

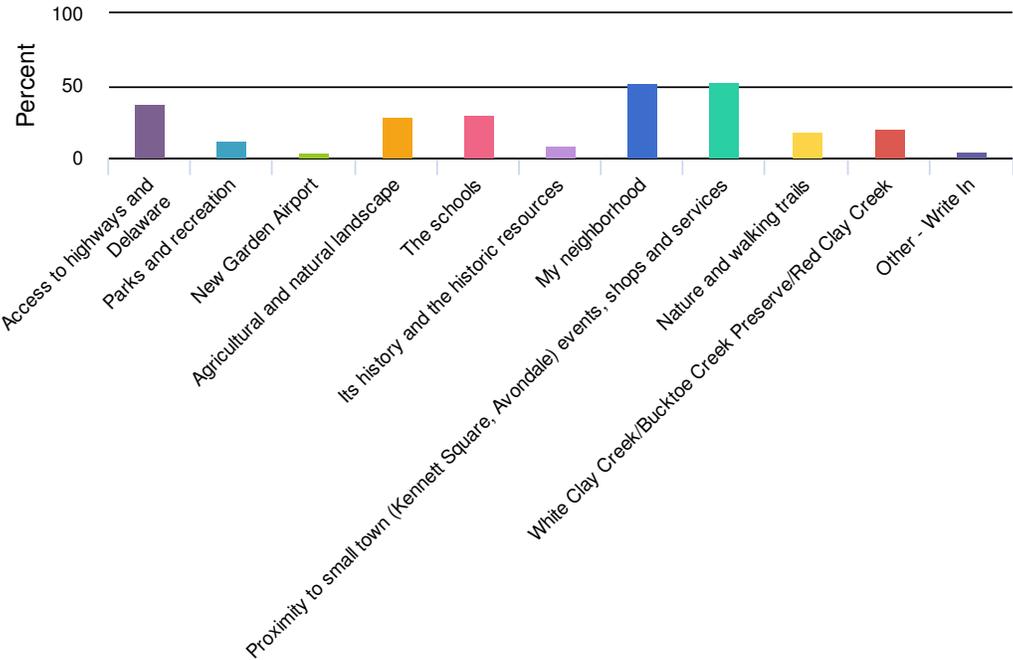
# Report for New Garden Township Community Survey

