the safety and appearance of these areas and could lead to more consumer traffic for commercial establishments by encouraging residents and visitors to include walking and shopping as part of their recreational activities. The process for identifying future extensions could be accomplished in an official map (see Recommendation 4.2a). Additionally, see Recommendation 7.2b in Chapter 7 which further addresses trails and paths in residential neighborhoods.

Objective 4.4 Consider expansion of the Planning Commission or appointment of advisory committee to focus on the planning and coordination of Township park and recreational improvements

Recommendation 4.4a

Expand the Planning Commission or establish a new Recreation, Park and Open Space Committee to provide guidance and oversight to Township park and recreational improvements

Park and recreation administration was discussed in the 2000 Comprehensive Plan. At that time the Township had separate Open Space and Trails Committees. It was recommended that these bodies be combined into a "Recreation, Park, and Open Space Commission." This body was never established and the aforementioned committees were abandoned. It would be beneficial for the Township to reconvene these committees, either separately or as a joint Committee to act as advisory bodies to the Board of Supervisors. Alternatively, the Planning Commission may be expanded by one or two commissioners who would have a focus on park and recreational planning. Residential support for enhanced recreational facilities in the Township was expressed in the community surveys (Appendix C) and an expanded Planning Commission or new parks and recreation committee will be helpful in this endeavor.

Objective 4.5 Organize and promote community activities for civic and recreational spaces

Several civic and community organizations are active within the Township. It is through these groups that lines of communication between the residents and the Township exist. Enhancement of the community's identity may be facilitated through increased partnerships with these organizations. Collaboration efforts and the pooling of resources may help provide services and events that may promote a sense of community pride.

Recommendation 4.5a

Use existing neighborhood and civic associations within the Township as the basis for engaging residents in recreational program and event planning

The Township should seek the engagement of local neighborhood associations and civic groups to help plan community events, such as picnics, Easter egg hunts and community fairs. These events would also help to showcase the Township park that may be constructed on the land around the Municipal Building, and the planned trails on Township land.

¹ Notes for Table 4-1 (on page 64):

1. Definitions for each of the park-types in Table 4-1 can be found in the Appendix F: Edgmont Township Recreation Plan.
2. The acreage requirements are calculated by:
 - ◆ Dividing the Census data for 2010 and population projections for 2020 – 2040 by 1,000;
 - ◆ Multiplying the result by the acres/1,000 people; and
 - ◆ Adding 20% contingency (for years 2020 – 2040) for future needs as recommended by National Recreation and Park Association (NRPA).
 - ◆ Acreage multipliers recommended per 1,000 residents are 0.25-0.5 for Mini-Parks, 1.0-2.0 for Neighborhood Parks, and 5.0-8.0 for Community Parks (as used in 1998 Recreation Plan).
3. The population data used to determine the park acreage needs is based on moderate population growth estimates over the period of 2010 – 2040:
 - 2010 – 3,987 (U.S. Census)
 - 2020 – 4,139 (Consultant Analysis)
 - 2030 – 4,296 (Consultant Analysis)
 - 2040 – 4,459 (Consultant Analysis)
4. Edgmont Township currently owns property along Rt. 352 in Gradyville comprising approximately 11.0 acres. It also owns 16.0 acres along Gradyville Road (commonly referred to as the “Cisler Tract”) in close proximity to the Township Building. Although these areas are not currently used as parkland, they could be in the future if they are improved, and access is developed to the 11.0-acre parcel (the current access is not conducive to community park use).

Energy Conservation

Edgmont seeks

To promote and utilize renewable energy and energy efficiency strategies in its residential, commercial and municipal environs to further the sustainability of the Township

Edgmont's desire to maintain an environmentally sustainable community includes not only the preservation of its natural and open space areas, but a commitment to lowering energy costs and reducing energy emissions. The Township convened a task force and drafted ordinances for the allowance of alternative energy systems, and is already a state leader in the implementation of energy conservation measures.

Edgmont Township has taken steps to lower costs and reduce carbon emissions from the footprint of its municipal facilities, as well as initiatives aimed at residents, businesses and property owners. This chapter documents the initiatives that the Township has taken, and aims to assess the efficacy of these initiatives as well as plan for future programs that will help further reduce the energy it takes to live and conduct business in Edgmont. The Township affirms that it is important to incentivize and enact policy that promotes renewable energy use and energy conservation, as renewable energy technology becomes cheaper and more available, while greenhouse gas emissions continue to negatively impact the environment.

Existing Conditions

Energy Usage

Energy usage and greenhouse gas (GHG) emissions exist in the form of "stationary energy" (buildings, homes and businesses) and "mobile energy" (vehicles, transportation). According to the DVRPC "Energy and Emissions Profile" for Edgmont, emissions were split near-evenly between mobile and stationary energy sources.

- ♦ Stationary sources accounted for slightly less than 50 percent of energy use in 2010, including residential (29 percent), commercial (19 percent) and industrial (1 percent).
- ♦ Vehicles accounted for 51 percent of energy use and 36 percent of energy expenditures in the Township.

Energy Sources

Heating energy for homes and businesses in the Township is primarily provided through the use of heating oil ("fuel oil no. 2"), electricity and propane. There is limited availability of natural gas, which is concentrated in the eastern portion of the Township. Table 5-2 outlines residential means of heating fuel.

Fuel oil and propane represent approximately 40 percent of the utilized residential heating fuel in the Township. Utilization of predominant heating fuel sources (i.e., fuel oil, electricity, and propane) contributes to the Township's overall carbon footprint. The "Other" category may include renewable energy sources, most likely solar and geothermal.

White Horse Village has installed approximately 700 closed-loop geothermal wells on its property. The vast majority (95%) were installed between 1988 and 1991, with the remainder installed since 2006.

Greenhouse Gas Emissions and Energy Usage Comparisons

Edgmont Township houses few residents per acre when compared to more-urbanized municipalities in Delaware County, with forested areas helping to mitigate GHG emissions into the atmosphere. Additionally, Edgmont has relatively little intensive commercial and industrial space, which leads to a low per-acre energy usage.

According to the 2010 DVRPC Regional Energy Usage and Greenhouse Gas Inventory:

- ♦ Edgmont ranked 33rd out of 49 municipalities in Delaware County relating to energy usage, and had the **lowest** per-acre usage (.086 BBTUs, or Billion British Thermal Units) in the County, well below the County average of .479 BBTUs per acre.

TABLE 5-1

ENERGY USE AND EXPENDITURE STATISTICS, 2010

Sector	Energy Use		Expenditures	
	BBTU	Percent	Dollars	Percent
Residential	159	29%	4,836,599	34%
Commercial	100	19%	4,063,985	29%
Industrial	4	1%	81,334	1%
Mobile-Highway	275	51%	5,075,087	36%
Mobile-Transit	0	<1%	N/A	0%
Total	538	100%	\$14,057,005	100%

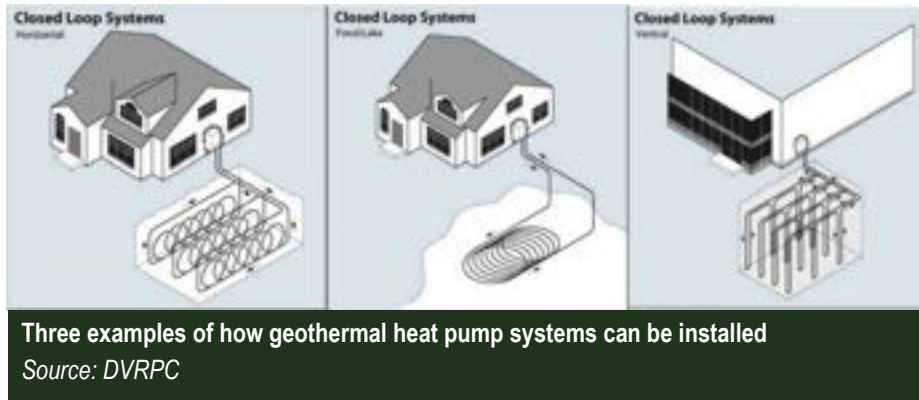
Source: DVRPC - Energy and Emissions Profile for Edgmont Township, Delaware County, PA, 2013

TABLE 5-2

RESIDENTIAL HEATING FUEL

	Fuel Oil	Utility Gas	Electricity	Propane	Other
Number of Housing Units	479	280	517	176	166
Percentage	30%	17%	32%	11%	10%

Source: American Community Survey, 2008-2012 5-Year Estimates



- ♦ Edgmont ranked 29th in the County in the emissions of greenhouse gases. On a per-acre basis, the Township had the **lowest** emissions in the County, at 8.11 metric tons of carbon dioxide equivalent (MTCO₂e), which is five times lower than the County average, and more so when the mitigating effects of wooded areas are considered.
- ♦ The Township, however, had the **fifth highest** per capita energy use (resident/job) in the County at .088 BBTUs per capita, higher than the County average of .073 BBTU per person.

Edgmont boasts a comparatively lower overall energy usage than many other municipalities in the County, although its per capita energy usage levels are higher than a majority of municipalities in the County. The Township can help mitigate some of its per capita emission levels by considering some of the recommendations and initiatives proposed in this chapter.

Energy Conservation Initiatives

Certain projects have been identified to enhance the energy efficiency of the Municipal Building. The Township recently upgraded the lighting at the Municipal Building in order to reduce energy consumption. Funding for this project was provided via Delaware County block grant funding. Other projects explored have been the installation of solar panels and replacing the existing oil burner with a geothermal system. This plan recommends the continued pursuit of these endeavors to reduce the energy usage of the Municipal Building.

Alternative Energy and Zoning

Edgmont Township has worked to address the need for utilization of renewable energy sources. The Township adopted regulations for the use of wind, solar and geothermal energy sources in 2009. Wind power (windmills) is allowed as a conditional use (approval required from the Board of Supervisors) for both residential and non-residential uses. Additionally, solar panels may be installed on properties with a permit obtained from the Township, and geothermal power systems (ground source heat pumps) require a special permit to place or repair a system, due to the extensive nature of installing a unit.

Citizen input was used in the crafting of these ordinances, and these regulations have been incorporated into the Township's Zoning Ordinance. The Township was one of the first in the state to adopt regulations allowing renewable energy sources and promoting the use of alternative energy sources through these regulations. Educational outreach has also been conducted through the Township's website and tri-annual newsletter.

Transportation-Related Initiatives

Transportation in the Township is primarily conducted through personal vehicles. Access to public transportation along West Chester Pike exists, as well as a small network of pedestrian facilities, sidewalks and trails. Access to and the use of public transportation and pedestrian amenities can reduce energy usage and pollution in a community through a reduction in vehicles on the roadway.

The 2011 DVRPC and SEPTA report "Boosting the Bus: Better Transit Integration along West Chester Pike" may provide an avenue through which to accomplish the goals outlined in Chapter 7. The plan outlines enhancements to SEPTA Bus Route 104 along the West Chester Pike corridor – primarily a dedicated bus-rapid transit lane along the center median. Support of this plan may assist in reducing vehicles on the roadways in the Township and may lead to a reduction in carbon emissions in the Township.



Bus stop for SEPTA 104 bus along West Chester Pike. The inadequate space for commuters to wait for the bus affects the inclination of commuters to use public transportation instead of drive.

Source: Google Maps

Housing and Historic Preservation-Related Initiatives

Housing represents significant energy consumption; this is manifested in the form of demolition, construction, and utilization of housing units. The Township witnessed extensive housing construction from approximately 1975 through 2005; however, a large number of historic resources, primarily homes, still exist in the Township. Historic residences both enhance local character and reduce energy consumption. According to the National Trust for Historic Preservation, the average home size increased 105 percent from 1950 to 1999, which resulted in increased resource usage for the functionality of these homes. Construction also accounts for 25 percent of municipal waste annually. The construction of new homes is important to developing the municipality's tax base and providing revenue to the Township, but the impact development has on waste and resource consumption should be adequately recognized. Preservation of historic buildings during the development process would be beneficial to the Township from both a character and consumption standpoint.

New housing developments and individual residents in the Township have become more energy efficient in recent years. For example, from 2008 through 2011, five (5) percent of the mechanical and electrical permits issued by the Township's Building Department have been for renewable energy projects. This indicates an increasing trend towards utilizing renewable energy sources. Energy efficiency in housing is pursued by the proprietors of large developments in the Township, including White Horse Village. Various projects that help reduce overall energy and resource consumption include:

- ◆ Reinsulating attic spaces to reduce the amount of hot or cool air escaping from the building;
- ◆ Using timers and motion sensors in order to reduce the amount of light used;
- ◆ Replacing incandescent bulbs with compact fluorescent bulbs (CFLs); and
- ◆ Installing energy-efficient water heaters.

Recycling and Waste Management

Recycling has been extensive in the Township since 1996 and is mandated for both residential and non-residential properties. The Township is an Act 101 community and receives grant funding annually from the Pennsylvania Department of Environmental Protection (DEP). Facilities for recycling have been expanded since 2000 and have been made available to residents at the Municipal Building, although additional steps may be considered to improve recycling levels, increase the number of items the Township designates for recycling and expanding the number of recycling collection locations.

Case for Action

The Township, which is a community that has experienced recent growth and contains a significant proportion of housing and building stock built in the last 30 years, is in a good position to address energy use. The Township should seek a comprehensive strategy for reducing energy consumption while utilizing sustainable forms of energy.

Outlined actions and strategies serve the purpose of focusing on reducing energy usage and enhancing the Township's environmental practices. There is a dual benefit to enacting policies and outlining plans for addressing energy efficiency and the preservation of environmental resources:

- ◆ Policies guiding energy efficiency may achieve significant cost savings, which would allow the municipality to invest more in other projects in the community; and
- ◆ Energy conservation dovetails with natural resource protection, and Township

programs can serve as an example to other communities.

Additionally, as Edgmont addresses its infrastructure needs for current and future residents, implementing energy-efficient and “green” infrastructure will act as a complementary measure for growth, development and preservation. The Township will continue to grow and reach “build out” in the next few decades, and investments in efficiency and renewable energy will help mitigate the impacts of additional new development and while enhancing the efficiency and function of public and private properties. This will help to ensure the longevity and value of all buildings and properties in the Township.

Objectives

- 5.1 - Initiate a strategy and course of direction in pursuing an energy planning process
- 5.2 - Consider the commission of a strategic energy efficiency plan
- 5.3 - Engage local residents and business owners in the planning process, and create a citizen commission that reviews and recommends energy-related policies and programs
- 5.4 - Reduce energy use in municipal facilities, which can serve as an example for commercial and residential energy use reduction
- 5.5 - Select short-term projects and initiatives that will help reduce the carbon footprint and increase recycling in the Township

Recommendations

As Edgmont looks to address its energy use (commercial, residential and municipal) and build upon its current initiatives, the Township has several routes it can take in terms of outlining a policy process, as well as soliciting engagement and “buy in” from the community. This Chapter recommends a comprehensive approach to energy initiatives and policy, anchored by an energy efficiency plan (Objective 5.2), to give the most perspective on energy usage in the Township. Regardless if the Township decides to commission a study, Objective 5.1 outlines how the Township should bring together officials, residents and business owners to approach energy use reduction and “green” initiatives, and form the basis for policies and programs the Township will pursue.

Contained in this section are several recommendations for programs and initiatives related to energy efficiency, though creating an overarching strategy for pursuing these initiatives will provide the most guidance for future decision making.

Objective 5.1: Initiate a strategy and course of direction in pursuing an energy planning process

Recommendation 5.1a

Design a community energy planning process using the County energy toolbox

The *Delaware County Municipal Energy Management Toolbox* was released by the County in 2014, and serves as a guide for municipalities to enact their own energy programs. The Toolbox, in which the Township is recognized for its alternative energy ordinance, was drafted by the County and a private sector energy consultant. It serves as a “roadmap of ideas,” and is a starting point for setting energy reduction goals, increasing public awareness and setting policies and initiatives into place. In the case of Edgmont, the Toolbox will complement and help direct current goals and initiatives.

By reviewing the toolbox prepared by the County, the Township can decide its course of direction in terms of pursuing a strategic plan, or focus primarily on outlining future programs and initiatives in more of a “piecemeal” approach. Included in the toolbox is the “Municipal Roadmap to Energy Security,” which outlines eight steps a municipality can take to reduce its energy footprint. The steps can form the basis of several Township initiatives, though it is recommended that these steps are incorporated into a comprehensive community strategy.

Objective 5.2: Consider the commission of a strategic energy efficiency plan

As a centerpiece of the planning process, a strategic energy efficiency plan is an integral tool in guiding municipal energy policies. The plan should concern the entirety of the Township (residential and commercial energy use), though it may focus on municipal facilities (see Objective 5.4). Establishing a strategic plan would provide the benefit of gauging how the Township has progressed in terms of energy efficiency and outlining its target objective by identifying projects that meet defined energy efficiency goals. The plan would likely also address vehicle emissions, which has been documented in the 2011 DVRPC and SEPTA plan “Boosting the Bus: Better Transit Integration along West Chester Pike.”

FIGURE 5-1

Community Energy Planning Process

1. Identify and convene stakeholders
2. Form leadership team
3. Develop energy vision
4. Develop energy baseline
5. Develop specific goals
6. Evaluate and rank programs
7. Identify funding resources
8. Compile the plan
9. Monitor, measure and verify; refine

Source: DCPD and Practical Energy Solutions, 2013

FIGURE 5-2

The Municipal Roadmap to Energy Security

- Step 1:** Conserve Energy
- Step 2:** Make Buildings more Efficient
- Step 3:** Make Transportation more Efficient
- Step 4:** Manage Water Efficiently
- Step 5:** Create Cool Environments
- Step 6:** Promote Renewable Energy
- Step 7:** Help Promote Home-Grown Green Jobs
- Step 8:** Aim High

Source: DCPD and Practical Energy Solutions, 2013

Recommendation 5.2a

Contact and work with neighboring municipalities to research the best approach for a strategic plan

Several municipalities in Delaware County have completed energy efficiency or climate action plans (which focus on emissions as well as energy use), including Radnor, Haverford and a joint plan between Swarthmore, Rose Valley and Rutledge Boroughs and Nether Providence Township. An Edgmont plan may include Township-wide audit estimates of energy use (or more in-depth audits conducted of volunteer households and businesses), which will help set emission reduction targets in the Township. An action plan could be developed in concert with the aforementioned "Community Energy Planning Process" (Objective 5.1). An example that may be used is White Horse Village's energy conservation plan.

Objective 5.3: Engage local residents and businesses in the planning process, and create a citizen commission that reviews and recommends energy-related policies and programs

Recommendation 5.3a

Conduct thorough outreach with residents and business owners

Energy planning works best as a community enterprise, therefore it will be important for the Township to include residents and business owners in setting policy and establishing programs, in addition to their participation in these programs.

Strong community outreach can also be achieved through the Township’s website and quarterly newsletter, which are invaluable communication and educational tools for residents and businesses. Other strategies may include conducting seminars for residents with professionals in the energy field (see Objective 5.5) and partnering with local businesses to produce educational pamphlets that may be available at the Municipal Building.

Recommendation 5.3b

Assemble a commission or task force to draft energy-related plans, policies and programs

The Township has recent experience in gathering a commission of local stakeholders to create energy policy. During a two-year period, the solar, wind and geothermal power provisions for the zoning ordinance were drafted with the help of a task force, comprised of residents, officials and energy experts. The Task Force was a temporary venture organized for the drafting of the zoning provisions, though it can be the basis for a long-term committee that helps draft energy and sustainability-related initiatives and policy.

In Swarthmore, Rose Valley and Rutledge Boroughs, and Nether Providence Township, aFewSteps.org was created to implement the multi-municipal climate action plan that was drafted by Temple University in 2010. The plan urged the municipalities to reduce their 2006 greenhouse gas emissions level by 20 percent by the year 2020. The organization is run jointly by the Environmental Advisory Councils (EAC) of each municipality.

The goal of the organization is to work with businesses, residents and municipal officials in outreach, programming, initiatives and policies that reduce energy use for buildings, transportation and infrastructure. Tasks are divided by volunteer teams, and include working with the municipalities to enact municipal energy-reduction measures, educate residents on ways to reduce their carbon footprint, implementing local programs that encourage retrofits and improvements to housing, and the use of non-motorized transportation by residents. The work of local leaders and officials helped Swarthmore Borough become one of the “greenest” communities in the country, deriving more than a third of its energy from renewable sources, which is fifth-highest in the nation (according to the EPA in 2013).

With a multi-municipal collaboration, the success of afeewsteps.org is a useful example for Edgmont as the Township looks for ways to engage residents in energy conservation initiatives and find support for policies. While the first step in the process is organizing an EAC or similar organization that will act as a liaison between Township officials, residents and business owners, Edgmont would benefit from working with neighboring municipalities to pool resources on energy initiatives. The neighboring communities of Newtown, Thornbury (Delaware), Upper Providence and Willistown Townships all have Environmental Advisory Councils (EACs), and would serve as natural partners for starting an energy conservation organization or brainstorming new initiatives.

The Township may consider an environmental advisory committee (EAC) as a means of directing the planning process and generating ideas and projects for the Township to undertake. As suggested in Chapter 3, an EAC can create and guide initiatives related to conservation and sustainability, including the protection of natural areas, as well as energy use and emissions reductions.

Objective 5.4 Reduce energy use in municipal facilities, which can serve as an example for commercial and residential energy use reduction

Recommendation 5.4a

Continue to utilize the analysis of the previously performed energy audit to save energy usage

In April 2009, the Department of Environmental Protection (DEP) performed an energy audit on Township properties. The full report is on file with the Township. Highlights from DEP's audit include:

- ◆ Considering a professional energy audit
- ◆ Reducing the number and/or wattage of lighting fixtures
- ◆ Developing an Energy Policy and Conservation Awareness Program
- ◆ Exploring alternate methods of heating and cooling

In 2011, the Township applied for and was awarded an Energy Smart Grant through Delaware County. The grant was for upgrading interior and exterior lighting fixtures. The grant enabled the Township to retrofit and replace older lighting models in the Township office with new energy-efficient fixtures and bulbs. The Township building was also outfitted with motion-detection light sensors and automatic shut-off. The long-term effect is less replacement of costly bulbs, energy efficient bulbs, and a significant savings in monthly energy bills for the Township. Additionally, the Municipal Building heater was replaced in 2012 with a new high-efficiency system. The Township would pursue similar energy-savings projects in finishing the basement of the Municipal Building in the event that occurs.

Recommendation 5.4b

Enroll in an energy benchmarking program to track energy use over time

In addition to the energy audit and subsequent retrofitting of the Township Building with more efficient fixtures, the Township should look to energy benchmarking as a way to track energy savings over time. Benchmarking a building is the process of documenting its energy

usage and cost over time, as well as comparing the building with energy use in similar buildings across the region (in terms of use and square footage, through ENERGY STAR Portfolio Manager).

An energy audit and benchmarking of the Municipal Building and the (privately owned) Township firehouse can serve as a guide for the process residents and business owners can follow for the purpose of reducing energy use and costs. The audit can be conducted by property or business owners for smaller properties, with the upfront costs recouped after efficiency-related improvements have been undertaken. The US EPA labels the activities that municipalities take to increase their energy efficiency in public facilities as “lead by example” initiatives, and can help the Township in offering guidance and assistance with residential and commercial energy savings.



Edgmont Township Municipal Building

Objective 5.5: Select short-term projects and initiatives that will reduce the carbon footprint and increase recycling in the Township

As Edgmont crafts both short-term and long-term goals for emissions reductions, several smaller projects can be considered that will work toward reducing the carbon footprint of the Township. These projects listed below are incremental steps toward emission reductions, with less monetary and political capital needed to invest. The Township has recently enacted its renewable energy sections of its Zoning Ordinance to encourage the installation of renewable energy systems, while streamlining the permitting process.

Recommendation 5.5a

Use the EPA’s Local Climate and Energy Program as a guide for projects and strategies

It would be beneficial for the Township to review the “Local Climate and Energy Program” found on the Environmental Protection Agency’s (EPA) website¹. The programs discussed may assist in guiding the Township’s future environmental policies, similar to the “Growing Greener” initiatives previously adopted by the Township.

Recommendation 5.5b

Review and implement green building standards where applicable

“Green Building Principles,” such as those defined by the United States Green Building Council (USGBC) for Leadership in Energy and Environmental Design (LEED), the National Association of Home Builders’ (NAHB) Model Green Home Building Guidelines, or another recognized rating system may be beneficial to the Township. LEED also provides guidelines for neighborhood design, which may be used in the subdivision process. The Township may consider reviewing these guidelines and creating incentives for individuals, builders, or developers who adhere to these or other applicable principles.

Recommendation 5.5c

Educate residents and business owners to the benefits of conducting energy audits

The Township can work with residents and energy providers to encourage home energy audits, and help residents implement energy-saving mechanisms in their home. PECO administers programs and engages in outreach concerning home energy audits. The Township or a homeowners’ association could contact PECO about running an informational session for residents on energy efficiency measures and home energy audits. PECO also offers numerous efficiency and rebate programs for customers.²

Recommendation 5.5d

Consider the installation of an electric vehicle charging station in the Township

A charging station for electric cars in the Township would encourage residents to purchase such cars, while attracting visitors from the area with electric vehicles to recreation or retail sites in the Township (i.e. Ridley Creek State Park, Gradyville Village). The nearest charging stations are in Media, Wayne and Exton, with a large area of Chester and Delaware Counties underserved. The Township could work with Community Energy (the company that worked with Media Borough in installing its station) to install a charging station in a municipal or commercial area .

Recommendation 5.5e

Amend Township Ordinances to reflect “green” principles

Incentives, such as permit fee reductions, expedited reviews, or other measures may be considered by the Township in order to promote energy efficient and environmentally

sound practices in the Township. The energy planning process could be conducted in concert with development, preservation and the construction of pedestrian amenities. Perhaps the greatest impact on energy usage is land use and zoning, which dictate the placement and size of buildings, and their connection to transportation, all of which greatly affect energy usage and emissions.

Recommendation 5.5f
Increase efficiencies in recycling and waste management while reducing residential waste

The Township can enact additional few policies and initiatives to increase efficient waste collection, boost recycling rates, and promote the reuse of residential organic waste through composting.



Electric vehicle charging station in Media Borough

- ♦ Edgmont should look for locations to place additional recycling collection stations around the Township for easier residential access. Possible locations, in addition to the Municipal Complex could include Runnymede Farms, Marville Shopping Center, and one of the “Commercial Crossroads” areas.
- ♦ The Township should look into limited leaf collection for residents to reduce yard waste in the solid waste stream. The Township has previously looked into leaf collection and found it to be prohibitively expensive, but could explore joint collection with a neighboring township.
- ♦ At the Municipal Complex, Edgmont could consider starting a demonstration compost farm where residents can bring fruit and vegetable scraps (and perhaps leaves) to convert into compost. The compost farm could be the start of a community garden where residents could plant fruits and vegetables and learn basic gardening techniques.

Endnote 1: <http://www.epa.gov/statelocalclimate/local/index.html>

Endnote 2: <http://www.peco.com/Savings/Pages/default.aspx>

PART C:

GROWTH

MANAGEMENT

EDGMONT TOWNSHIP
COMPREHENSIVE PLAN



Planning and Management of Utilities

Edgmont seeks

To provide public utilities and infrastructure in an efficient and cost effective manner that supports the Township's goals for growth and land development

As a community on the suburban perimeter of the Philadelphia region, the provision and spread of utilities in Edgmont are not as uniform as in nearby urbanized municipalities, where public water and sewer are predominant. The piecemeal construction of residential developments over the past 30 years in the Township has led to networks of public water, private wells and community and on-site sewage disposal.

In order for Edgmont to manage growth, the strategic expansion of utilities dictates how and where new development may occur, as well as the future uses and development of existing commercial properties. This will include the initiation of public sewer construction in relatively dense areas in the eastern portion of the Township, with public utilities utilized selectively west of Ridley Creek State Park.

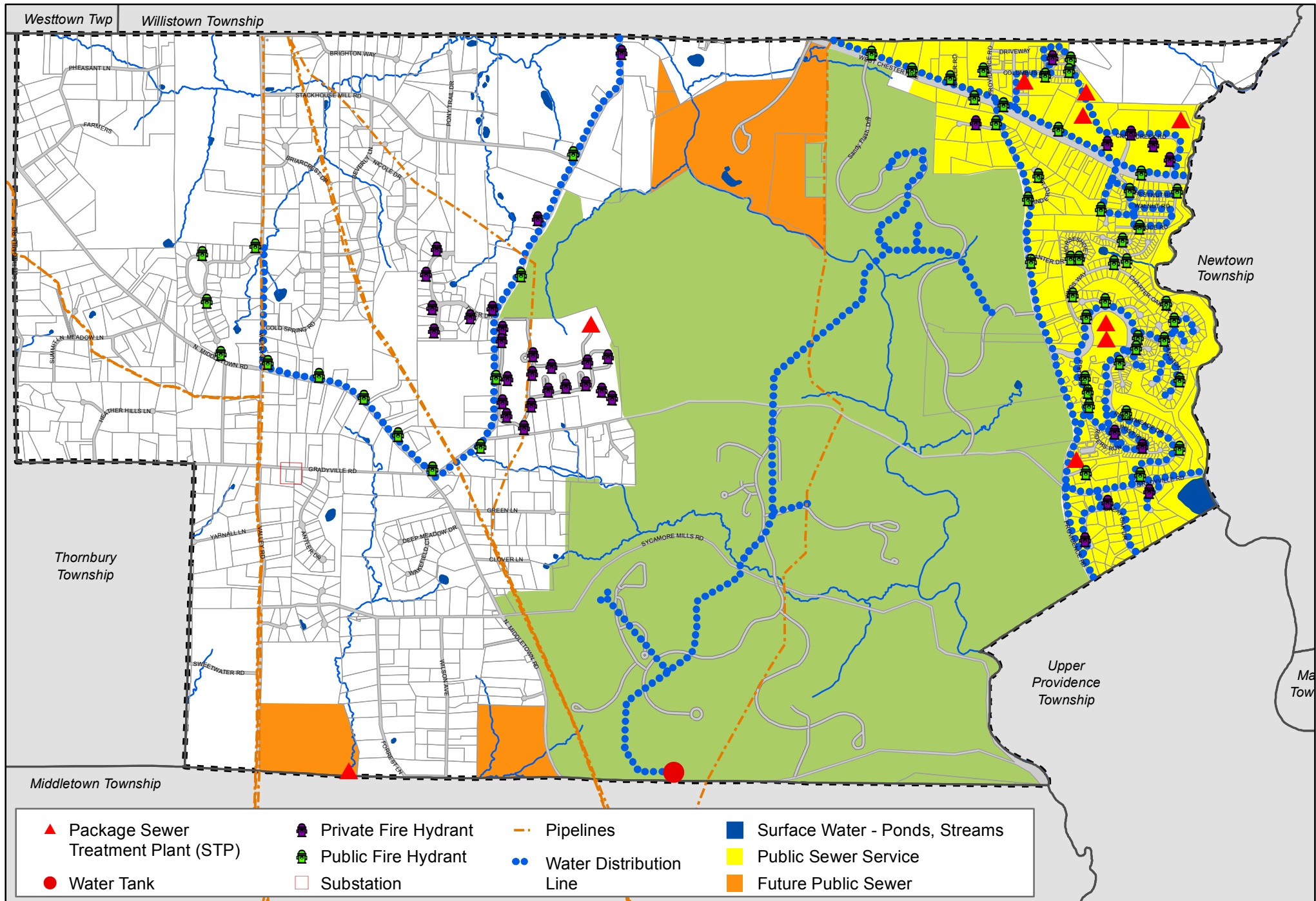
Existing Conditions

Water Distribution System

Edgmont Township's water supply is drawn primarily from the Pickering Creek Reservoir in Schuylkill Township, Chester County. The drinking water distribution system is serviced by Aqua PA via a franchise agreement. Aqua PA services Ridley Creek State Park, the eastern portion of the Township, and certain areas in the western portion of the Township.

Map 6-1 shows water distribution lines running through Ridley Creek State Park, along Route 3 from the Newtown Township line to Westtown Township line, and throughout other portions of the eastern part of the Township. Areas currently serviced by a public water distribution system include:

- ◆ Ridley Creek State Park
- ◆ The Castle Rock neighborhood



- ◆ Runnymede Farms
- ◆ Eagleview
- ◆ Arbors at Edgmont
- ◆ Winderly
- ◆ Springton Chase
- ◆ Dream Valley
- ◆ Gradyville Farms
- ◆ Other properties on West Chester Pike, Providence Road, and Gradyville Road

Public water service was extended to the western portion of the Township with the expansion of White Horse Village and Summerhill and Brick House Farms Estates developments between 2000 and 2006. Map 6-1 shows water distribution lines in the western portion of the Township. This line runs through Delchester, Gradyville, Middletown, and Valley Roads. Areas and developments currently serviced by the public water distribution system in the western portion of the Township include:

- ◆ White Horse Village
- ◆ Brick House Farm Estates
- ◆ Village of Gradyville
- ◆ Open Connections
- ◆ Summerhill

There is a system of fire hydrants, both publicly and privately owned throughout the Township. There are currently eight (8) fire hydrant districts in the Township containing 55 fire hydrants.

Sewer System

At the time of this plan writing, Edgmont Township has no public sewer system. Sewage disposal is handled via community Wastewater Treatment Facilities (WWTF) and on-site septic disposal systems. However, the WWTFs outlined below, with the exception of White Horse Village, will be decommissioned and connected to public sewer when it becomes available. Areas currently serviced by WWTFs are:

- ◆ Arbors at Edgmont
- ◆ Runnymede Farms
- ◆ Edgmont Square Shopping Center
- ◆ Eagleview
- ◆ White Horse Village
- ◆ Regal Theatre

Currently, some of the commercial properties on West Chester Pike also utilize holding tanks due to failed on-site septic systems.

In 2004, 2007, and 2010, the Township updated its Act 537 Sewage Facilities Plan to provide public sewers to service commercial, industrial, and residential lands in the Crum Creek Watershed and certain lands in the Ridley Creek Watershed. The current Plan, approved by the PA DEP in 2010, involved the Township gaining membership with the Central Delaware County Authority (CDCA) to convey sewage totaling 350,000 gallons per day. CDCA owns a conveyance system that discharges to the Delaware County Regional Water Quality Control Authority (DELCORA) for final treatment and disposal. In 2009-2010, the Township applied for and received an “H2O PA Grant” in the amount of \$871,000. The grant money was put toward televising of all existing infrastructure in the Crum Creek Sewer District and construction of a sewer force main on Gradyville Road.



White Horse Village is one community in Edgmont that utilizes a community wastewater treatment facility

The Township has completed all planning and design for the Crum Creek Sewer project, the next phase is construction. Facility start-up is anticipated in fall 2015. Map 6-1 indicates the proposed public sewer service areas of the Township.

Telecommunications

Edgmont Township has franchise agreements with Verizon Communications, Inc. and Comcast Corporation. These telecommunications companies provide cable, broadband internet, and phone service to residents and businesses in the Township. Verizon FIOS cable, internet, and phone service is also available in certain areas of the Township.

Two (2) cellular communications towers are located in the Township. One is currently located on Gradyville Road near the Edgmont Township Municipal Building and the other is located on Miller Road.

Pipelines and Energy Systems

Map 6-1 shows several pipelines, powerlines, and gas lines, as well as a PECO substation. There are four (4) pipelines that run through the Township. One pipeline runs through Ridley Creek State Park. All others are found in the western portion of the Township.

PECO natural gas lines run through Edgmont. These natural gas lines run along West Chester Pike and Gradyville Road in the eastern portion of the Township, while a former

PECO substation is located near the intersection of Gradyville and Valley roads .

The use of alternative energy systems (e.g., geothermal, wind and solar) is promoted by the Township and as a result, has expanded to certain residential areas of the Township. Alternative energy is discussed further in Chapter 5, Energy Conservation.

Case for Action

In planning for new development the Township has considered and made provision for the extension of utilities and infrastructure that can support this development. This reflects a deliberate and well-planned action meant to serve current and future residents in the Township while promoting a reasonable balance of land development and the conservation of natural resources, through the support and encouragement of creative land development projects — as opposed to simply accepting conventional subdivision techniques — so that open space and natural features, agricultural areas and cultural resources can be protected and preserved.

Therefore, limited public utility expansion to encourage lower density development in the western portion of the Township in light of existing and future higher intensity development east of the Ridley Creek State Park can be included among the growth management tools available to Edgmont.

Objectives

- 6.1 - Allow the extension of public sewer to manage and maintain new growth to existing areas of medium and high intensity development in the Township
- 6.2 - Utilize the extension of public water to enable desired new development and ease the reliance on individual on-lot water systems
- 6.3 - Monitor existing and future pipeline activity that may occur in the Township

Recommendations

Any expansion of public utilities should correspond with the targeted growth areas of the Township (Map 7-1). Future growth should then correspond with infrastructure availability. Areas within the western portion of the Township should continue to rely on private, alternative sewage systems such as drip irrigation, or community on-lot disposal systems. Extension of public water service should be considered for portions of the western portion of the Township to reduce reliance on community water supply systems. Tracts that may require the use of public water in the western area should be identified in a needs assessment study. An implementation strategy could outline the timeframe in which this will be conducted in order to ensure that infrastructure expansion is occurring in relation to the Township's desires.

Objective 6.1: Allow the extension of public sewer to manage and maintain new growth to existing areas of medium and higher intensity development in the Township

Recommendation 6.1a

Continue progress toward the build-out and operation of the selected alternatives for public sewer identified in the *Edgmont Township Sewage Facilities Plan, Special Study, 2010*

Previous planning, undertaken during the 1960's and 1970's, studied the feasibility of building a gravity sewer interceptor along Crum Creek, extending the Central Delaware County Authority (CDCA) sewer infrastructure from south of the Springton Reservoir in Upper Providence Township to Willistown Township in Chester County. This interceptor would have provided gravity sewer to the Crum Creek Watershed area of Edgmont Township. For various environmental, economic and engineering reasons, installation of the interceptor was never implemented.

Edgmont Township's Official Act 537 Plan adopted 8/4/2003 and approved by the PaDEP 2/25/2004 provides the base sewage facility planning for the Crum Creek District. Aqua Pennsylvania, working mainly with Newtown Township, was to provide sanitary sewer service to portions of Newtown and a small area of Edgmont Township by proposing sewage treatment and subsurface discharge at an Aqua built facility on property owned by the Garrett Williamson Foundation in Newtown Township. The plan provided very limited capacity for Edgmont and for various environmental, economic and engineering reasons, completion of this plan was never implemented.

Edgmont Township's Official Act 537 Plan was revised by a Special Study Plan for the Crum Creek District, completed in 2010 and approved by the PaDEP July 19, 2011. The Plan provides for sewage facilities already existing in Edgmont Township to be combined with new infrastructure, and to connect through Newtown Township to existing CDCA lines on Pa 252 in Marple Township. Edgmont has joined and become an active member of CDCA and has entered into an Agreement with the Delaware County Regional Water Quality Control Authority (DELCORA) to build, operate, and maintain the entire sewer project.

This Plan supports the Official Act 537 Sewage Facilities Plan for the Township and the installation of a public sewer system in the eastern area of the Township (Map 6-1). The installation of this sewer system is consistent with the land use and density regulations for this area of the township and will address sewage disposal needs for existing and approved commercial, industrial and residential properties in this area.

Objective 6.2: Utilize the extension of public water to enable desired new development and ease the reliance on individual, on-lot water systems

Recommendation 6.2a

Consider the expansion of public water service in the western portion of the Township

Public water is currently available in the entire eastern region of the Township and in portions of the western region (Map 6-1). However, water service may need to be extended in the western region in order to accommodate new development on certain larger tracts. Targeted growth areas (see Map 7-1) should be serviced by public water if reasonably available.

The extension of public water service in the western region may also help to reduce the use of community water supply systems, which are defined in the Township's Subdivision and Land Development Ordinance (SALDO), and should be discontinued. These systems are heavily regulated by the PA Department of Environmental Protection (DEP) in a manner similar to community wastewater treatment systems. These regulations are outlined in chapter 109 of the Pennsylvania Code. Community water supply systems present a burden to residents due to the requirements levied on them by the DEP. It may not be in the best interest of the Township to have these as an approved water supply alternative. In order to ensure that these systems are not used in the future, the Township may wish to consider removing the regulations from the SALDO. No such systems currently exist in the Township.

Recommendation 6.2b**Formalize a set of public water service connection criteria to clarify when connection to the public system will be required**

It may be in the best interest of the Township to enhance its water connection criteria by developing a formula for determining if public water should be extended to a site. This formula may include such factors as distance between the proposed development and the water connection, the number of new dwelling units to be serviced, and the cost of extension. Use of this formula may help refine what “reasonably available” means.

It is important for the Township to balance development and utility availability, especially for any future housing developments in western Edgmont. This Plan recommends the protection of open space and the continued use of on-site and/or localized water supply and sewage conveyance and treatment options. However, the ability to do this will depend on working with the Department of Environmental Protection (DEP) and developers to negotiate water supply and wastewater treatment solutions that will not impose costs on the Township or jeopardize the environment.

Objective 6.3: Monitor existing and future pipeline activity that may occur in the Township

Recommendation 6.3a**Enact, where feasible, regulations to mitigate the impact of existing and future pipeline developments in the Township**

Edgmont recognizes the existence of pipelines running through portions of the Township and acknowledges the potential for additional pipelines running concurrently with existing pipelines or in other areas. Such transmission pipelines provide opportunities to meet the energy demands of the Atlantic seaboard, but also pose tremendous risk for those communities potentially affected should a pipeline failure occur. Under normal circumstances, underground pipelines are relatively benign; however, where emergencies such as failures do occur, varied threats to the public health, safety and welfare can be significant, from direct impacts such as resident injury or death, severe property damage, debris management, contaminated soils and groundwater pollution, to indirect impacts associated with cleanup (expanded access points, groundwater recovery and remediation facilities, expanded soil disturbance, etc.). As such, the Township should monitor existing and future pipeline activity and enact, where feasible, regulations complementary to the Pennsylvania Oil and Gas Act, as amended, Pennsylvania case law, and the Federal Energy Regulatory Commission designed to protect the public health, safety and welfare, and regulate land uses in conformance with the Pennsylvania Municipalities Planning Code, Act 247, as amended.