## Response Counts



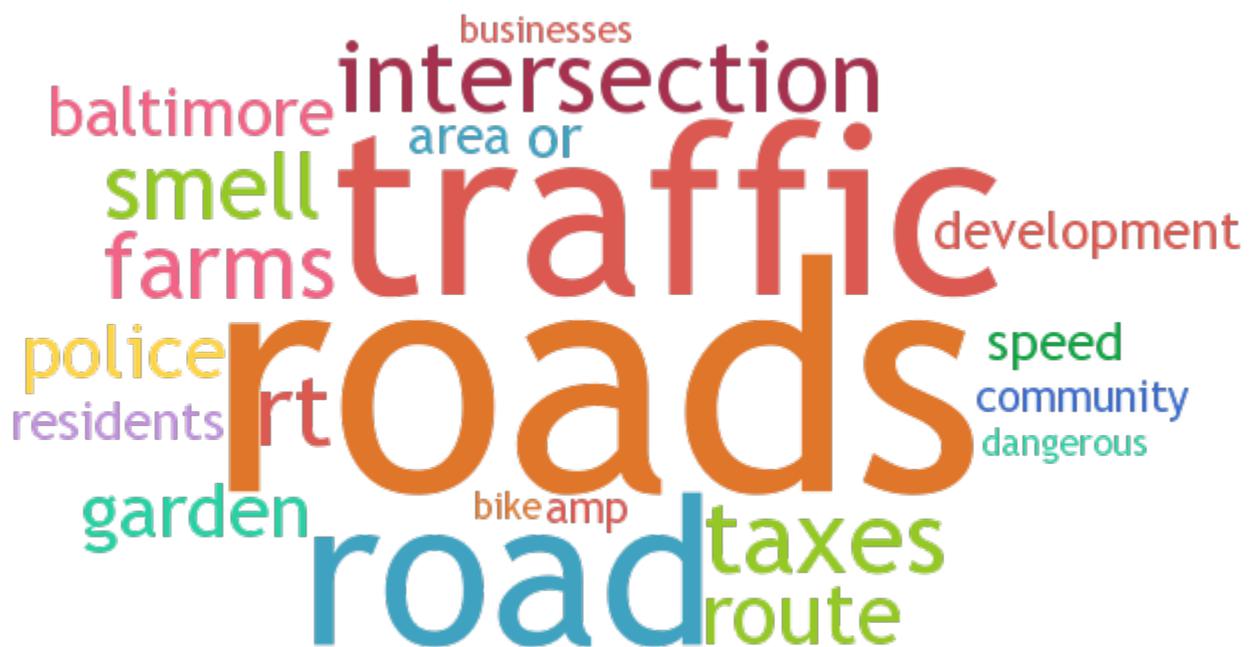
Totals: 440

1. What is your favorite characteristic about living/working in New Garden Township? (Choose a maximum of 3.)



Value	Percent	Responses
Access to highways and Delaware	37.4%	159
Parks and recreation	11.5%	49
New Garden Airport	3.3%	14
Agricultural and natural landscape	28.9%	123
The schools	30.4%	129
Its history and the historic resources	8.5%	36
My neighborhood	51.8%	220
Proximity to small town (Kennett Square, Avondale) events, shops and services	53.2%	226
Nature and walking trails	18.1%	77
White Clay Creek/Bucktoe Creek Preserve/Red Clay Creek	20.2%	86
Other - Write In	4.5%	19