Among the needs to address are those surface land uses affiliated with transmission pipelines, appropriate access provisions for pipeline rights-of-way, and buffering and setback standards appropriate to reduce adverse impacts to development should a pipeline failure occur. In addition to buffers and setbacks, the Township should examine the feasibility of increased communication with pipeline operators, particularly as related to development within the proximity of transmission pipelines, and investigate measures to protect land uses. Regulations should also comply with other applicable policies of this Plan, and applicable statewide planning goals designed to meet the needs of the citizens of the Commonwealth. The Township should also continue to coordinate its activities with those of the County and State when and if new pipelines are proposed and applications proceed through the permit review and construction phases.

Target Development and Improvement Areas

Edgmont Seeks

To promote a reasonable balance between land development, the preservation of open space and scenic amenities, and a safe and efficient transportation network to maintain the existing character of the Township

As an essential component of the comprehensive planning process, Edgmont should examine its current pattern of development and land use and consider if and how changes may be beneficial for maintaining the Township's quality of life. Edgmont currently contains a segment of a regional commercial corridor, a few small commercial areas, a number of planned residential communities, large areas of low-intensity single-family residential development and some limited agricultural uses. The Township seeks to preserve its rural character and finite natural resources, yet provide clearly delineated areas where limited new residential and commercial development can occur for the benefit of current and future residents.

Using a Future Land Use Map (Chapter 8) and the municipal zoning ordinance as guides, the Township can influence where new development may be allowed, as well as what uses on specific tracts of land would complement existing, adjacent uses. Additionally, this chapter identifies established areas of commercial and residential development—such as the West Chester Pike Corridor, the residential communities of eastern Edgmont and Gradyville Village—as being the most appropriate for any additional, new development.

Existing Conditions

Edgmont is substantially developed as a largely residential community in Delaware County, with numerous forested, open space and agricultural areas. Nevertheless, even when agricultural security areas, existing development, and Ridley Creek State Park are set aside, several significant undeveloped tracts in the Township could potentially be subdivided into housing lots and developed, according to the current Zoning Ordinance. While the future

development of some of these open space parcels may possibly occur, the Township should look to proximity to existing areas of residential and commercial development, as a focus for any new development.

Existing Developed Areas

Much of the Township west of Ridley Creek State Park is comprised of single-family detached housing and maintains a “rural-residential” feel, although a few significant locations for future residential subdivisions still exist. The majority of any new development west of Ridley Creek State Park would likely consist of single-family homes, due to the R-1 zoning that defines the western half of the Township.

Edgmont currently has two principal areas of commercial development, although at quite different scales: the large, commercial corridor of West Chester Pike east of the Ridley Creek State Park, and the small, clustered Gradyville Village at the intersections of Gradyville and Middletown Roads in the western portion of the Township. Both areas contain concentrations of commercial development near residential neighborhoods. There is potential for new, additional infill development in both of these areas.

West Chester Pike Corridor

West Chester Pike (PA Route 3) traverses the northeastern corner of the Township for nearly 1.5 miles. Route 3 borders the northern edge of Ridley Creek State Park, though the eastern half of its run through Edgmont is lined with offices, standalone businesses, commercial strips and shopping centers. Additionally, the Castle Rock development is located south of West Chester Pike west of Crum



Marville shopping center (West Chester Pike)

Creek, near several single-family properties, and across from a large vacant, open space site north of Route 3 within the existing Marville shopping center. This vacant tract was slated for development in the past few years, but development has been unable to move forward due to the use of the site as a sewage drainage field for adjacent properties (see Chapter 6, Utilities).

Development along West Chester Pike is characteristic of many suburban commercial corridors, featuring a variety of retail and shopping centers along a main roadway, with large parking lots and limited sidewalks and accessibility. Additionally the corridor contains a number of heavier commercial and light industrial/flex establishments. The corridor is most likely to remain similar in character, with a mix of residential parcels with large setbacks, a

variety of commercial uses and some light industrial use. Development of the large vacant parcel into a shopping or commercial area, the extension of public sewer and the improvement or redevelopment of some aging commercial and light industrial uses are the most pressing issues concerning the corridor during the next several years. Additionally, the corridor may benefit from the development of design guidelines to create a more coordinated and compatible design among existing and future developments.

Gradyville Village

In contrast to the commercial development along West Chester Pike, the businesses built around the intersection of Gradyville and Middletown roads are arranged in a village center-style cluster of properties which has seen commercial activity dating back well over 100 years. Historically, the area was a local hub of commerce, with a post office, general store and inns for travelers, some located in still-existing historic buildings. The intersection still contains the Gradyville post office and a number of local businesses.



Current shops in Gradyville Village

The village is recognized as a “Neighborhood Center” in the County Comprehensive Plan *Delaware County 2035: The Land | The People | The Places*. A Neighborhood Center is defined in the plan as boasting a “definable focal point and/or a mix of commercial, retail or civic uses,” is “often a walkable destination,” and “has a unique history or sense of a community.” The aforementioned attributes are important to consider in relation to the future of Gradyville.

Gradyville contains a few vacant open space parcels and some older properties, including an antiques store, sign shop, U.S. Post Office and auto body repair shop. New development on these open space parcels and redevelopment of some of the older properties may lead to opportunities for new businesses and residential development that could serve Township residents and neighboring municipalities. The western corner of Gradyville and Middletown roads is currently uninhabited and open space, owned by the Edgmont Fire Company, which has put at the property up for sale. The parcels are zoned C-1 (Neighborhood Commercial), which dictates the construction of smaller buildings with a “village-type” character.

The Township has taken the steps necessary to zone the land surrounding existing development in Gradyville to accommodate appropriate, compatible “village-style” development, though site and pedestrian accessibility improvements may help facilitate

business attraction and create a village shopping district “feel.” No public sewer exists or is planned in the area, so wastewater treatment would need to be handled through drainage fields and a small package treatment plant.

Residential Development

Excluding the significant portion of the Township that is included in Ridley Creek State Park, a large portion of land in Edgmont has been developed for residential purposes. While additional commercial development may occur along West Chester Pike and in a proscribed manner in Gradyville Village, Edgmont will remain a primarily residential community (please refer to the housing section at the end of Chapter 2 for a detailed discussion of housing in Edgmont). Edgmont also defines itself as an “open space community,” and this identity is acknowledged in the Township’s zoning and development regulations as well as in this plan.



Housing and open space along Delchester Road (R-1 district)

The northeast section of the Township is the location for the most physically varied residential neighborhoods, with a mixture of small lot single-family detached, cluster and attached housing. Plans for the expansion of the Runnymede Farms development with additional townhomes and mid-rise condominiums would bring a significant number of new housing units into the Township.

The western section of Edgmont is comprised of residential and agricultural uses, with the exception of Gradyville Village and a few scattered commercial sites. Most of the residential development in this area has consisted of the subdivision of larger estates, with an increasing focus on preserving natural areas in the development process. Most houses in this area are located on large parcels—approximately one acre or more—built in either a conventional or “Open Space Development” subdivision. More intense development exists in the form of White Horse Village, a continuing care retirement community that offers a variety of single-family and skilled nursing accommodations.

As detailed in Chapter 2, several housing subdivisions are in different stages of development and construction. This includes the former Sleighton School site, approximately 178 acres of which are in Edgmont. The site has been discussed for development of single-family detached homes with a small mix of townhomes, both of which will be age-restricted. As the economy improves and scheduled residential projects in the Township are constructed, the Township will be faced with the impacts of new

development. As Edgmont continues to evaluate how it should shape its community in the coming decades, the Township can use this Plan to assess its current housing stock and identify future styles of housing that would best fit its vision.

Case for Action

As referenced in Plan chapters concerning Utilities and the Protection of Open Space, future development within Edgmont can continue to be effectively and appropriately managed. In doing so, the Township should continue its proactive approach to reflect a thoughtful, balanced and lawful foundation, consistent with the desires of the community and the requirements of the MPC. The more the Township works to put the mechanisms in place to maintain such a balance, the more guidance it will provide to ensure development consistent with the community history and character, while at the same time being sensitive to individual property rights.

Land Use Controls, Incentives and Future Development

The Township has and should continue to actively exercise its ability to manage development and the parameters of future non-residential construction. Township officials should, as part of an ongoing review, assess areas suitable to serve the commercial needs of residents and whether these needs are being adequately served within the Township or by neighboring communities. The Township can, where appropriate, encourage future non-residential development using tools such as zoning and existing and planned infrastructure.

To this end, Edgmont has spent considerable effort toward supporting zoning such as the C-1 Neighborhood Commercial District, in areas of the Township in which local commercial activity has had a long-standing presence. In addition to zoning changes, the Township recently completed its Act 537 sewer plan, which affects the location of higher density and non-residential development in a manner consistent with the overall development history and character of the Township (see Chapter 6). As outlined in Existing Conditions, local commercial development is generally found within the traditional "Commercial Crossroads", with the current policy of the Township to provide for commercial development opportunities in and around where it currently exists. Taking into consideration the development and redevelopment of neighboring communities, this approach allows for services and businesses that reduce trips needed by residents to fulfill their needs for goods and services, while leaving as much open space as possible for protection of the land and character of the Township.

A similar ethos should continue to be applied to residential development, where the Township has successfully balanced development and preservation needs through thoughtful attention to providing various housing types and densities on the eastern side of the Township in combination with recognition of the importance of agrarian use and

character on the western side of the Township. This approach fosters the integration of parcels remaining available for development in a sensitive way to the neighbors and the character of what remains relative to not only the ground but the goals that the residents believe are important into the future.

Furthermore, growth and development in the surrounding area may impact Edgmont in the near future. The reconstruction of the U.S. Route 1 and PA Route 352 interchange and improvements to the PA Routes 352 and 452, both in neighboring Middletown Township will increase traffic capacity along Route 352, which leads directly into Edgmont. These road capacity enhancements may lead to increased traffic through Edgmont and the Township should consider how it will manage increased traffic, through the careful regulation of new development and infrastructure improvements, balanced with continued land conservation.

Public Surveys

The 2010 and 2012, community surveys were given to residents in preparation of this Plan and have helped to inform the approach of targeted development (See Appendix D for 2012 survey results). In the 2010 survey, residents favored lower-density development west of Ridley Creek State Park, the continuance of Open Space and Conservation Design developments and some increase in commercial development.



In the 2012 survey, resident support was given to the redevelopment of portions of West Chester Pike and the creation of additional commercial uses in Gradyville Village. Roadway improvements in these areas – intersections and alignments, accessibility and pedestrian improvements, and lighting and streetscape elements - also received resident approval in the survey. Both of these projects were also deemed as relatively practical to achieve by respondents to the survey. While an initiative to persuade SEPTA to expand or improve bus service along PA routes 352 and 3 into Edgmont only received mixed approval from residents, increased transportation opportunities may work in concert with attracting additional commercial development by providing additional or improved access for workers as well as patrons for commercial establishments.

Objectives

- 7.1 - Plan for the location of new growth and development in portions of the Township already containing medium and higher intensity land uses
- 7.2 - Continue to support the use of Open Space Development or other creative design options for new development in western Edgmont
- 7.3 - Enhance the accessibility and appearance of commercial areas, while seeking a balance of uses
- 7.4 - Continue to support village development at Gradyville and to provide for small-scale commercial uses at community crossroads
- 7.5 - Maintain a modern and efficient road network that effectively conveys local and area-wide traffic, accommodates alternative modes of transport, and is appropriate in scale for the character of Township

Recommendations

Because the Township still contains several large tracts of undeveloped land, any sites that are developed should be located in as close proximity to existing commercial and residential areas where possible. The availability and access to public utilities may impact which parcels may be developed in the near to mid-term future. New development, while addressing the needs and desires of current residents will also be designed to meet the demand for housing, employment, shopping and recreational amenities of future residents and those who may also work within or near the Township.

To maintain the residential character of Edgmont, larger commercial and industrial development should be limited to previous existing areas of non-residential development, including Gradyville Village and West Chester Pike. Opportunities exist to diversify these areas, with the goal of offering increased amenities, and in the case of Gradyville, a walkable village that will make the area a more accessible and attractive location for new businesses to locate. To attract specific businesses or developments, the Township should work with developers and local business owners to bring desired development to Edgmont.

Objective 7.1: Encourage the location of new growth and development in portions of the Township already containing medium and higher intensity land uses

Recommendation 7.1a

Maintain a balance of lower intensity development in the western portion of the Township in recognition of higher intensity development east of Ridley Creek State Park.

The Township continues to be faced with the challenge of providing for future housing development on decreasing amounts of available land. Parcels east of Ridley Creek State Park consist of a variety of housing types at higher intensities. The area West of Ridley Creek State Park, other than White Horse Village and a few areas zoned for planned residential or commercial development, is currently designated for single-family detached dwellings. The lower intensity of development in western Edgmont correlates with the lack of available utility infrastructure in most areas west of the Ridley Creek State Park and the desire of the Township to maintain the rural-residential character of this area.

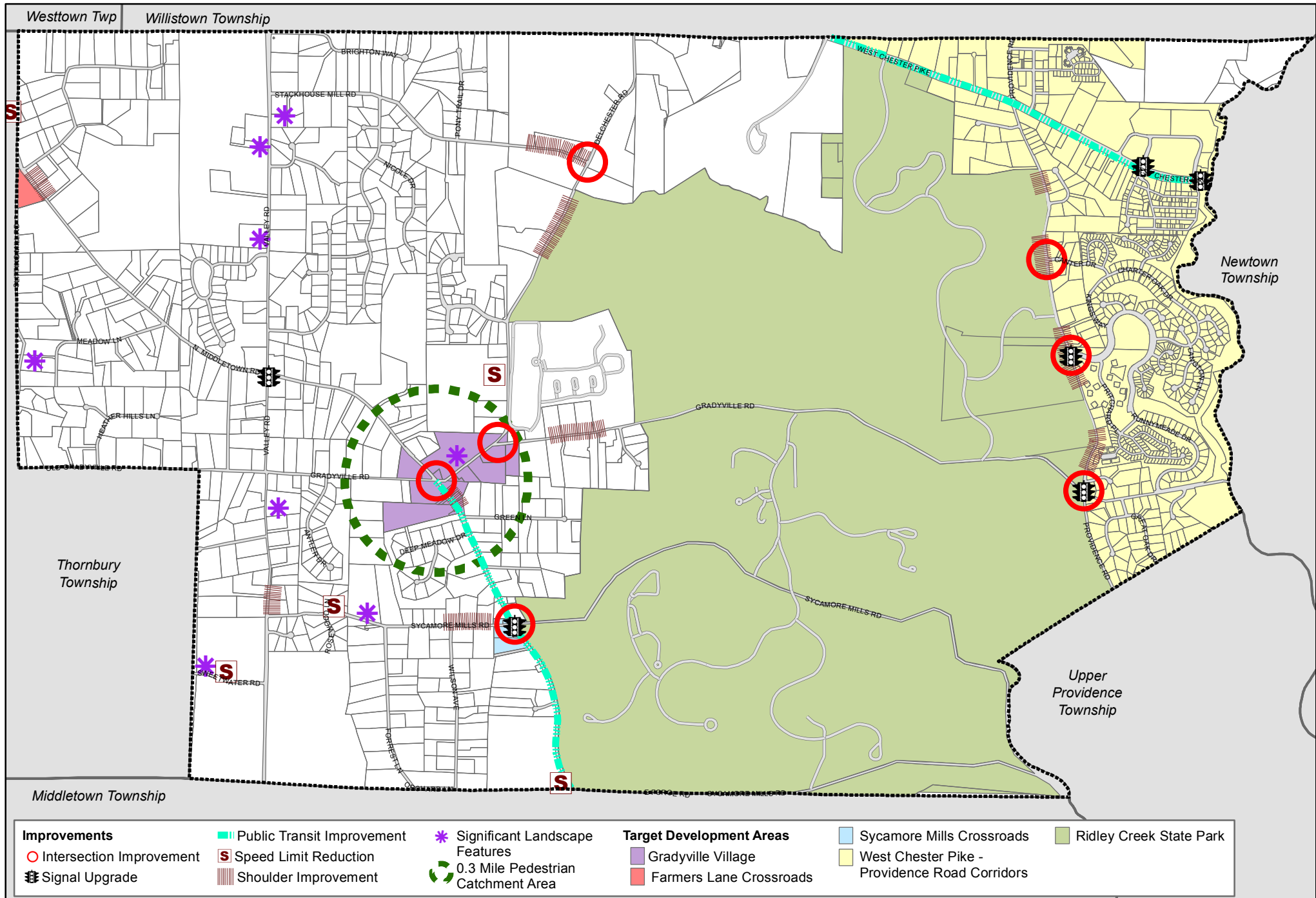
Map 8-1 (page 126), "Future Land Use," indicates certain parcels in western Edgmont designated as suitable for the Conservation Development option of the R-1 zoning district. These designated parcels are also currently part of the County's 319 and 515 preferential real estate tax assessment programs for the preservation of open space and agricultural uses making them appropriate candidates for conservation development. Under this development option the majority of these tracts would be set aside and preserved as open space. This would help maintain the rural-residential character of the western region of the Township. Any additional new development in western Edgmont other than low density residential should be limited to areas currently designated for planned residential development or commercial uses, where opportunities for infill or redevelopment may exist.

Recommendation 7.1b

Integrate future areas for development with future service areas for infrastructure including roads, public sewer and public water

Any future expansion of public utilities should correspond to the identified public sewer service area of the Future Land Use Map (8-1). The current extension of public sewer in the West Chester Pike and Providence Road corridor is consistent with the land use and density regulations of these areas of the Township and will address the sewage disposal needs for commercial, industrial and residential properties in the corridors.

Opportunities for new infill development in eastern Edgmont exist along portions of the West Chester Pike and Providence Road corridors. In the latter, additional development capacity in Runnymede Farms is available and should be encouraged in the form of a mix



of medium and higher density housing types including townhomes, and mid-rise multi-family units. A number of redevelopment opportunities could also occur along the Route 3 corridor in the near to mid-term future.

The western portion of the Township should continue to utilize on-lot sewage disposal systems in order to manage growth of the area and preserve land in the Township. Community wastewater treatment facilities may be considered for selected larger tracts of land in western Edgmont that may be subject to future development.

Objective 7.2: Continue to support the use of Open Space Development or other creative design options for new development in western Edgmont

Recommendation 7.2a:

Revisit zoning for residential development

As previously stated in Chapter 5, the Edgmont Township zoning scheme has permitted growth to occur in a coordinated and fair way that accommodates the demand that has been placed on the Township since 1980. There are highly developed trends for land uses to the east of Ridley Creek State Park, consistent with those found in central Delaware County; the eastern segment representing an area of the Township that has been envisioned to be served by public utilities and facilities for a very long period of time. To the west of Ridley Creek State Park, the Township envisions a more rural, agrarian setting with a slower rate of growth.

The Township should use this Plan as a means to aid in the preservation of the delicate balance between development and conservation of natural resources and to guide the conservation of important farmlands and natural and environmental resources and features; take advantage of



opportunities to achieve a system of open space while at the same time recognizing opportunities for residential development consistent with the rural character of the Township, west of the Ridley Creek State Park.

Recommendation 7.2b

Enhance existing streets, neighborhoods and places through the provision of civic and pedestrian amenities

Edgmont should encourage the design of communities that provide residents the option of outdoor recreational activity close to their homes, including walking, jogging and bicycling. These activities in residential areas can reduce the frequency that residents need to travel for exercise and recreation, and can be accomplished through an emphasis on neighborhood connectivity and street design in the Township's Open Space Developments.

The Township has been able to secure the construction of private trails within several subdivisions, including Summerhill, Brickhouse Farms and Runnymede Farms. These are useful amenities in encouraging recreational activity as well as for providing opportunities for connections to areas outside of the residential community. The Township should continue to promote the development of multi-use paths and trails within residential communities and in particular encourage the use of paved trails.

When considering the accommodation of joggers and walkers in residential neighborhoods, safety and accessibility are some of the most important factors in determining use. The Township may examine new planned development to determine if residences are adequately connected to one another by trails or paths, and to possible future recreational facilities outside of the subdivision.

- ♦ Residential roads should not be overly wide, and contain features that discourage speeding (plantings, stop signs, curves, etc). The Township may not want to create more through streets or entrances into subdivisions from major roads, but should consider whether neighboring developments could be connected with multi-use paths if not connecting streets.
- ♦ The Township should require the installation of multi-use paths to connect all residences in Open Space Developments.
- ♦ The development of significantly long cul-de-sacs should continue to be discouraged, unless a pedestrian path and/or easement can be created in a cul-de-sac or development that connects the adjoining houses to nearby areas with sidewalks and/or trails. Currently, Section 802 of the Township SALDO allows for cul-de-sacs as long as 1,250 feet. The township may want to consider reducing this allowable maximum to encourage alternative street designs for Open Space Developments.



A community trail in Uwchlan (left) and North Coventry townships, Chester County (right) that bisect and connect residential neighborhoods. A similar unpaved trail exists in Edgmont's Summerhill development. Edgmont should encourage developers to pave internal community trails as well as trails that could connect to current and/or future developments with easements behind property lines and through portions of cul-de-sac.

Source: Google Maps

Section 802A. of the SALDO, "Streets," suggests the implementation of many of the aforementioned ideas. This includes the continuation of neighborhood streets to connect to adjoining subdivisions or lots if possible (#4), and building a street pattern that permits "safe and convenient" circulation of vehicular and pedestrian traffic (#7). The Township should encourage the use of these provisions to enhance pedestrian amenities and promote neighborhood connectivity.

Recommendation 7.2c

Plan and develop strategies to address the preservation or future use of remaining large, undeveloped tracts of land in the Township

A number of large tracts remain undeveloped in Edgmont. Some of them are currently protected from development under state or local land preservation programs while others are not. Current zoning should be evaluated to ensure that proper guidance for development, consistent with Township history and community character is in place, while at the same time being sensitive to individual property rights.

Objective 7.3: Enhance the accessibility and appearance of commercial areas, while seeking a balance of uses

Recommendation 7.3a

Support a balance of uses and intensities along the West Chester Pike corridor

West Chester Pike helps define the Township's eastern region. Commercial and light industrial uses are currently concentrated in the corridor, along with some pockets of lower

intensity residential. This current pattern of land uses can continue, with infrastructure either planned or in place to support a mix of development types. Existing roadway capacity, traffic volumes and the availability of bus public transit also support a mix of uses containing commercial establishments and retail and business employers. Any additional commercial or residential development will blend with the existing land uses and help the Edgmont Township portion of this corridor serve as a transitional area between the more densely developed eastern areas in Newtown Township and the more open, rural parcels in Willistown Township, Chester County.

The West Chester Pike corridor impacts two High-Quality (HQ) watersheds, the Ridley and Crum Creek watersheds, and many smaller tributaries. Light industrial uses may negatively impact these areas. The Township could monitor any new or expanded light industrial uses along the western end of West Chester Pike where they are currently allowed, in order to ensure that the environmental integrity of these watersheds is not compromised. Additional light industrial uses along the western boundary of Edgmont may not be as compatible with neighboring undeveloped tracts in neighboring Willistown.

The desired goal for development along the corridor is to balance and appropriately juxtapose the commercial, industrial and medium and low-density residential uses near West Chester Pike. Green spaces and rural estates should be maintained to continue the character of the area, though strategically placed and intensified development on select areas along the corridor can help to control and focus new growth in areas where development is already the most prevalent in the Township.

Recommendation 7.3b

Encourage and help facilitate the rehabilitation of older commercial properties along the corridor

West Chester Pike has served as a commercial corridor for decades, as residential developments were built adjacent to older suburban towns like Havertown (Haverford Township) and Newtown Square (Newtown Township). A number of commercial and light industrial buildings along Route 3 in Edgmont were built during the early portion of the construction boom of the last 30-50 years, and may appear somewhat aged or dated to patrons and commuters. Although most commercial buildings in the corridor are maintained in adequate condition, the Township may consider how renovations or other improvements may benefit selected properties.

While no commercial properties along the corridor could be considered “greyfields” - an abandoned, neglected or underutilized non-residential property — the collection of properties that have been designed and constructed in a piecemeal fashion in the last few decades falls short of an ideal design for Edgmont’s sole commercial corridor.

The Township should revisit its zoning and SALDO to address the issues of site design and connectivity of these properties to improve the appearance and functionality of certain

portions of the Corridor. This is a longer-term project that will require review and revision of Township ordinances and a monitoring of real estate tenancies and market trends along West Chester Pike. Additionally, the Township should examine whether any commercial or industrial building or façade improvement programs may be available to provide assistance for the commercial or light industrial property improvements, or consider the feasibility of the Township offering some form of incentive for this.

Recommendation 7.3c

Promote sound subdivision and site development with guidelines and zoning enhancements

The most comprehensive way to address the aesthetics and image of the West Chester Pike corridor is through design guidelines adopted as part of the Zoning Ordinance and/or SALDO. *Currently, design standards exist as Article 8 of the Township SALDO but could be enhanced to emphasize additional elements of site design.* The Township could recommend or require certain site layout and façade design elements and integrate aesthetics, pedestrian amenities and enhanced traffic circulation within the context of an outer-ring suburban community. Site guidelines could require the beautification of shopping center entrances, greater landscaping and pedestrian amenities, or provide guidelines for building materials, roof styles and awnings for new construction. A link to an example of a design guideline ordinance can be found in Endnote 1 (page 124).

Additionally, a Commercial/Mixed Use overlay zoning district along areas of the West Chester Pike corridor could provide for new retail/commercial opportunities, as well as possibly enhance the variety of commercial uses. It would serve to direct and retain commercial development in its current location along the Corridor. Several zoning districts exist along or near the corridor, including two commercial, a light industrial and several residential districts.

Recommendation 7.3d

Beautify corridor and make it more accessible to bicyclists, pedestrians and public transit

The majority of the cartway along West Chester Pike in the Township comprises four lanes of traffic, with generally wide shoulders and a grassy median for most of its length. A central turning lane replaces the median for sections of the roadway near shopping centers and intersections.



The Township should consider how it might encourage renovation or improvements to aging commercial buildings along West Chester Pike

Since the removal of the trolley tracks in the 1950s from West Chester Pike, the corridor has served as an automobile thoroughfare with development of varying intensities between Upper Darby and West Chester.

Due to the specific land uses and commercial character along Route 3 both in and adjacent to Edgmont, the primary function of the road is to direct and facilitate automobile traffic as an arterial roadway. As Edgmont's busiest and most visible corridor, the Township may continue to identify and implement streetscape elements that can help control traffic flow, speed and increase pedestrian safety.

The corridor can be enhanced through beautification efforts, such as the installation of:

- ◆ Street trees
- ◆ Planted median strips
- ◆ Unified street lighting
- ◆ Sidewalks
- ◆ Aesthetically designed bus shelters and other related amenities
- ◆ Small outdoor plazas, public green spaces or similar scenic seating/rest areas

Among the aforementioned improvements, sidewalks may be most important physical improvement to the streetscape. The sidewalk network along and near West Chester Pike is minimal, and limited to intersections with major roads and shopping center entrances. Residents of the housing developments located on either side of West Chester Pike have no pedestrian access to the businesses on the corridor or safe bus stop access. Sidewalks are the first step in improving pedestrian/transit conditions along the corridor.

The "Route 3, West Chester Pike – Land Use and Access Management Strategies," a 2006 DVRPC report, includes several recommendations for the improvement of the Edgmont portion of the corridor that are still pertinent. The most important initiatives from the report include:

- ◆ Focus on design standards for "signage (currently in Zoning Ordinance), facades and landscaping (currently in SALDO)," perhaps in conjunction with a zoning overlay;
- ◆ Add street trees along sidewalks (if not in the medians), and bus shelters and other amenities to make the corridor safer for transit riders.

The report also suggested the Township work with neighboring municipalities (Willistown and Newtown townships) to coordinate design, uses and development. As Edgmont currently has standards for signage and landscaping, the Township could create stand alone design guidelines for buildings that give visual examples of desired site and building design elements (See Endnote 1, page 124).



Paoli Shopping Center in Chester County. Note the internal and external crosswalks, sidewalk, greenspace, and the tree wall that faces the road.

Source: Google Maps / Streetview

Objective 7.4: Continue to support village development at Gradyville and to provide for small-scale commercial uses at community crossroads

Recommendation 7.4a

Develop a Gradyville Village master plan

The Village of Gradyville is centrally located at the intersection of Middletown and Gradyville Roads in the western portion of the Township. The village currently contains small-scale commercial enterprises, the Gradyville Post Office, and a surrounding residential neighborhood. The Village of Gradyville also features a number of historic properties, which should be protected and rehabilitated where possible. These properties are noted on the Township's most recent historic resource inventory, Appendix E of this Plan.

It is recommended that the Township develop a "master plan" for the Village of Gradyville as a complement to this Comprehensive Plan. This area could serve as a community center on the western side of the Township, containing a mix of small-scale retail and business establishments (i.e., stores, restaurants, offices), a limited mix of residential uses, and a complementary recreational area. Development of the former site of the Edgmont Township Fire Company No. 1 may serve as a beginning to realizing this concept. Portions



Edgmont should look into expanding its sidewalk and crosswalk network along West Chester Pike. One benefit would be to connect Castle Rock residents with Marville shopping center.

Source: Google Maps

of neighboring Township-owned properties could provide a recreational component for the Village of Gradyville and/or a location for additional housing or commercial uses.

As the current zoning (C-1) dictates, any future development in the village would most likely entail several small retail, office or residential buildings (no more than 10,000 square feet each), that are connected by a network of pedestrian walkways and open space. The village development would ideally reuse, rehabilitate or integrate some or all of the existing historic properties into any new development. The two largest properties in the district are owned by the Edgmont Fire Company (currently open space), and a local resident, and would be the focal point of the development. The current zoning suits prospective development well, and should lead to an enhanced retail/town square area that will be relatively low impact and not detract from the rural character of the surrounding Gradyville area.

Recommendation 7.4b

Examine Gradyville's infrastructure needs and options

A challenge in helping the intersection evolve into a more vibrant village commercial area is the need for the provision of additional utilities. Public water is readily available on Middletown Road; however, in order to fully realize the vision for this area, it may be necessary to explore an alternative method of sewage disposal as opposed to on-site systems. A community sewer system could potentially service this area. Edgmont Township currently owns a 16-acre parcel northeast of the intersection of Middletown Road and Gradyville Road. This parcel is use restricted and could potentially be utilized as a treatment facility which could use drip irrigation as a disposal method. Additionally, requiring permeable pavement for any parking lots would help mitigate stormwater issues.

Recommendation 7.4c

Maintain limited development in the crossroads commercial areas with a focus on preserving the character of small-scale establishments

Crossroads Commercial is an appropriate future land use designation (Map 8-1) for small clusters of parcels in the western half of the Township. This category is intended for much smaller commercial areas when compared to the “Commercial/Mixed Use” area designated for West Chester Pike or the Village designation for the Gradyville area. The “Commercial Crossroads” is intended to complement the predominant scale and character of western Edgmont. Two areas in particular are designated as Commercial Crossroads:

1. *Slitting Mill Road & Middletown Road (PA Route 352)*

A family-owned greenhouse exists at this crossroads and has served the community for over 50 years. This is a valuable asset to the Township and exists as the gateway to the community.

2. *Sycamore Mills Road & Middletown Road (PA Route 352)*

A small-scale cluster of commercial uses containing family-owned retail establishments, restaurants, and offices.

Designated Commercial Crossroads parcels exist as described in the future land use category, and are recommended to remain as low-impact commercial areas. The Township may wish to maintain these areas utilizing the Township Historic Resources Map and seek to ensure that the character of these sections of the Township (in terms of size and scope) is maintained.



Middletown and Gradyville roads intersection. The intersection is in need of landscaping and pedestrian amenities to enhance the village environment.



Open space parcels located behind Gradyville Supply in Gradyville Village

Objective 7.5: Maintain a modern and efficient road network that effectively conveys local and area-wide traffic, accommodates alternative modes of transport, and is appropriate in scale for the character of the Township

The location and design of the local road network are the critical elements in allowing access to Township residential and commercial districts, maintaining adequate travel conditions, and for accommodating new development. Map 7-1 identifies road-network improvements that should be addressed in order to enhance traffic flow and safety in the Township. These include road intersection improvements such as signalization, realignment, and sight distance; cartway and shoulder improvements such as grading, paving, and drainage; speed limit reduction areas; public transportation; providing safe pedestrian travel; and landscape features. The following is a detailed description of the Proposed Physical Improvements of Map 7-1.

Recommendation 7.5a
Examine potential improvements to selected intersections of state roads

A three-year analysis (2008 – 2011) of intersections along state roads was conducted in order to provide recommendations for intersection improvements. The intersections analyzed represent approximately 27 percent of the collisions in the Township during that period. Collision statistics were provided by the Pennsylvania State Police (PSP). Intersection improvement recommendations are prioritized based on the number of collisions at the specified intersection during the three-year period. Please refer to Map 7-1 as a visual guide for the following improvement recommendations.



Parcel for sale at the intersection of Gradyville and Middletown roads, which could become part of an enhanced village



Wedgewood Gardens — a business designated under Commercial Crossroads

1. Middletown Road (PA Route 352) and Gradyville Road

Traffic at this intersection becomes congested during peak driving hours in the morning and afternoon. This may be the result of motorists in the north and southbound lanes of Middletown Road attempting to make left-hand turns onto Gradyville Road. The Township should consider pursuing the installation of a dedicated left turn lane in either direction on Middletown Road (S.R. 352) and to upgrade the signal to provide a left turn signal in order to reduce congestion during peak driving hours.

Information gathered during the three-year analysis indicated that 22 collisions occurred at this intersection, and was the most of any intersection in the study. Signal upgrades in particular, may reduce the number of collisions at this intersection. *Residents cited this as the second-most recommended intersection improvement in the 2012 survey.*

New development near this intersection (Gradyville Village) could have a significant effect on existing traffic patterns. If the Township can foster more pedestrian-oriented development at the village (for example sidewalks, enhanced crosswalks, or curb bump-outs), this could serve as a “traffic calming” measure that will encourage drivers to take extra caution when passing through the intersection, having to reduce speeds to promote the safety of pedestrian traffic.

2. Middletown Road (PA Route 352) and Valley Road

The Township should continue to pursue the installation of a full signal due to the unsatisfactory sight distances at this intersection and the speed limit of Middletown Road. As soon as a PennDOT permit for installation is issued, the Township will commence this project, as Edgmont has made regular appeals to PennDOT for the upgrade. This will serve in the best interest of the Township as some additional development will likely occur in the western part of the Township. An analysis of the accident data provided by the Pennsylvania State Police indicates that 15 collisions occurred at this location from 2008 through 2011. A full signal may reduce the number of accidents at this site and enhance intersection safety. *Residents cited this as the most recommended intersection improvement in the 2012 survey.*

3. Rock Ridge Road and West Chester Pike (PA Route 3)

Accident data for the past three years indicates 13 collisions occurred in this area. There is also a residential neighborhood in close proximity to this intersection. Residential concern for safety has been expressed due to motorists not stopping at the intersection during the red phase. This may be addressed by upgrading the traffic control signal at this intersection to include the strobe function during the red phase.

4. Crum Creek Road and West Chester Pike (PA Route 3)

Accident data for the past three years indicates that 10 collisions occurred in this area. The recommendations of #3 (Rock Ridge Road and West Chester Pike) apply to this section.

5. *Delchester Road and Stackhouse Mill Road*

The Township should pursue a PennDOT study of this intersection in order to determine if a three (3)-way stop is appropriate for this intersection. Accident data from the Pennsylvania State Police indicates that eight (8) collisions occurred at this location in the past three (3) years. Installation of a three-way stop may reduce the likelihood of accidents.

6. *Delchester Road and Gradyville Road*

Both the horizontal and vertical alignments of this intersection are unsatisfactory. Delchester Road should be moved eastward to more perpendicularly intersect Gradyville Road and be regraded to reduce the sudden drop just north of Gradyville Road. This improvement may require additional right-of-way. The three-year collision analysis indicated that eight (8) collisions occurred at this intersection. Re-alignment of the intersection may reduce these collisions.



7. *Middletown Road (PA Route 352) and Sycamore Mills Road*

The northwest quadrant of this intersection has limited sight distance. In addition, the driveway at the Country Deli is challenged by the speeding traffic along Route 352 that could be addressed by installing a traffic signal at Route 352 and Sycamore Mills Road. The three year collision analysis indicated that 5 collisions occurred at this intersection. Installation of a full signal may reduce the number of collisions at this intersection as well as provide safer access into Ridley Creek State Park.

8. *Providence Road and West Chester Pike (PA Route 3)*

This Township should request PennDOT install a right-hand turning lane for eastbound West Chester Pike traffic; a no turn on red sign at the intersection signal; and pursue funding for handicapped accessible (ADA) improvements at all four corners of the intersection.

9. *Providence and Gradyville Road*

The Township should have an engineering study of this intersection conducted, which would in part analyze the need and cost of adding a traffic signal.

Recommendation 7.5b

Make cartway, shoulder and pedestrian improvements

The following improvements that address pedestrian road enhancements (specifically 1, 8 and 9) are also mentioned in Chapter 4 (Objective 4.3).

1. Middletown Road (PA Route 352)

The Township should pursue the installation of jogging/bike lane decals in both shoulders of this roadway. The shoulder is sufficient to support markers for alternative modes of transport. Adequate markings may enhance safety of non-motorists travelling on Middletown Road and provide safer access into Ridley Creek State Park.

2. Valley Road (north of Sycamore Mills Road)

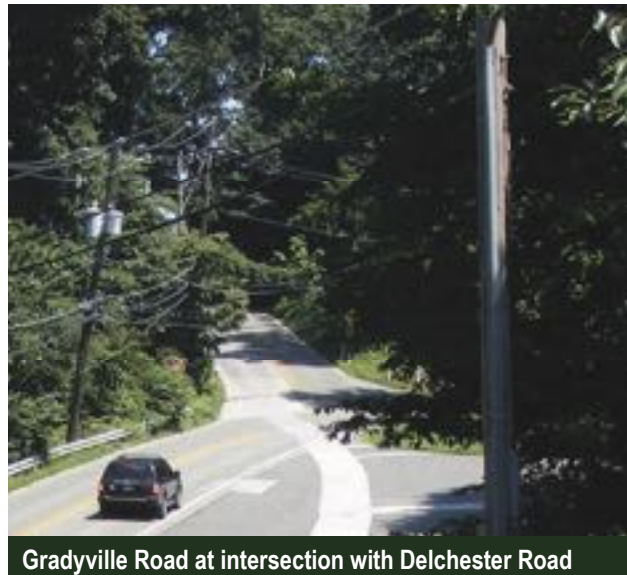
Maintain vegetation on the east side of Valley Road to improve sight distance.

3. Delchester Road

The tall and steep shoulder embankments on both sides of the road in this area are severely eroded and should be cut back, i.e. have the slope of the embankment reduced.

4. Providence Road (across from Canter Drive)

Create a "runaround lane" to provide better access into Runnymede Farms. Additionally, the Township should consider working with DCNR to install a pedestrian/bicycle gateway into the State Park at this intersection (see Recommendation 4.3a).



5 Providence Road (across from Runnymede Drive)

Create a "runaround lane" to provide better access into Runnymede Drive.

6. West Chester Pike (PA Route 3)

The shoulder on the eastbound side of West Chester Pike, just west of Rock Ridge Road, is not adequate in size or surface quality to accommodate the SEPTA #104 bus stop located there. The shoulder could be widened and paved so that the SEPTA bus can pull completely off of West Chester Pike. Although, the bus pullover area may need to be relocated. See #1 under "Public Transportation."

7. Sycamore Mills Road (between Valley Road and 352)

The Township should conduct a feasibility study to determine if the shoulder of Sycamore Mills Road may be widened to provide bike lanes. Bike lanes on this roadway may act as a connection and provide safe access for individuals into Ridley Creek State Park.

8. Gradyville Road

Gradyville Road is used as a cyclist and pedestrian accessway to the trails in Ridley Creek State Park. The shoulder width currently is not an adequate travel area. The Township

should work in conjunction with PennDOT to widen the shoulder area of Gradyville Road in order to provide a safer accessway into Ridley Creek State Park.

9. *Stackhouse Mill Road (at the intersection with Delchester Road)*

The steep incline on Stackhouse Mill Road near the intersection with Delchester Road presents a hardship for motorists on the roadway. The cartway should be re-graded in order to create a gradual incline as opposed to the sudden incline that currently exists.



Recommendation 7.5c

Identify target areas for speed limit reductions

1. *Sweetwater Road*

The posted speed limit on Sweetwater Road is 45 MPH in Thornbury Township. This may be too fast for the actual road conditions considering the overall horizontal and vertical alignment as well as lane width. A speed study of this roadway to determine the feasibility of reducing the speed limit should be done in conjunction with Thornbury Township, Delaware County. Additionally, there are currently no posted speed limit signs (only yellow warning signs) on Sweetwater Road in Edgmont Township.

2. *Sycamore Mills Road, West of Middletown Road (PA Route 352)*

The posted speed limit on Sycamore Mills Road is 35 MPH. This may be too fast for the actual road conditions considering vertical alignment near the intersection with Holly Lane and Rosewood Lane as well as the extremely narrow lane width on either side of the stream crossing between Holly Lane and Forest Lane. Reduction of the speed limit to 25 MPH between Valley Road and Wilson Avenue should be considered.

Recommendation 7.5d

Enhance public transportation options and amenities (SEPTA)

1. *West Chester Pike (Bus Route 104)*

The current location in the eastbound lane of West Chester Pike at North Rock Ridge Road may not provide adequate safety for travelers waiting for the bus. This stop location should be analyzed in order to determine if it may be moved further east on West Chester Pike to the intersection of Crum Creek Road and West Chester Pike. A concrete pad and bench may

be installed at this location to provide an appropriate waiting area. The Township and SEPTA should also work toward the installation of a bus shelter in this location. Installation of a bus shelter would correlate with the recommendations of the Delaware Valley Regional Planning Commission (DVRPC) in their 2003 Route 3, West Chester Pike study.

2. Middletown Road (Bus Route 111)

SEPTA Route 111 currently terminates at the Penn State – Brandywine Campus on Middletown Road (it begins at 69th Street Transportation Center in Upper Darby). Adequate access to public transportation in the western region of the Township may provide benefits to area residents and employers. The Township should request SEPTA examine the possibility of extending service to Gradyville Village. This could provide the dual benefit of providing commuting options and access for employees at White Horse Village as well as providing additional exposure and potential new customers for current or future shops located in Gradyville.

Recommendation 7.5e

Increase pedestrian access and connectivity

This recommendation complements those put forth in Chapter 4, as part of Objective 4.3. Integrating transportation, pedestrian connectivity and recreation is an important component to the implementation of this plan. Multi-purpose pathways may be used to remove pedestrians and bicyclists from heavily traveled roadways, such as Providence Road.

The Township should encourage the construction of community trails in existing and new developments as well as public paths or trails connecting key locations in the Township in order to provide for safe and accessible pedestrian transportation. A survey could be conducted of existing residential neighborhoods in order to determine which, if any desire enhanced pedestrian amenities and/or community paths and trails that may connect to public pathways. Grants and local funding sources for providing pedestrian transportation opportunities should be investigated and pursued. These connections should be made in conjunction with the planning of trails that can lead residents into Ridley Creek State Park, and to other amenities from their neighborhood. Cartway improvements should include the enhancement of pedestrian and bicycle amenities whenever possible.

Endnote 1: Town of Le Ray, NY “Commercial Corridors Design Guidelines,” 2008.
http://townofleray.org/Final%20Guidelines6_12_08.pdf

Future Land Use

Overview

The Future Land Use Map for Edgmont (map 8-1) was developed based on input from Township Professional and Administrative Staff, the Comprehensive Plan Task Force, members of the Township Planning Commission and Board of Supervisors and resident input provided through two public surveys. Future land use recommendations were also informed by the geography, topography and environmental characteristics of particular parcels and sites, the current land use pattern and existing zoning of Edgmont, population and other growth projections for the Township, the current and future availability of utilities and infrastructure including the capacity of streets and connecting roads, the need to accommodate a variety of uses including residential, commercial and open spaces, and the desire of the Township to promote sustainable land use and development practices.

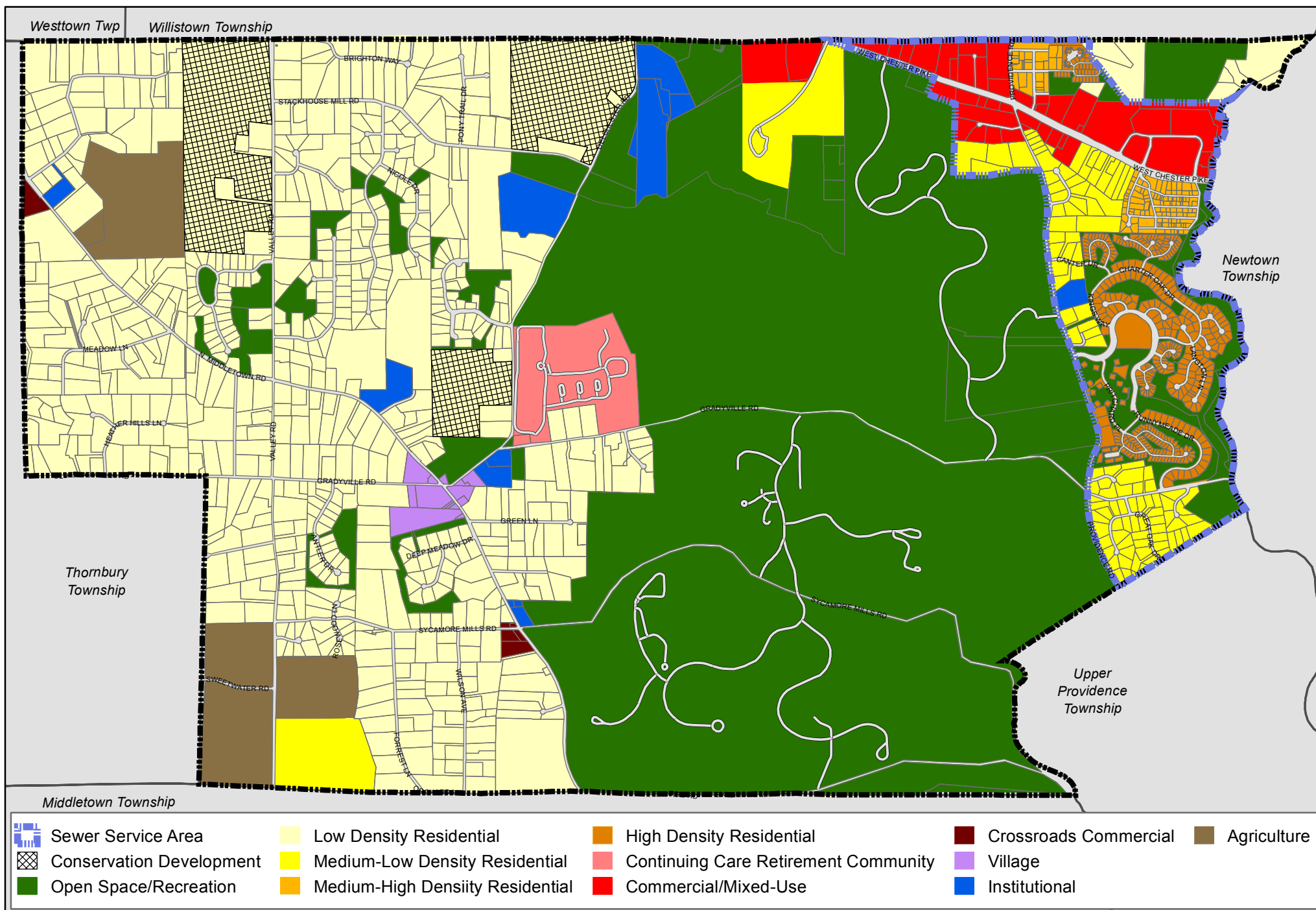
Considerable attention was given to the “Future Land Use Plan” during the Comprehensive Planning process. Numerous discussions took place in reviewing concepts for future land use and development. The recommendations for future land use were examined in relation to the goals, objectives and other recommendations of this plan to ensure compatibility between them. A particular focus was given to ensuring that future land use recommendations contributed towards the goal of preserving the Township’s natural resources and environmental and scenic features, while at the same time planning for the Township to address future needs, including accommodating some degree of additional, new development.

Future Land Use Classification

The following future land use categories are defined as follows when used in discussion of future land use in Edgmont Township:

Low Density Residential – A category designed to accommodate residential dwellings at a maximum of a half (.5) unit per acre, as well as agricultural uses.

Medium-Low Density Residential – A category designed to accommodate residential dwellings greater than a half (.5) units per acre up to one (1) unit per acre.



Medium-High Density Residential - A category designed to accommodate dwellings at a density of greater than one (1) unit per acre but less than three (3) units per acre.

High Density Residential – A category designed to accommodate dwellings at a density of greater than three (3) unit per acre.

Continuing Care Retirement Community – This designation includes retirement communities managed by a single entity, with multiple housing types where support staff, assisted living facilities, dining facilities, medical services and recreational amenities are located within the community. Age-restricted communities are not placed under this designation, and are listed under low, medium and/or high-density residential designations.

Crossroads Commercial – A category that includes limited retail and service uses intended to serve local Township residents and those in the immediate surrounding area at small crossroads intersection. This is a much more limited category than the village designation and does not include residential or public uses. This category is proposed for existing locations of limited commercial uses at the intersection of Middletown and Sycamore Mills roads and at the intersection of Middletown Road and Farmer’s Lane.

Commercial-Mixed Use – A category that accommodates a wide range of commercial and office uses, appropriate for location along a major arterial road or highway. These include larger-scale retail and commercial uses that will have noticeable impacts in terms of traffic generation, parking, building size, and supporting infrastructure and include shopping centers and other planned commercial developments. In addition, higher density residential uses could also be accommodated where feasible and appropriate. This category also includes light industrial, warehousing, and other related uses and some heavier commercial uses, such as automobile and equipment repair businesses and the shops and yards of construction related contractors. This use category is proposed for both sides of the majority of West Chester Pike in the Township.

Village – A category designed for a small cluster of low-impact retail and service commercial uses, as well as offices, outdoor public and recreational spaces and limited medium or higher density residential uses such as townhomes or a residential dwelling on an upper story above a commercial use. The Village category is for business and other uses primarily serving the residents of the Township and immediate neighboring areas.

The single location for this category in the Township is proposed for the intersection of Middletown and Gradyville Roads where limited retail and service uses exist along with the Gradyville Post Office, which gives Edgmont Township its address. This designation could enable a limited expansion of the existing uses and character of the historic Gradyville Village.

Institutional – A category for governmental, educational, religious and non-profit uses. It is primarily proposed for existing areas of institutional uses. The proposed locations for this

category include the U.S. Army Reserve facility on Delchester Road, and the municipally owned tracts of land near the vicinity of Middletown and Gradyville roads.

Agricultural – A category comprised of uses relating to the use of the land for the production of crops, the raising of livestock, and the marketing and of agriculture related products. The category is proposed for locations where these uses are presently conducted in the Township.

Open Space-Recreation – A category that comprises public and private recreational and open space uses including state and local parks and recreational facilities, private recreational clubs and facilities, and tracts of preserved open space controlled by homeowners associations or land conservation trusts and similar organizations. This category encompasses the existing Ridley Creek State Park in the center of the Township, a defining characteristic of the Township. It also includes certain deed restricted or other protected open, undeveloped lands.

Conservation Development Option – Areas potentially appropriate for use of the Township’s Conservation Development option in residentially zoned districts.

Open Space Development Option - Areas potentially appropriate for the use of the Township’s Open Space Development Option in residentially zoned districts.

Sewer Service Areas – Areas designated for eventual public sewer service under the Township’s Act 537 Sewage Facilities Plan, December 2010.

Residential Build-out Analysis

Edgmont Township seeks to maintain the semi-rural character of a majority of its community, while balancing its need to provide some additional housing for new residents. The majority of existing residential R-1 zoning in the Township is designed to achieve this with one dwelling unit per two acres, though the Open Space Development option generally halves the lot size, with an average of 50 percent of each two-acre lot used for common space. However, several areas of the Township are zoned for more-intense residential development as either residential districts (R-2 through R-5) or planned residential districts (PRD-1 through PRD-5). The latter districts often contain a mix of housing types (e.g. Runnymede Farms) in addition to single-family detached houses.

Analysis contained in Chapter 2 (specifically Tables 2-7 and 2-8) project the increase in residents and housing units in the Township through 2040. These figures should be the basis for future residential development decisions in the Township, pertaining to the number of units officials should expect to accommodate and approve. To help prepare the Township plan for projected future population growth a residential build-out scenario was

prepared to estimate the amount of additional residential development Edgmont could accommodate under the proposed future land use plan and current zoning.

According to the US Census, Edgmont experienced a modest increase in population of 69 new residents and 293 housing units from 2000 to 2010. As highlighted in Tables 2-7 and 2-8, the Township can expect to gain about **685** new residents and **289** new housing units through the year 2040, as detailed in housing and population projections.

The build-out analysis in this section was completed in order for the Township to strategically plan for an adequate future supply of housing, while assessing the impacts of currently proposed development.

As seen in Table 8-1, the Township easily surpasses its 2030 housing target of 237 new housing units if the former Sleighton School, the approved Halcyon development, and mid-rise development at Runnymede Farms are all developed for residential units. Larger developments like Sleighton School and the Runnymede mid-rise units will accomplish this goal for the Township on minimal tracts of land, enabling Edgmont to continue pursuing the conservation of its rural and agricultural parcels for the benefit of current and future residents.

**TABLE 8-1
BUILD-OUT ANALYSIS**

Development/Tract	Zoning District	Potential Additional Housing Units*	Status	Notes
Sleighton Development	PRD-4	133	Proposed	173 acre tract, including age-restricted single-family attached, detached units and open space
Halcyon Development	R-1	21	Approved	43.5-acre tract of single-family detached units
Runnymede Farms	PRD-1	330+	Proposed/ Hypothetical Build-Out	Potential units approved via the 2010 <i>Sewage Facilities Plan</i> , which allows for these additional units to be added to incoming public sewer
Total New Units		484+		

Source: Consultant Analysis

* Concerns the Housing Unit total approved, or allowed by current zoning regulations.

APPENDICES

EDGMONT TOWNSHIP
COMPREHENSIVE PLAN



Regional Relationships

Overview

This chapter discusses the relationships of the policies set forth in this Comprehensive Plan to those of Delaware County, neighboring municipalities, and the region. The discussion relates to Section 301 (a)(5) of the Municipalities Planning Code, as amended, which states that the Comprehensive Plan shall include:

“A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the County Comprehensive Plan.”

Relationship to Neighboring Municipalities and the Region

Edgmont Township exists in a location where the planning decisions made could have an impact on two (2) counties and six (6) townships. In turn, the planning policies and activities of the two counties and surrounding municipalities may impact Edgmont Township. The Township is a part of Delaware County, but shares a border with Chester County to the northwest. As such, it serves as a “bridge” between Chester and Delaware counties.

Willistown and Westtown Townships border Edgmont Township to the northwest, while surrounding Delaware County municipalities include Newtown, Upper Providence, Thornbury, and Middletown Townships. Due to the impact decisions may have on these communities, it is important to maintain communications with county and local governments and regional agencies in order to coordinate future planning activities.

Regional planning activities were taken into consideration in the analysis of existing and future land use in Edgmont Township. The planning initiatives and recommendations outlined in this Comprehensive Plan are intended to produce positive impacts for neighboring municipalities and the region.

Land Use and Housing

This plan utilized a broad approach when examining land use and housing by looking beyond Township borders in order to determine appropriate recommendations for the future. It also sought to blend future uses with the existing character of both the Township and the region. Areas designated for high-density and commercial development were recommended for locations where they currently exist and where infrastructure was available. This will help alleviate the sprawling effect witnessed in the region by directing development to where it is the most prevalent and preserving the Township's outlying areas. Recommendations for future land use and housing recognize the existing character of the Township, but also explore the possibility of using new methods to ensure sustainability in the region.

Effective growth management is essential when preparing future land use and housing-related recommendations. This is accomplished through a reduced sprawling effect, which may translate into reducing the demand for and need to extend services. As a result, a cost savings may be realized by the Township.

Ensuring sound growth management will be accomplished by preserving primary and secondary conservation areas (e.g., riparian buffers, wetlands, streams, open space corridors). The outlined land use methods, such as enhanced use of the conservation/open space design option, seek to ensure that future development will occur in a controlled manner. Effective growth management techniques may also preserve historic resources, which add to the region's cultural heritage. Seeking to reduce the sprawling effect witnessed by certain development patterns, the Township has sought to guide future development based on the character and feasibility of certain areas.

Recommendations to promote Commercial/Mixed-Use Development, Crossroads Commercial, the Village of Gradyville, and Conservation/Open Space Development are viewed as growth management tools (as evidenced in their inclusion in Part C of the Plan) that promote sustainable economic development within the Township. These types of development scenarios are intended to derive an optimal cost-benefit balance for the Township. They are also intended to benefit neighboring communities and the region, for a stable local economy contributes to a stable and competitive regional economy.¹

Circulation (Transportation)

Transportation routes receive the highest degree of shared use among residents of the adjoining municipalities. Middletown Road (PA Route 352), Gradyville Road, Providence

Road, and West Chester Pike (PA Route 3) serve as major roadways that connect the municipalities in this region. Regional traffic flows are also witnessed on Delchester and Valley roads, but to a lesser extent. Future development in Edgmont Township and surrounding municipalities may produce an increase in traffic volumes on these roads.

Circulation-related recommendations (primarily in Chapters 4 and 7) seek to increase roadway safety and reduce the number of vehicles on the road. This may be accomplished through a variety of means. Circulation improvements are intended to increase cartway, intersection, and shoulder safety, as well as promote alternative means of transportation (e.g., cycling, walking). Enhanced traffic flow within the Township will also reduce congestion backing into neighboring municipalities. Recommendations also seek to expand the use of public transportation in order to benefit residents and employers in the region.

Community Facilities and Services

The Township's recreational and institutional resources are utilized by residents of Edgmont Township and surrounding municipalities. Ridley Creek State Park is a valuable regional resource and serves as the heart of the Township. It provides several recreational opportunities for the region (see figure 4-1). This area also serves as the location of a large percentage of the Township's historic and cultural resources. Continued cooperation between the Township and the Commonwealth will assist in ensuring that this valuable resource remains in existence.

Recommendations to enhance and expand the Township's open space and recreational resources will also benefit the region. It will provide more opportunities for residents in the surrounding area to enjoy the amenities offered by the Township. Trails and greenways could be connected to Ridley Creek State Park in order to provide non-vehicular access to the Park. This method may also enhance the partnership between the Township and Ridley Creek State Park.

Utilities

Edgmont Township has continued to work with Newtown Township on a regional sewer plan for the Crum Creek Valley. The approved Act 537 Sewage Facilities Plan for Edgmont Township outlines the construction of a force main on Gradyville Road through Newtown Township to lines owned by the Central Delaware County Sewer Authority. This effort will help to ensure that the properties east of Ridley Creek State Park will be better serviced with regard to sewage disposal systems. Newtown Township will connect its users to this line when their sewer system is constructed.

Consistency with the Objectives of Other Comprehensive Plans

Delaware County

Delaware County 2035: The Land / The Places / The People, the County comprehensive land use plan, was adopted by the County in November 2013. The plan provides a decision-making framework for municipalities in the County related to their character (mature or growing community) and their natural, commercial and residential features.

In the plan, Edgmont is designated primarily as a “Growing” community with numerous natural amenities, a “Neighborhood Center” (Gradyville Village) and an “Activity Corridor” (West Chester Pike). A Neighborhood Center is defined as mixed-use development surrounding an intersection that has walkable and historic characteristics. An Activity Corridor is comprised of a major thoroughfare that is lined with retail centers and places of employment.

Several recommendations in the County Comprehensive Plan are geared toward municipalities like Edgmont, and correlate with specific recommendations in the Edgmont Township Plan:

- For “Growing Suburbs,” the County plan recommends the expansion of pedestrian and transportation facilities, the protection of open space and the implementation of conservation design. These recommendations underscore current Township priorities, and recommendations in Chapters 3, 4 and 7 of Edgmont’s Plan.
- For open space and greenways, the County recommends the protection of open space, the maintenance and expansion of recreational facilities and multi-modal connections via a trail and greenway network. These correlate with recommendations in this Plan in Chapters 3 and 4.
- Concerning Neighborhood Centers, the County recommends encouragement of infill development (including residential), pedestrian-friendly design and the expansion of transportation facilities. These recommendations were supported in Chapter 7 of this Plan.

Chester County

Relative to Chester County, their *Landscapes2 – Chester County Comprehensive Policy Plan*, adopted November 9, 2009, indicates a “Suburban Landscape” growth area in Westtown Township and the southwest corner of Willistown Township, and a “Rural” landscape type in the south-central and southeast portions of Willistown.

Edgmont Township's plan is generally consistent with the Chester County Comprehensive Plan, having designated "low-density development" for the northwest section of Township along the border with Westtown Township. Inconsistency exists along the West Chester Pike (Route 3) corridor. The light industrial development north of West Chester Pike and west of Providence Road contrasts with the countryside of Willistown. Much of this area has been built-out, however. Future land use in this area is recommended to remain generally consistent with what exists (commercial, with possible high-density residential on the south side of Route 3). The Township could, however, work to reduce the impact future development and re-development has on this area through the environmental control measures outlined in the Township's codes.

Adjoining Municipalities

See Table C-1 on next page.

Footnote 1: Thomas Comitta Associates, 2000.

TABLE A-1
RELATIONSHIP OF EDMONT TOWNSHIP TO ADJOINING MUNICIPALITIES

Municipality	Existing Land Use	Proposed Land Use
Middletown Township	Compatible with: Sleighton School; Tyler Arboretum and Ridley Creek State Park; and Low Density Residential Use	Compatible with: Existing and proposed low- to medium-density development along the Middletown/Edgmont border; Tyler and Ridley "Green Areas"
Newtown Township	Compatible with: Springton (Geist) Reservoir; the Garrett-Williamson tract; Old Masters Golf Course; commercial and business uses along the West Chester Pike corridor; single-family detached residential development along Gradyville Road	Compatible with: Proposed commercial and mixed use development on West Chester Pike
Thornbury Township	Compatible with: Low/Medium-Density Residential Land Use adjoining similar land uses in Edgmont Township	Compatible with: Low-to-Medium-Density residential development along the Thornbury/Edgmont border Compatible with commercial crossroads in Edgmont at Middeltown and Slitting Mill Roads
Upper Providence Township	Compatible with: Springton Chase residential development; single-family detached residential development; residential development along Ridley Creek State Park	Compatible with: Residential development along Springton Reservoir; Goals & Objectives in the 2005 Comprehensive Plan for Upper Providence Township
Westtown Township (Chester County)	Compatible with: Low Density Residential Land Uses adjoining similar land uses in Edgmont Township	Compatible with: the "Low Density Residential" land use shown in the Westtown June 2000 Plan, against the Edgmont "Low Density Development"
Willistown Township (Chester County)	Compatible with: Low intensity Land Uses adjoining one another; agricultural and open lands that align West Chester Pike at the mutual border	Compatible with: Office/commercial land use designation in the 2011 "Future Land Use" plan; medium density residential development outlined on both the Edgmont and Willistown Township future land use maps at the common border Somewhat compatible with: "Rural" land use designation against Edgmont's "Commercial/Mixed Use" development along West Chester Pike

Sources: Comprehensive Plans from adjoining municipalities, Aerial Photographs from 2011, Task Force Analysis

Implementation Matrix

The Implementation Matrix is integral in helping bridge the planning and implementation stages of the comprehensive plan process. Officials and residents should use this Appendix to prioritize projects and initiatives that are detailed in the plan, and compare costs and time needed to implement the listed recommendations from this Plan.

The tables in this Appendix list “priority” recommendations from Chapters 3-7, with additional information for priority level, the leadership or catalyst needed in implementing the recommendation, and possible funding sources and technical assistance. Explanations of funding sources and important agencies are listed at the end of Appendix B.

Each recommendation lists the entities with which the Township must work to undertake the initiative, including state, regional and federal agencies, Delaware County and neighboring municipalities. Some recommendations require only collaboration and input from the community, including the enlistment of residents and business owners as partners in municipal events, programs and committees. It is important for administrators and officials to frequently revisit this Appendix to keep track of current projects, while outlining initiatives and policies over the next several years.

Concerning the “Priority” column:

- “Near-term” relates to an initiative that should be addressed within one to three years.
- “Mid-term” relates to an initiative that should be addressed within four to six years.
- “Long-term” relates to an initiative that should be addressed within 7 to ten years.

For additional program and project implementation best practices, the Township should consult DVRPC’s *Municipal Resource Guide* (<http://www.dvrpc.org/reports/12003.pdf>).

Recommendation	Priority	Partners / Technical Assistance	Potential Funding Sources*
<u>3.1a:</u> Review conservation areas and identify target parcels for conservation	Near-term	DCPD, Natural Lands Trust	Township (GO), Growing Greener Coalition Funding Guide (http://pagrowinggreener.org/wp-content/uploads/2014/04/Finding-the-Green-LR.pdf)
<u>3.1b:</u> Commission an Official Map to use as a tool to protect open space	Near-term	Resident task force, DCPD, consultant	Township, DCNR
<u>3.2a:</u> Explore options for the purchase or donation of open space / <u>3.2b:</u> Land swaps and transfers	Mid-term	DCPD, property owners, Natural Lands Trust, Brandywine Conservancy	Township, PECO Green Region Program
<u>3.3a:</u> Promote site design that manages stormwater and increases groundwater recharge	Mid-term	DCPD, local developers, EPA, DEP, PRC	PENNVEST
<u>3.4a:</u> Update 2000 Historic Resources Map and List of Historic Resources Ordinance	Mid-term	DCPD, OHCD, PHMC, Preservation Alliance for Greater Philadelphia,	Programs offered by OHCD and PHMC, PHFA
<u>3.5a:</u> Solicit resident involvement in open space, natural and historic resource protection	Long-term	Residents, Homeowners' Associations, PA EAC Network (eacnetwork.org), Growing Greener Coalition (pagrowinggreener.org)	n/a
<u>3.5b:</u> Encourage preservation and retention of prime agricultural lands and promote agricultural use	Long-term	Residents, Homeowners' Associations, DCPD, PA Farmland Preservation Assoc. (pafarmland.org)	PA Dept. of Agriculture

Recommendation	Priority	Partners / Technical Assistance	Potential Funding Sources*
4.1a: Develop the municipally owned open-space parcel adjacent to the Township Building into a new public park and recreational facility, connecting into Ridley Creek State Park and Gradyville Village	Mid-term	Consultant, DCNR	DCNR, Marcellus Legacy Fund (GTRP), PECO Green Region, C2P2 Program, DVRPC Regional Trails Program
4.1b: Examine possibility of converting other Township-owned open space land holdings into parks and recreational facilities	Long-term	DCPD, Natural Lands Trust, Brandywine Conservancy, Developers/property owners	DCNR, GTRP, PECO Green Region, C2P2 Program, Regional Trails Program
4.2a: Identify parcels that could be purchased or for which easements could be obtained through the drafting of an official map	Refer to 3.1a and 3.1b		
4.2b: Examine the feasibility of utilizing natural gas pipeline and other underground utility rights-of-way for the location of trail or trail segments	Long-term	DCNR, Planning Consultant, DCPD, Developers/property owners	DCNR, GTRP, Regional Trails Program
4.3a: Develop multimodal gateways into Ridley Creek State Park	Long-term	Ridley Creek State Park, PennDOT, homeowners' associations, DCNR, DCPD, consultant	DVRPC TA program, PennDOT, DCNR, GTRP, C2P2 Program
4.3b: Encourage development of pedestrian paths and trails within new developments and between Township activity centers	Long-term	PennDOT, homeowners' associations, DCNR	CDBG, PennDOT, DCNR, Developer fees
4.4a Establish a new Recreation, Park and Open Space Commission, and/or a trails/open space commission	Near-term	Residents, homeowners' associations, neighboring municipalities	Township

Recommendation	Priority	Partners / Technical Assistance	Potential Funding Sources*
<u>4.5a:</u> Use existing neighborhood and civic associations within the Township as the basis for engaging residents in recreational program and event planning	Near-term	Residents, homeowners' associations	n/a
<u>5.1a:</u> Design a community energy planning process using the County energy toolbox	Mid-term	Residents, business and property owners, DCPD, DVRPC	DVRPC, PECO
<u>5.2a:</u> Contact and work with neighboring municipalities to research the best approach for a strategic plan	Mid-term	DVRPC, DCPD, neighboring municipalities, local universities	Township, DVRPC
<u>5.3a:</u> Conduct thorough energy planning outreach with residents and business owners	Near-term	Residents, business and property owners	n/a
<u>5.3b:</u> Assemble a commission or task force to draft energy-related plans, policies and programs	Near-term	Residents, business and property owners, DVRPC, DCPD	n/a
<u>5.4a & 5.4b:</u> Utilize the previous energy audit of municipal facilities, and pursue energy benchmarking	Near-term	DVRPC, energy consultants	Township
<u>5.5a:</u> Use the EPA's Local Climate and Energy Program as a guide for projects and strategies	Near-term	EPA	n/a
<u>5.5b:</u> Review and implement green building standards where applicable	Near-term	Delaware Valley Green Building Council	n/a
<u>5.5c:</u> Educate residents and business owners to the benefits of conducting energy audits	Near-term	PA Public Utility Commission, DVRPC, PECO, Energy	n/a

Recommendation	Priority	Partners / Technical Assistance	Potential Funding Sources*
5.5d: Consider the installation of an electric vehicle charging station in the Township	Mid-term	DCPD, DVRPC, renewable energy providers	Renewable energy providers (i.e. Community Energy provided and operates a station in Media Borough)
5.5e: Amend the Zoning Ordinance to reflect “green” principles	Mid-term	DVRPC, DCPD, DCED	n/a
5.5f: Increase efficiencies in recycling and waste management	Near-term	Delaware County Solid Waste Authority, PRC	n/a
6.1a: Continue progress toward build-out/operation of selected alternatives for public sewer identified in the 2010 Township sewer facilities plan	Mid-term	DEP, CDCA, developers	DEP, Pennvest, H2O PA, IDP
6.2a: Consider the expansion of public water service in the western portion of the Township	Mid-term	Aqua PA, DEP	PENNVEST, H2O PA, IDP
6.2b: Formalize a set of public water service connection criteria to clarify when connection to the public system will be required	Near-term	Aqua PA, Township Engineer, DEP	n/a
6.3a: Enact, where feasible, regulations to mitigate the impact of existing and future pipeline developments in the Township	Near-term	DEP, DCPD, consultant	n/a
7.1a: Support lower intensity development in western Edgmont	Long-term	DCPD, consultant	n/a
7.1b: Integrate future areas for development with future service areas for infrastructure including roads, public sewer and public	Long-term	DCPD, consultant, DEP, PennDOT	n/a

B — Implementation Matrix

Recommendation	Priority	Partners / Technical Assistance	Potential Funding Sources*
<u>7.2a:</u> Revisit zoning for residential development	Near-term	DCPD, consultant	n/a
<u>7.2b:</u> Enhance existing streets, neighborhoods and places through provision of civic and pedestrian amenities	Mid-term	DCPD, consultant, developers	n/a
<u>7.2c:</u> Examine future options for the Edgmont Country Club site	Mid-term	Consultant, developers, DCNR	PennDOT, DCNR
<u>7.3a:</u> Support a balance of uses and intensities along the West Chester Pike corridor	Long-term	DCPD, consultant	n/a
<u>7.3b:</u> Encourage and help facilitate the rehabilitation of older commercial properties along the corridor, <u>7.3c:</u> Promote sound site and subdivision design (West Chester Pike)	Long-term	DCPD, consultant, property owners, developers, Delaware County Commerce Center	TIF
<u>7.3d:</u> Beautify corridor and make it more amenable to bicyclists, pedestrians and public transit (West Chester Pike)	Long-term	DCPD, consultant, property owners, developers, Delaware County Commerce Center, DCED, SEPTA, PennDOT	PennDOT, SEPTA, CMAQ, Developer impact fees, TCDI
<u>7.4a:</u> Develop a Gradyville Village master plan	Mid-term	Consultant, DCPD, DCED	PennDOT (sidewalks), TCDI
<u>7.4b:</u> Examine Gradyville's infrastructure needs and options	Long-term	DEP, CDCA, developers	PENNVEST
<u>7.4c:</u> Maintain limited development in the crossroads commercial areas with a focus on preserving the character of small-scale establishments	Long-term	DCPD, Consultant	n/a
<u>7.5a - 7.5e:</u> Transportation and infrastructure improvements	Long-term	DCPD, PennDOT, SEPTA, DVRPC	PennDOT, DVRPC, SEPTA, TIP, TA program, CMAQ

* Please reference the following table for explanations of organizations and funding sources.

Funding Source / Technical Assistance Descriptions

Funding Source / Agency	Description
AQUA PA	Pennsylvania division of Aqua America, which delivers public water to 1.4 million residents in the Commonwealth, including Edgmont. www.aquaamerica.com/our-states/pennsylvania.aspx
Brandywine Conservancy	A non-profit organization that works to protect natural and cultural spaces near the Brandywine Creek watershed. The Conservancy offers assistance to municipalities for open space protection and planning, procuring easements, and help with conservation design. www.brandywineconservancy.org/index.html
CDCA	Central Delaware County Authority. The future sewer conveyance authority for Edgmont Township. cdcauthority.org
C2P2	The Community Conservation Partnerships Program is run by DCNR and brings together several sources of state funding to partially fund trail and recreation projects. Counties, municipalities and nonprofits can apply - most funding is a maximum 50% match. www.dcnr.state.pa.us/brc/grants/c2p2programguidance/index.htm
CDBG	Community Development Block Grant funding originates from the Federal Department of Housing and Urban Development (HUD), then is distributed to states, and then counties, and is managed locally by the Delaware County OHCD. Funding is distributed by need to municipalities for specific projects and initiatives. www.co.delaware.pa.us/hcd/cdbg.html
CMAQ	The Congestion Mitigation and Air Quality Program is run by the Federal Highway Administration (FHWA). The program is administered locally by DVRPC, which distributes funding for transportation projects that aim to reduce traffic congestion and ultimately help to reduce air pollution. www.dvrpc.org/CMAQ/

Funding Source / Agency	Description
DCED	Pennsylvania Department of Community and Economic Development. www.newpa.com/
DCNR	Pennsylvania Department of Conservation and Natural Resources www.dcnr.state.pa.us/
DCPD	Delaware County Planning Department. http://www.co.delaware.pa.us/planning/
Delaware County Commerce Center	The economic development agency of Delaware County. www.delcopa.org
Delaware Valley Green Building Council	Regional branch of the US Green Building Council, which advocates for the construction and retrofit of energy-efficient buildings, and manages the LEED program. www.dvgbc.org/
DEP	Pennsylvania Department of Environmental Protection www.depweb.state.pa.us/
DVRPC	Delaware Valley Regional Planning Commission. www.dvrpc.org
GO	General Obligation bond. A bond generally requires a dedicated local funding stream, including property tax or other taxes. (Recommend this in the matrix?)
Growing Greener	A program administered by DEP that funds various projects, including watershed restoration and protection. www.portal.state.pa.us/portal/server.pt/community/growing_greener/13958/what_is_growing_greener_/588899
GTRP	Greenways, Trails and Recreation Program. Funding is derived from the Marcellus Legacy Fund and is administered by the Commonwealth Financing Authority. The grant offers up to a 50% (or \$250,000) match for planning, acquisition, design and construction activities for trails, greenways, open space and parks. www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/greenways-trails-and-recreation-program-gtrp

Funding Source / Agency	Description
H2O PA	The program was created in 2008 through a state act that provides municipalities or municipal authorities with assistance in the construction of drinking water, sanitary sewer and storm sewer projects. Funding comes from single or multi-year grants. www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/h2o-pa-water-supply-sanitary-sewer-and-storm-water-projects
IDP	Infrastructure Development Program. A DCED program that offers grants and low-interest loans for the financing of public projects and facilities. www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/infrastructure-development-program-idp
Marcellus Shale Legacy Fund (Act 13)	State revenue derived from shale drilling is distributed to each county, which then offers the money to municipalities for projects.
Natural Lands Trust	A non-profit organization that works with municipalities to protect open space parcels and environmentally sensitive areas. www.natlands.org
OHCD	The Delaware County Office of Housing and Community Development. The County office works with municipalities to secure CDBG funding for projects, as well as assisting low-income homeowners and renters, and agencies improve and retain housing. www.co.delaware.pa.us/hcd
PECO Green Region Program	A funding program for open space planning projects administered by the Natural Lands Trust. www.natlands.org/services/for-municipalities/peco-green-region-program/
PENNVEST	The Pennsylvania Infrastructure and Investment Authority. The state authority offers low-interest (1%-4%) loans for water and sewer infrastructure improvements to improve local water quality. DVRPC often helps municipalities organize and file paperwork for PENNVEST loans. www.portal.state.pa.us/portal/server.pt/community/pennvest/9242

Funding Source / Agency	Description
PHFA	Pennsylvania Housing Finance Agency. The state-affiliated agency offers assistance and funding for several programs, including homeownership assistance for low-income, disabled and low-income homeowners. www.phfa.org
PHMC	Pennsylvania Historic & Museum Commission. The state agency offers assistance to municipalities and organizations that own or contain historic properties. www.phmc.state.pa.us
Preservation Alliance for Greater Philadelphia	An advocacy organization that works to preserve and protect historic properties. http://www.preservationalliance.com/
Regional Trails Program	Administered by DVRPC, the program seeks to fund the construction of a regional trail network. www.dvrpc.org/RegionalTrailsProgram/
TA	Transportation Alternatives program. The TA program is federally funded, and administered locally through DVRPC. TA awards funding for local "non-traditional" transportation-related projects, including pedestrian facility, Safe Routes to School and streetscape improvements. www.dvrpc.org/TA
TCDI	Transportation and Community Development Initiative. The program is administered by DVRPC and uses federal transportation funding for planning grants to local governments and non-profits to jointly improve multi-modal transportation infrastructure and adjacent land uses. www.dvrpc.org/TCDI/
TIF	Tax increment financing. A means of setting aside funding for renewal of aging areas through taxes.
TIP	Transportation improvement program. A program administered by DVRPC that prioritizes transportation projects with scheduled state and/or federal funding. www.dvrpc.org/TIP

Community Surveys

2012 Community Survey

Edgmont Township conducted a survey on November 6, 2012 in preparation for the update to the Comprehensive Plan. The survey consisted of 12 questions in the following categories:

- Conservation
- Growth/Development
- Recreation and Civic Development
- Transportation
- Utilities

There were 352 surveys received. The response rate was nearly 3 times the amount received from the previous survey administered in 2010. The results are shown in Table C-1 on the page A-19.

Important: The sample size needed to effectively draw conclusions for the entire population of Edgmont Township is a minimum of 350 responses. The Township received 352 responses, meaning there is a 95% certainty that the results can be generalized for the entire population of 3,987.

Additional Resident Feedback:

132 residents included optional feedback. The top responses of recommendations for *intersection improvements* were:

- **Middletown Road (352) and Valley Road** – replacement of flashing lights with full-function lights
- **Middletown Road (352) and Gradyville Road** – road alignment and/or left turn arrow on Middletown Road
- **West Chester Pike (PA 3) and Providence Road** – assessment of timing for light and longer stacking lane on Providence Road

Noteworthy comments:

- Leaf collection and composting program
- Promote involvement of younger generation through community events (Easter egg hunt, etc.) at the Municipal Building
- Community gardening area
- More Township events, walking, bike, equestrian trails
- Development of Gradyville as a historic district

EDGMONT TOWNSHIP ISSUE IDENTIFICATION SURVEY

Edgmont Township is in the midst of preparing a comprehensive plan as a blueprint for future development, conservation and provision of services. The Township intends the plan to be resident-driven, and is using this survey as a starting point for identifying the greatest issues and concerns facing the Township. The most important issues identified by the Township and its residents will form the basis of the new plan.

Directions: For each question or statement, you are asked to consider each issue in two ways:

1. Please indicate whether you feel the stated issue is important to addressing quality of life in the Township by answering "Y" for yes, "N" for No or "N/A" if you have no opinion.
2. How practical/you believe addressing this issue is for the overall community on a scale of one (1) to five (5) with one (1) being the "least practical" and five (5) being the "most practical," or write "N/A" if you have no opinion.

CONSERVATION

1. Edgmont Township is historically a community with many rural land features (Examples: historic structures and open space). Do you feel it is important for the Township to continue to promote maintaining these traits?

Important (Y, N or N/A) ☐ Practicality (Y-S or N/A) ☐

GROWTH / DEVELOPMENT

2012 Community survey

2010 Community Survey

On November 2, 2010, the Township conducted an initial public survey of residents, with the results figuring into the first draft of the plan in 2012. The surveys were split between the Township Building and White Horse Village. Overall, 122 responses were received from residents. The survey consisted of sixteen (16) questions; fourteen (14) of those questions requested that residents select if they were in favor, indifferent, or opposed to the concept outlined. Residents were also given the opportunity to identify what they liked most about the community and what they would most like to see changed. There was not a single topic where there was overwhelming opposition.

Chart of Responses

The bar graphs on page A-20 indicate the percentage of people in favor, opposed, or indifferent to the ideas outlined in the survey. Question numbers are indicated on the x-axis and the y-axis displays the percentage of respondents' opinion on the topic.

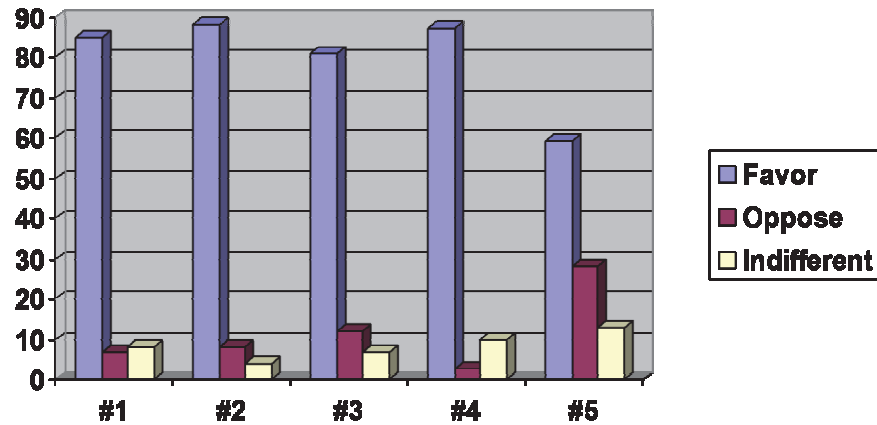
TABLE C-1
2012 COMPREHENSIVE PLAN SURVEY RESULTS

Question	Importance			Practicality						Responses per question
Conservation	Y	N	N/A	1	2	3	4	5	N/A	
Edgmont Township is historically a community with many rural land features (Examples: historic structures and open space). Do you feel it is important for the Township to continue to promote maintaining these characteristics?	294	39		14	10	24	54	215	5	333
Growth/Development										
Should the Township promote the reuse and/or redevelopment of aging commercial buildings along the West Chester Pike corridor?	215	78	33	12	13	119	56	92	17	326
Should the Township promote further commercial development of Gradyville as a village center through zoning and public utilities?	188	96	24	14	22	32	67	131	11	308
Should the Township continue to promote more affordable housing through single-family, multi-family, detached, and townhouses?	98	203	17	44	17	34	57	89	28	318
Recreation and Civic Development										
Should the Township look to create community facilities and provide services? (Examples: community events, trips, Parks and Recreation Department, etc.)	193	86	16	14	34	63	52	160	9	295
Should the Township establish and maintain multi-use trails? (Examples: equestrian, walking, biking)	207	50	13	10	18	14	38	196	12	270
Transportation										
Currently, there is limited public transportation service in the Township. Should the Township promote expanded SEPTA bus routes along: 352 and PA 3	100	87	50	13	32	45	53	47	5	237
Providence Road and PA 3 to Media	117	103	22	51	16	11	53	58	17	242
Please rate the need for expanded pedestrian amenities and bicycle facilities: (Examples: sidewalks and bike lanes)	184	71	26	50	18	21	29	38	4	281
Please rate the need for roadway and traffic improvements at intersections:	222	99	17	14	10	29	26	171	34	338
Utilities										
Do you feel your in-ground septic system should be replaced with public sewers?	133	102	13	18	16	19	30	67	11	248
Currently, public water is partially available in the Township, Please rate the need for increased availability of public water supply:	203	87	13	18	4	11	19	50	5	303
Has Verizon FiOS been offered in your neighborhood?	191	54	19							264

Total Surveys Received

352

Land Use



Questions

The Township should:

#1] Continue to promote lower density development west of the Ridley Creek State Park

#2] Continue to promote Conservation Design and Open Space Communities (i.e. Summerhill, Brick House Farms)

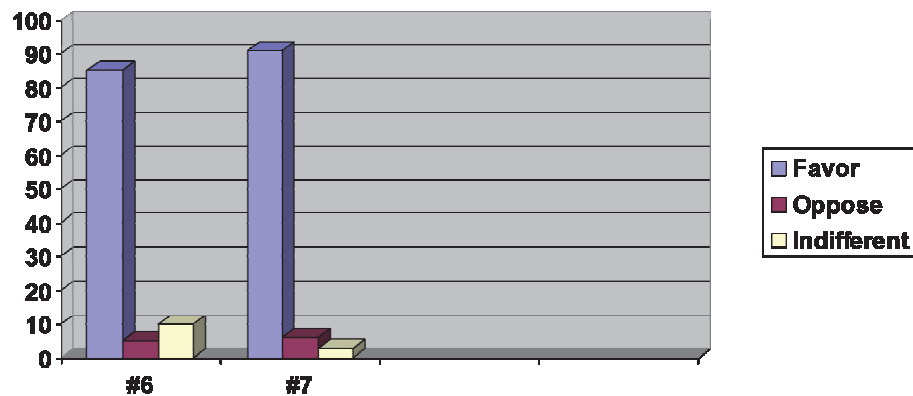
#3] Procure open space for current and future use

#4] Work with large land owners to preserve certain parcels as Open Space through Conservation Easements and other vehicles

#5] Provide for increased commercial/business development through the use of appropriate zoning provisions in order to support infrastructure and the tax base

This section dealt with such matters as density requirements, open space, and zoning. The greatest level of opposition was against increasing commercial/business development; the least amount of opposition was towards working with large land owners to preserve tracts as open space. As indicated above, support for the various topics ranged from approximately 60 to 87 percent. Many respondents in the "General" section indicated that open space was their favorite characteristic of the Township. This may correspond to the reason why a large percentage of people were in favor of the proposed ideas.

Resource Protection



Questions

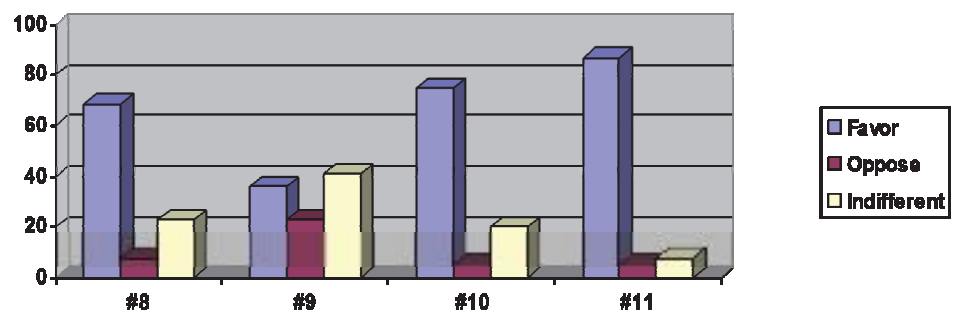
The Township should:

#6] Establish regulations for the preservation of historical buildings and character aspects in the Township

#7] Continue to require recycling of residents and businesses

The bar graph above indicates the percentage of respondents who were either in favor of, opposed, or indifferent to the items outlined in the "Resource Protection" section of the survey. The two (2) questions in this section centered on the preservation of historic resources in the Township and recycling. Over 80 percent of respondents indicated support for provisions to preserve historic resources. Several of the comments about what they liked and/or would change about the Township centered on the Township's history/character and preserving it.

Create Livable Communities



Questions

The Township should:

#8] Establish a Parks & Recreation Committee with activities

#9] Construction of a community center for use by residents and associations

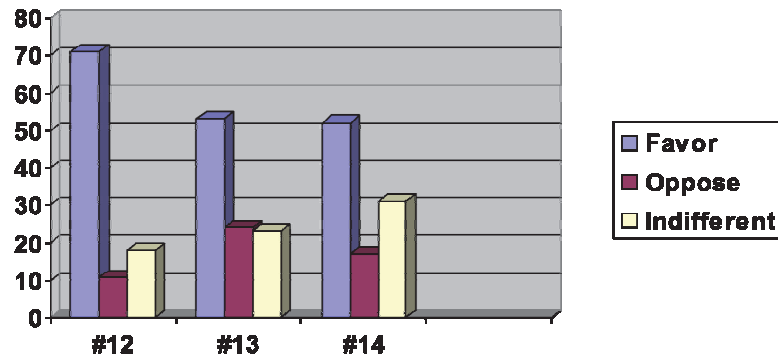
#10] Continue to maintain a balance of housing types

#11] Continue to require neighborhood parks and active open space as land becomes developed

This section pertained to the livability of the Township. It included questions on parks & recreation, the construction of a community center, and housing. Question #9 was the only question in the survey where a majority did not favor the proposed idea. More people were indifferent to the proposed ideas than were opposed, however. It is interesting to note that any question pertaining to open space or parks received a high level of support from respondents. Also of note is the increase in support for certain ideas, mainly developing a Parks & Recreation Commission with activities. In a 1998 community survey, 57 percent of respondents favored this idea; the 2010 survey indicated approximately 70 percent of respondents supported this idea. This 13 percent increase in support may indicate a change in desires of the community as new residents move into recently-built housing

developments. Also note that, in 1998, 58 percent of respondents opposed the construction of a community center; the 2010 survey showed that only approximately 23 percent of respondents opposed this idea, while approximately 35 percent and 42 percent were in favor or indifferent to the concept.

Modernize Transportation Systems



Questions

The Township should:

#12] *Work with the PA Dept. of Conservation and Natural Resources to develop a Township trail system that connects to Ridley Creek State Park*

#13] *Widen certain local roadways in order to establish bicycle lanes*

#14] *Work with the Southeastern Pennsylvania Transportation Authority (SEPTA) and neighboring municipalities to extend bus service along Middletown Road (PA Rt. 352) to West Chester Pike (PA Rt. 3)*

This portion of the survey dealt with the methods of transportation in the Township. It proposed walking trails, bike lanes, and the expansion of public transportation. A majority of respondents supported the proposed concepts. Many of the over 20 percent who opposed the construction of bike lanes on local roads did so because of a belief that certain roadways were too dangerous (due to speeding) to permit this type of transportation option. It is interesting to note that support for the expansion of public transportation increased by over 20 percent between the 1998 survey and the 2010 survey.

General Comments

The "General" section of the survey cannot be charted due to the nature of the questions. They were open-ended and provide a good barometer by which to measure the views of the residents of the community. Some of the most common responses in the question asking what people liked most about the community were:

- ♦ open space;
- ♦ Ridley Creek State Park;
- ♦ control of sprawl; and

- ♦ the historical character of the Township.

Comments about what people would like to see changed about the Township included:

- ♦ the establishment of a police department;
- ♦ construction of a Wawa;
- ♦ expanded recycling facilities to accept cardboard; and
- ♦ the collection of leaves or a place in the Township to drop-off leaves.

These comments ("what would you change?") were greatly varied and truly may have depended on what issues were on an individual's mind at that particular moment. Many requested changes that were beyond the realm of control for the Township (e.g. reduce the speed limit on Middletown Road, bring businesses to the Edgmont Square Shopping Center).

Circulation Planning Data

Road Name	SR & TR Numbers	Range of ADT within Edmont	Functional Classification	Nominal width of Paving	Posted Speed Limit	Curbed	Line Striped
State Roads							
Delchester Road	SR 4007	3,213	Major Collector	21'	40 MPH	No	Yes
Gradyville Road, East of Middletown Road (route 352)	SR 4008	12,818	Major Collector	20'	Between Middletown Road and Delchester Road – 40 MPH Delchester Road and entrance to Ridley Creek State Park – 45 MPH Park entrance to Providence Road -	No	Yes
Gradyville Road, West of Middletown Road (Route 352)	SR 4008	4,914	Major Collector	21'	West of Valley Road – 40 MPH Between Valley Road and 352 – 45 MPH	No	Yes
Middletown Road (Route 352)	SR 0352	16,862 to 17,852	Principal Arterial	24'	45 MPH	No	Yes
Providence Road	SR 4001	9,926 to 11,065	Minor Arterial	22'	South of West Chester Pike – 40 MPH North of West Chester Pike – 35 MPH	No	Yes
Sweetwater Road	SR 4016	1,000	Minor Collector	21'	40 MPH	No	Yes
Sycamore Mills Road, West of Middletown Road	SR 4006	563	Minor Collector	20'	40 MPH	No	Yes
Valley Road, South of Middletown Road	SR 4005	914 – 2,248	Major Collector	22'	40 MPH	No	Yes
West Chester Pike (Route 3)	SR 0003	14,958 – 16,104	Principal Arterial	48'	55 MPH	Yes	Yes

D — Circulation Planning Data

Road Name	SR & TR Numbers	Range of ADT within Edgmont	Functional Classification	Nominal width of Paving	Posted Speed Limit	Curbed	Line Striped
Township Roads							
Antler Drive	T590	No data	Local	20'	25 mph	Yes (Rolled)	No
Arbor Way	T611	No data	Local	23'	15 mph	Yes (Rolled)	No
Beverly Lane	T586	No data	Local	23'	25 mph	Rolled from Stackhouse Mill Rd. to Tomahawk Circle & from 1049 Beverly Lane to cul-de-sac turnaround	
Birchwood Lane	T615	No data	Local	23'	25 mph	Rolled	No
Brick House Farm Lane	T616	No data	Local	26'	25 mph	Rolled/upright	No
Brighton Way	T591	No data	Local	20'	25 mph	Yes (Rolled)	No
Canter Drive	T604	No data	Local	26'	25 mph	Yes (Straight curb at the entrance of Canter Village and rolled curb through the remainder)	No
Carnoustie Way	T603	No data	Local	24'	25 mph	Yes (Straight)	No
Cedar Knoll Drive	T585	No data	Local	20'	None	Yes (Rolled)	No
Charter Oak Drive	T593	No data	Local	23'	25 mph	Yes (Rolled)	No
Cold Spring Road	T583	No data	Local	22'	25 mph	No	No
Columbus Avenue	T611	No data	Local	24'	25 mph	Upright	No
Deep Meadow Drive	T581	No data	Local	25'	25 mph	Yes (Rolled)	No
Dream Valley Drive	*soon to be dedicated	No data	Local	20'	25 mph	Upright	No
Farmers Lane	T376	No data	Local	21'	25 mph	No	No
Flyway Drive	T594	No data	Local	25'	25 mph	Yes (Rolled)	No
Forest Lane	T384	No data	Local	16'	None	No	No
Great Oak Lane	T602	No data	Local	24'	25 mph	Yes (Straight)	No
Green Lane	T378	No data	Local	16'	25 mph	No	No
Heather Hills Lane	T578	No data	Local	20'	25 mph	Yes (Rolled)	No
Heather Knoll Lane	T607	No data	Local	20'	25 mph	Yes (Rolled)	No
Hickory Run	T595	No data	Local	20'	None	Yes (Rolled)	No
Holly Lane	T613	No data	Local	21'	25 mph	Rolled	No

Road Name	SR & TR Numbers	Range of ADT within Edgmont	Functional Classification	Nominal width of Paving	Posted Speed Limit	Curbed	Line Striped
Township Roads							
Hunters Road	T381	No data	Local	16'	25 mph	No	No
Knights Way	T599	No data	Local	28'	25 mph	No	No
Langton Lane	T597	No data	Local	28'	25 mph	No	No
Madison Lane	T609	No data	Local	22'	25 mph	Yes (Rolled)	No
Mallard Way	T596	No data	Local	28'	None	No	No
Meadow Lane	T577	No data	Local	22'	25 mph	No	No
Minquas Circle	T588	No data	Local	22'	None	No	No
Nicole Drive	T587	No data	Local	22'	25 mph	No	No
Old Gradyville Road	T349	No data	Minor Collector	17'	25 mph	No	No
Orchard Lane	T383	No data	Local	16'	None	No	No
Pheasant Lane	T376	No data	Local	21'	25 mph	Rolled	No
Pond View Lane	T584	No data	Local	22'	None	No	No
Pony Trail Drive	T380	No data	Local	16'	25 mph	No	No
Pritchard Place	T606	No data	Local	27'	25 mph	No	No
Rock Hill Road	T598	No data	Local	28'	None	No	No
Roscommon Road	T601	No data	Local	23'	25 mph	Yes (Rolled)	No
Rosewood Lane	T614	No data	Local	21'	25 mph	Rolled	No
Runnymede Drive	T592	No data	Local	26'	25 mph	Yes (Rolled Curb from Sawgrass Lane through the Reserves at Springton Woods)	No
Shepherd Lane	T600	No data	Local	20'	None	Yes (Rolled)	No
Slitting Mill Road	T318	No data	Minor Collector	20'	40 mph	No	No
Stackhouse Mill Road	T375	No data	Minor Collector	18'	35 mph	No	No
Sycamore Mills Road (East of Middletown Road)	T382	No data	Minor Collector	19'	None	No	No

D — Circulation Planning Data

Road Name	SR & TR Numbers	Range of ADT within Edgmont	Functional Classification	Nominal width of Paving	Posted Speed Limit	Curbed	Line Striped
Township Roads							
Tishogem Road	T579	No data	Local	17'	25 mph	Yes (Rolled)	No
Tomahawk Circle	T589	No data	Local	22'	None	No	No
Tyler Drive	T610	No data	Local	22'	25 mph	Yes (Rolled)	No
Valley Road (North of Middletown Road)	T361	No data	Minor Collector	20'	40 mph	No	Yes (From Middletown Road to Brick House Farm Lane)
Wakefield Court	T582	No data	Local	25'	None	Yes (Rolled)	No
Wilson Avenue	T379	No data	Local	16'	25 mph	No	No
Winderly Lane	T608	No data	Local	24'	25 mph	Upright	No
Yarnall Lane	T580	No data	Local	19'	25 mph	No	No

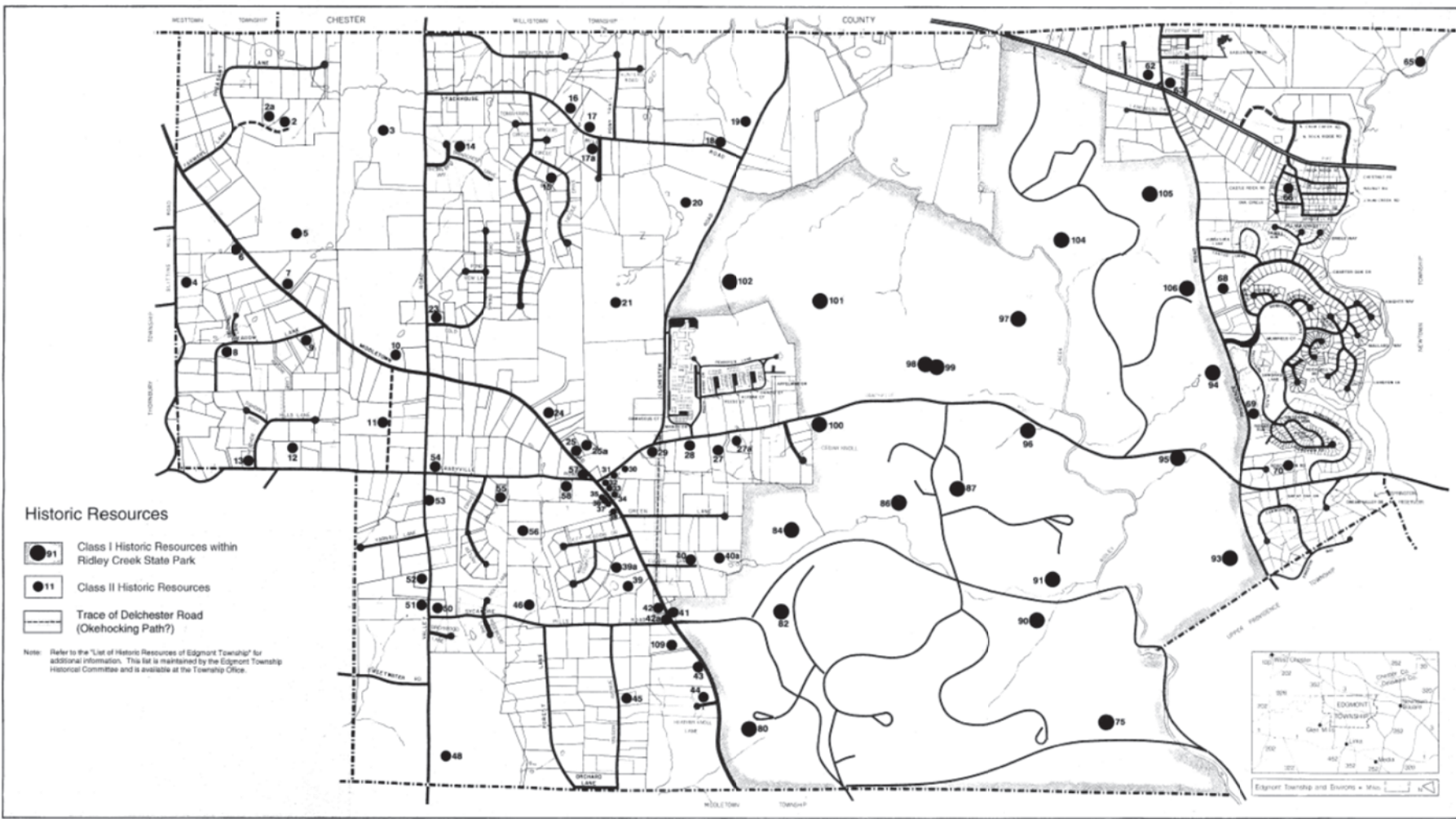
Historic Resources Map and List

Edgmont Township Historical Resources Map Addendum

Edgmont code	Present name	Other Name (Historic name if any)	Street address or specific location	Tax parcel number	First Name	Last Name	Address	Notes (how determined)
045-ed-001	Three-Legged Farm	Four Beeches Springs	193-A Middletown Road	19-00-00262-00	Barbara J.	Murphy	193-A Middletown Road	1791 doc.
045-ed-002	Christiansen House	Vogdes House	1541 Farmers Lane	19-00-00266-00	Kjell	Christiansen	1541 Farmers Lane	estimated
045-ed-002a	Yonaguska Farm	Pheasant Farm/Vodges barn	1573 Farmers Lane	19-00-00266-01	L. Paul	Morris, Jr.	P.O. Box 201	ca. 1805
045-ed-003	Hunters Hill	Bakers Hill	1800 Valley Road	19-00-00016-01	Sarah Pratt	Brock	1800 Valley Road	c. 1741 est.
045-ed-004			148 Slitting Mill Road	19-00-00331-00	Elizabeth B.	Robertson	148A Slitting Mill Road	
045-ed-005	Arasapha Farm	Baker Homestead	1833 N. Middletown Road	19-00-00254-00	Anne Blakely	Bates	P. O. Box 94	1816 Datestone
045-ed-006			1818 N. Middletown Road	19-00-00220-01	Horst	Gottel	1818 N. Middletown Road	
045-ed-007	Arasapha Farm	Eberwein barn	1731 N. Middletown Road	19-00-00252-00	Anne Blakely	Bates	P. O. Box 94	
045-ed-008	Little Springhouse Farm		1608 Meadow Lane	19-00-00169-00	Fritz	Hansen	21 Jeremiah Collett Road	
045-ed-009	Johnson House/Urian House	Joseph Eaker Homestead/Wen	1526 Meadow Lane	19-00-00167-00	Horace	Johnson	1526 Meadow Lane	1714 doc.
045-ed-010	Brickhouse Farm	"Trick House"/Yarnall Tavern	1637 North Middletown Road	19-00-00250-00	Judge C. William	Kraft, Jr.	200 Ocean Lane Dr. Apt. 602	C.1720
045-ed-011	Sabater House	Broozeknoll/Breezy Knoll	1616 North Middletown Road	19-00-00210-00	Adrian	Sabater	261 North Middletown Road	early 1800, est.
045-ed-012	Happle Hill	Homer Eachus House	1517 Gracyville Road	19-00-00125-00	Greg	Senko	1517 Gradyville Road	
045-ed-013	Grooms House		1617 Gracyville Road	19-00-00126-00	Claudia T.	Bennett	1617 Old Gradyville Road	
045-ed-014	Fivemore	none	Valley Road, east of 1700	19-00-00029-10	Phillip	Heaver	Valley Road	1764, 1842 dist.
045-ed-015			1070 Nicole Drive	19-00-00262-52	William T.	Shepperson	1070 Nicole Drive	
045-ed-016	Edgmont Mill Farm	none	1263 Stackhouse Mill Road	19-00-00354-02	Marvin E.	Berger	1263 Stackhouse Mill Road	early 18th ct. est.
045-ed-017	Hunting Hollow Farm		1221 Stackhouse Mill Road	19-00-00354-01	James S.	Cross	1221 Stackhouse Mill Road	

Wednesday, June 28, 2000

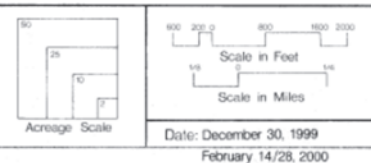
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Historic Resources Map

Edgmont Township

Delaware County, Pennsylvania



Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects
West Chester, Pennsylvania

This basic map was adopted from the base map prepared by Urban Research & Development Corporation. It was updated to 1997 by Thomas J. Comitta, using maps of the Delaware County Tax Assessor's Office, and files of Edgmont Township.

Date: December 30, 1999
February 14/28, 2000

12/12/97

Edgmont code	Present name	Other Name (historic name if any)	Street address or specific location	Tax parcel number	First Name	Last Name	Address	Dates (how determined)
045-ed-017a	Hunting Hollow Farm		1230-1232 Stackhouse Mill Road	19-00-00354-01	Daniel P.	McGin, Jr.	1230-1232 Stackhouse Mill Rd	
045-ed-018	Raven Hill		1039 Stackhouse Mill Road	19-00-00712-00	B. Smedley	McCleary	Stackhouse Mill Road	1720, 1950
045-ed-019	Twin Ash Farm	Twin Ash Farm	2030 Delchester Road	19-00-00071-02	Ronald C.	Lafferty	2030 Delchester Road	1923
045-ed-020	Piper's Hill		1616 Delchester Road	19-00-00353-00	T. Truxton	Hare	1616 Delchester Road	1790s, 1930, 1939
045-ed-021	Blosinski's Farm	Stackhouse Farm	1514 Delchester Road	10-00-00068-00	E. W.	Blosinski	Delchester Road	
045-ed-022	Penn View Farm	Baker Farm	1499 Delchester Road	19-00-00073-00	White Horse		1499 Delchester Road	
045-ed-023	Cold Spring Farm		1653 Valley Road	19-00-00054-00	Paul E.	Anderson	1635 Valley Road	1805 ctet.
045-ed-024	Nason House	Forest Hill	1487 N. Middletown Road	19-00-00243-00	Carl	Nason		c. 1704
045-ed-025	Oak Lodge	Pennock Estate	1435 N. Middletown Road	19-00-00238-00	Anthony	Palmieri		c. 1905
045-ed-026	Henry Gefrorer House	Walter Hoffman House	1015 Cedar Knoll Lane	19-00-00143-96	David S.	Jarjisian	P. O. Box 116	1832
045-ed-027	Gefrorer House		510 Gradyville Road	19-00-00142-00	Charles A.	Gefrorer, Jr.	P. O. Box 305	
045-ed-027a	Gefrorer barn		500 Gradyville Road	19-00-00141-04	James A.	Diserio	500 Gradyville Road	
045-ed-028	Morrow's barn		549 Gradyville Road	19-00-00141-01	William F.	Morrow	549 Gradyville Road	1850's
045-ed-029	Edgmont Twp Municipal Bld	Hanna M. Carr Elementary Sch	1000 Gradyville Road	19-00-00140-00	Township of	Edgmont	P. O. Box 68	1870 ctet.
045-ed-030	Trail Tree House	Trail Trees House	1048 Gradyville Road	19-00-00139-00	Ronald C.	Guthrie	1048 Gradyville Road	Early 1800's
045-ed-031	Land's End		1054 Gradyville Road	19-00-00138-00	Elmer E.	Miller III	P. O. Box 2	19th century
045-ed-032	Gradyville Post Office	Howellville Post Office	1347 N. Middletown Road	19-00-00235-00	Christine	Townsend	P. O. Box 42	1803 est.
045-ed-033	Gradyville Hotel	Rising Sun Tavern/Howellville I	1345 N. Middletown Road	19-00-00235-00	Christine	Townsend	P. O. Box 42	late 18th century
045-ed-034	Garrett House	Village Smithy House	1329 N. Middletown Road	19-00-00234-00	Charles P.	Garrett	1329 N. Middletown Road	1790's
045-ed-035	Hampel-Frame House	Davis - Frame House	1336 & 1334 N. Middletown Rd	19-00-00196-00	Charles R.	Hampel, Jr.	1336/ 1334 N. Middletown Rd	1797/19th century

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Edgmont code	Present name	Other Name (historic name if any)	Street address or specific location	Tax parcel number	First Name	Last Name	Address	Dates (how determined)
045-ed-036			1330 N. Middletown Road		Elmer E.	Miller, Jr.	P. O. Box 3	
045-ed-037			1324-26 N. Middletown Road	19-00-00193-00	Township of	Edgmont	P. O. Box 68	
045-ed-038	Lang House	Russell House	1316 N. Middletown Road	19-00-00192-00	Mark	Episcopo	1316 Middletown Road	c. 1857 doc.
045-ed-039	Deep Meadows Farm	Phillip Yarnall Homestead/Clear	1248 N. Middletown Road	19-00-00190-00	Dr. S. Jay	Hirsch	1248 Middletown Road	c. 1684
045-ed-039a	Bed & Breakfast	Barn	1260 N. Middletown Road	19-00-00190-01	Roger C.	Poulet	Rd #2 Middletown Road	
045-ed-040	Petitgout House	Dan Green House	1119 Clover Lane	19-00-00231-00	B. Harper	Beatty	1119 Clover Lane	1862
045-ed-040a			1101 Clover Lane	19-00-00230-00	Pat	Robertson	P. O. Box 117	mid 18th century
045-ed-041	Gradyville United Meth Chur	Edgmont Temperance Hall	1223 N. Middletown Road	19-00-00266-00	Gradyville United	Methodist Chur.	P. O. Box 101	1843 doc.
045-ed-042	Poinsett House		1222 N. Middletown Road	19-00-00188-00	Glen	Poinsett	1222 N. Middletown Road	prior 1798 est.
045-ed-043			1140 N. Middletown Road	19-00-00181-00	Frederick	Kristman	1140 N. Middletown Road	
045-ed-044			1095 N. Middletown Road	19-00-00163-11	William	Ferro	Heather Knoll Lane	
045-ed-045	Riggins House	Yarnell House	c	19-00-00438-00	J.	Riggins	1089 Willson Drive	1793
045-ed-046		Stambaugh House	1329 Sycamore Mills Road	19-00-00362-00	R. Michael	McClellan	1329 Sycamore Mills Road	
045-ed-047	house demolished		1366 Sycamore Mills Road	19-00-00358-00	Clifford	Kirk	1366 Sycamore Mills Road	1812 ctst.
045-ed-048	Sleighton School	Sleighton Farm School	1045 Valley Road	19-00-00001-00	Sleighton	Farms	1045 Valley Road	1833 ctst.
045-ed-049	house across from school		1045 Valley Road	19-00-00001-00			1045 Valley Road	1850's ?
045-ed-050	Lowden House	Baker House	1205 Valley Road	19-00-00017-00	Diane	Lowden	1205 Valley Road	1790 doc.
045-ed-051			1208 Valley Road	19-00-00002-00	Charles C.	Kelly	Rte # 1, Box 8	
045-ed-052			1222 Valley Road				1222 Valley Road	
045-ed-053			1317 Valley Road	19-00-00021-01	William R.	Fonshell, Jr.	1317 Valley Road	

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Edgmont code	Present uses	Other Name (historic name if any)	Street address or specific location	Tax parcel number	First Name	Last Name	Address	Dates (how determined)
045-ed-054			1345 Gradyville Road	19-00-00118-00	Norman S.	McQueen	1436 Gradyville Road	
045-ed-055	Deer Run Farm		1282 Gradyville Road	19-00-00105-00	Terrence	Alyankian	1282 Gradyville Road	
045-ed-056			1274 Gradyville Road	19-00-00104-00	Robert F.	Sing	1274 Gradyville Road	
045-ed-057	Springhouse for Forest Hill		1234 Gradyville Road	19-00-00111-00	Hardie	Beloff	Box 34	
045-ed-058		Little House	1230 Gradyville Road	19-00-00194-00	Elmer E.	Miller Jr	P. O. Box 2	Mid 19th century
045-ed-059			5170 West Chester Pike	19-00-00416-00	May	Pedone	5170 West Chester Pike	late 1700's cont.
045-ed-060	Edgmont Country Club	Edgmont Golf Club	5165 West Chester Pike	19-00-00415-00			P. O. Box 19	1791 dist.
045-ed-061	burnt in 1970's		West Chester Pike	19-00-00000-00				
045-ed-062			West Chester Pike					
045-ed-063	La Locanda Ristorante	Olde Country Tavern/The Press	5001 West Chester Pike	19-00-00174-28	Palumbi Family	Enterprises Ltd	17 W. Golf View road	mid-late 18th cty.
045-ed-064		Castle Rock Farm	4895 West Chester Pike	19-00-00419-00	Theodore W.	Widing	4895 West Chester Pike	est
045-ed-065	Mill Hollow	Shimer/Hatch Cotton Lap Facto	Shimer Lane	19-00-00417-03	Mary Stokes	Drayton		doc.
045-ed-066	site of Castle Rock		Castle Rock Road	19-00-00395-00	Castle Rock	Civic Assco. Et		
045-ed-067		Edgmont School # 1	3745 N. Providence Road	19-00-00293-00	Herbert O.	Sperry, Jr.	3745 N. Providence Road	c. 1885
045-ed-068	Knapp House	Farr House	3679 N. Providence Road	19-00-00290-00	Bill	Knapp	3679 N. Providence Road	c. 1740, 1799 dist.
045-ed-069	Fifer's Folly	Runnymede	3561 N. Providence Road	19-00-00285-00	Charles	Fifer	3561 N. Providence Road	c. 1750, 1827 dist.
045-ed-070		Henry Howard Plantation	28 Roscommon Road	19-00-00134-00	Robert W.	Sauter	28 Roscommon Road	1804 estimated
045-ed-071	ruins (across from Runnymede)		Gradyville Road					
045-ed-072	Mill Worker's House		634 Sycamore Mills Road		Ridley Creek	State Park		19th century
045-ed-073	Mill Worker's House		641 Sycamore Mills Road		Ridley Creek	State Park		19th century

Wednesday, June 28, 2000

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Edgmont code	Present name	Other Name (historic name if any)	Street address or specific location	Tax parcel number	First Name	Last Name	Address	Dates (how determined)
045-ed-074	Mill Worker's House	The Scout House	656 Sycamore Mills Road		Ridley Creek	State Park		18th century
045-ed-075	Harkness House		769 Forge Road		Ridley Creek	State Park		1783
045-ed-075a			765 Forge Road		Ridley Creek	State Park		
045-ed-076	Caleb Yarnell ruins		Forge Road		Ridley Creek	State Park		
045-ed-077	ruins	Fox Run Farm	Forge Road		Ridley Creek	State Park		
045-ed-078	Mosser ruins	Fox Run Farm	off Sandy Flash Drive S.		Ridley Creek	State Park		
045-ed-079	Mullin ruins near Park area		off Sandy Flash Drive S.		Ridley Creek	State Park		
045-ed-080	John Worrall House	Field Hospital	1059 S. Middletown Road		Ridley Creek	State Park		1683 (brick)
045-ed-081	former house at Worrall Ho. by RCSP approx 1974		N. Middletown Road		Ridley Creek	State Park		
045-ed-082			1120 Sycamore Mills Road		Ridley Creek	State Park		19th century
045-ed-083	Yellow House ruins near Gr	Nathaniel Baker House	Sycamore Mills Road		Ridley Creek	State Park		
045-ed-084	Morningside Farm		1107 Sycamore Mills Road		Ridley Creek	State Park		1754
045-ed-085	Feldspar site ruins		Sycamore Mills Road		Ridley Creek	State Park		
045-ed-086	Jefford's Estate		off Sandy Flash Drive S.		Ridley Creek	State Park		1915 doc.
045-ed-087	outbuildings for Jefford's Est		off Sandy Flash Drive S.		Ridley Creek	State Park		19th century
045-ed-088	Edgmont School # 3		1000 Sycamore Mills Road		Ridley Creek	State Park		1875
045-ed-089	Harvey residence		971 Sycamore Mills Road		Ridley Creek	State Park		
045-ed-090	Hoey House	Cornhog's Bottom Farm	842 Sycamore Mills Road		Ridley Creek	State Park		1770, 1807
045-ed-091	Youth Hostel	Lower Patchel Farm	841 Sycamore Mills Road		Ridley Creek	State Park		1791 date on bldg.
045-ed-092	Phoebe Hammel ruins along		Sycamore Mills Road		Ridley Creek	State Park		

Wednesday, June 28, 2000

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Edgmont code	Present name	Other Name (historic name if any)	Street address or specific location	Tax parcel number	First Name	Last Name	Address	Dates (how determined)
045-ed-093	Box Tree Farm		3432 & 3430 N. Providence Rd		Ridley Creek	State Park		
045-ed-094	Clonmel Farm		3806 N. Providence Road		Ridley Creek	State Park		20th century: 1930
045-ed-095	John Russell Complex		66 Gradyville Road		Ridley Creek	State Park		1822
045-ed-096	Burnside		300 Gradyville Road		Ridley Creek	State Park		late 18th century
045-ed-097	Russell Cemetery		off Gradyville Road, top of Hunt		Ridley Creek	State Park		
045-ed-098	Upper Patchel springhouse	part of Brown Farm, Demolished	349 Gradyville Road		Ridley Creek	State Park		18th century
045-ed-099	Upper Patchel Farm		351 Gradyville Road		Ridley Creek	State Park		18th century
045-ed-100	Miller House	Chair House/Regester Complex	440 Gradyville Road		Ridley Creek	State Park		18th century
045-ed-101	Tipton House	Minshall/Baker House	401 Gradyville Road		Ridley Creek	State Park		1720 (earliest 1/3)
045-ed-102	Howard House	Furber House	1555 Delchester Road		Ridley Creek	State Park		1743, 1792
045-ed-103			Sandy Flash Drive N.		Ridley Creek	State Park		
045-ed-104	Colonial Pennsylvania Plant	Lower Rawle	3600 Sandy Flash Drive N.		Ridley Creek	State Park		1710-15
045-ed-105	Hunting Hill Farm	Chair House/Upper Rawle Farm	3740 N. Providence Road		Ridley Creek	State Park		18th century
045-ed-106	Schere Farm		3672 N. Providence Road		Ridley Creek	State Park		19th century
045-ed-107	1928 Delchester Road Bridge		1928 Delchester Road Bridge		Commonwealth of	Pennsylvania		
045-ed-108	1912 Ridley Creek Road Bridge		1912 Ridley Creek Road Bridge		Commonwealth of	Pennsylvania		
045-ed-109			1176 S. Middletown Road		Donald A.	Butler	153 W. Forge Road	

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Edgmont Township Recreation Plan

The *Edgmont Township Recreation Plan*, dated September 8, 1998, and included in the adoption of the 2000 Comprehensive Plan, has been readopted as part of this plan. A copy of the Recreation Plan is available for review at the Township Municipal Building.

County Planning Commission Review

February 19, 2015

Ms. Samantha Reiner
Edgmont Township
P.O. Box 267
Gradyville, PA 19039

RE: Name of Petition: New Comprehensive Plan
 DCPD File No.: CP-17-4903-00-15
 Petitioner: Edgmont Township
 Recv'd in DCPD: January 30, 2015

Dear Ms. Reiner:

In accordance with Section 301.3 of the Pennsylvania Municipalities Planning Code, the Delaware County Planning Commission has reviewed the above captioned submission. At a meeting held on February 19, 2015, the Commission took formal action to recommend approval of the proposal.

In accordance with Section 306(b) of the Pennsylvania Municipalities Planning Code, a certified copy of the comprehensive plan must be forwarded to the County Planning Department within thirty (30) days of enactment.

The Commission is pleased that the Planning Department staff was able to assist Edgmont Township with this project.

Very truly yours,

Linda F. Hill, Director
Director

Resolution of Adoption

**EDGMONT TOWNSHIP
DELAWARE COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2015-10

**A RESOLUTION OF EDGMONT TOWNSHIP DELAWARE COUNTY,
PENNSYLVANIA, ADOPTING A COMPREHENSIVE PLAN UPDATE
ENTITLED *EDGMONT TOWNSHIP COMPREHENSIVE PLAN - 2015*.**

WHEREAS, the Township of Edgmont ("Township"), has heretofore adopted a comprehensive plan for the Township entitled, *Edgmont Township Comprehensive Plan and Comprehensive Recreation, Park & Open Space Plan* (the "**2000 Comprehensive Plan**"); and

WHEREAS, the Township, in accordance with Article III of the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as reenacted and amended (the "**MPC**"), has completed the process of reviewing the 2000 Comprehensive Plan; and

WHEREAS, the Township, in cooperation with the Delaware County Planning Department, has drafted an update to the 2000 Comprehensive Plan, entitled *Edgmont Township Comprehensive Plan – 2015*; and

WHEREAS, the *Edgmont Township Comprehensive Plan – 2015* has been reviewed by the Delaware County Planning Commission on February 19, 2015; and

WHEREAS, the Edgmont Township Comprehensive Plan – 2015 has been offered for review on January 30, 2015 to the contiguous municipalities of Upper Providence Township, Thornbury Township, Middletown Township, Newtown Township, Westtown Township and Willistown Township and no comments were provided; and

WHEREAS, the *Edgmont Township Comprehensive Plan – 2015* has been offered for review by the Rose Tree Media School District on January 30, 2015 and no comments were provided; and

WHEREAS, the Edgmont Township Planning Commission held a public meeting on the *Edgmont Township Comprehensive Plan – 2015* on January 26, 2015; and

WHEREAS, the Township Board of Supervisors held a public hearing on the *Edgmont Township Comprehensive Plan – 2015* on March 16th, 2015.

NOW THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Edgmont Township, Delaware County, Pennsylvania hereby adopts the Comprehensive

H — Resolution of Adoption

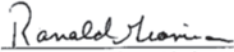
Plan update entitled *Edgmont Township Comprehensive Plan – 2015*, in the form attached hereto as **Exhibit “A,”** as the official Comprehensive Plan of the Township;

AND BE IT FURTHER RESOLVED, that this Resolution shall in no way limit or invalidate prior actions of the Township, taken in connection with the subject matter hereof, such actions being expressly ratified and confirmed in all respects; and

BE IT FURTHER RESOLVED, that all parts, sections, sentences or clauses of this Resolution which shall be found by a court of competent jurisdiction to be invalid, unlawful or unconstitutional, shall be deemed severed from this Resolution with all other provisions of this Resolution not so found remaining in full force and effect; and

This Resolution **APPROVED** and **ADOPTED** this 16th day of March, 2015.

**BOARD OF SUPERVISORS
EDGMONT TOWNSHIP**


Ronald Gravina, Chairman


Joseph Gonan, Vice Chairman


Randolph Bates, Member

ATTEST:


Samantha Reiner,
Secretary

(Township Seal)