2. What is ONE thing you would change about New Garden Township? Please be specific. (Maximum of 20 words.)

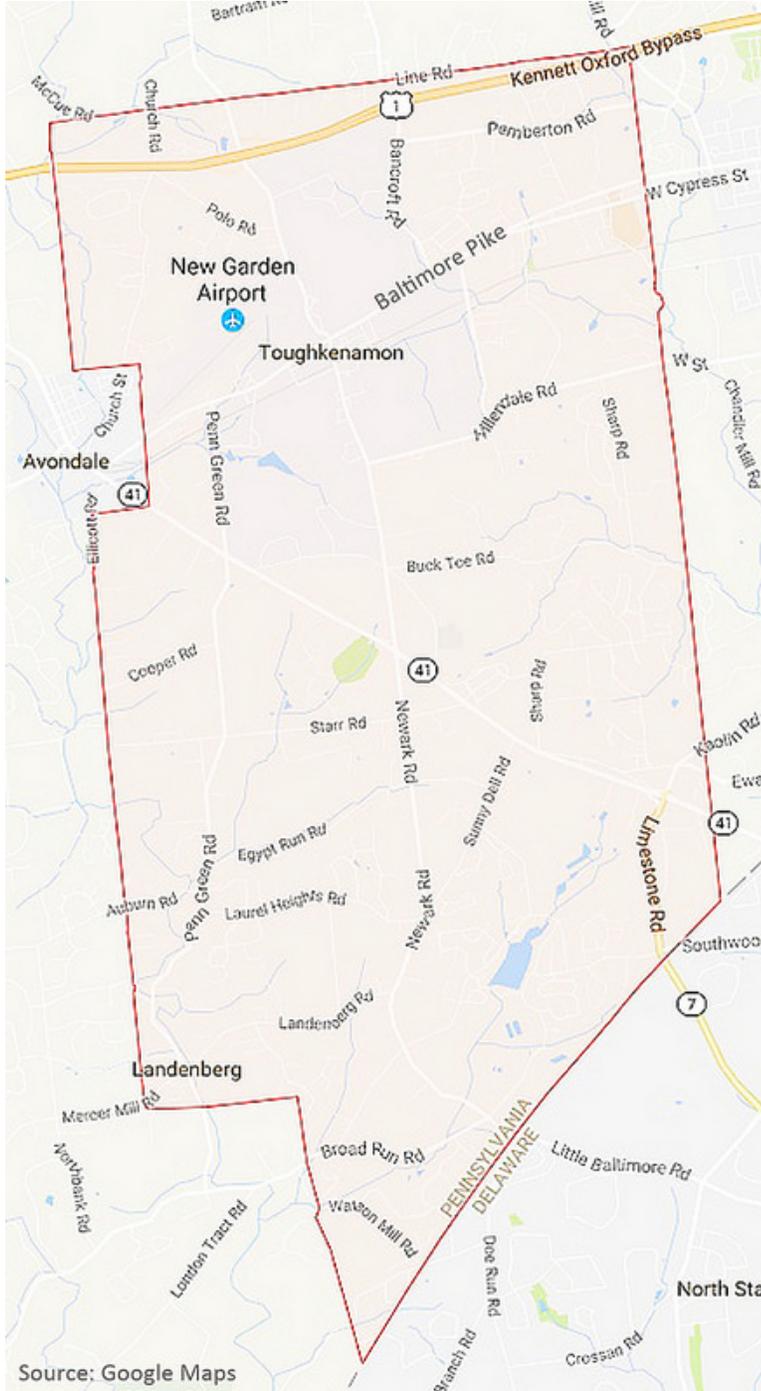


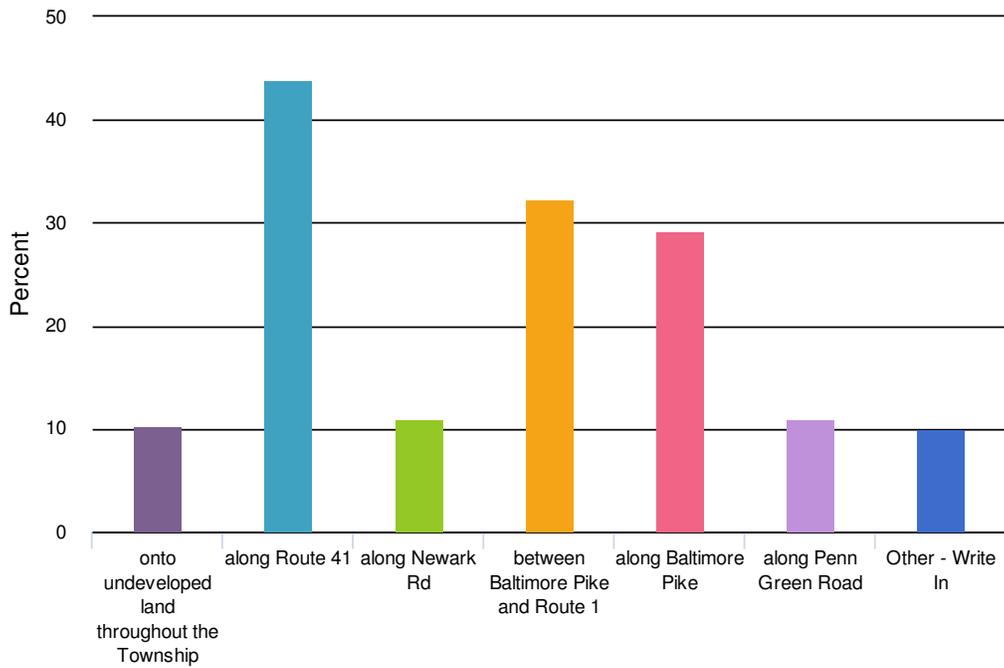
3. Please rank the top 5 issues that are most important to you with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Enhancing the appearance and function of Route 41	1		665	197
Preserving farmland and open space	2		587	179
Improving and expanding (trails and sidewalks) throughout the Township for people who walk and bike for transportation and recreation	3		495	145
Addressing the Baltimore Pike and Newark Road intersection	4		465	148
Protecting the natural, scenic and historic qualities of White Clay Creek and Broad Run	5		446	151
Economic development: Attracting more high paying employers to the Township	6		385	118
Constructing a new Police facility	7		263	89
Enhancing park and recreational facilities and programs at New Garden Township Park	8		230	86
Promoting agriculture related businesses, while working cooperatively to address impacts	9		217	78
Promoting more affordable housing for young families, farm workers, teachers, firefighters, police officers, and seniors in the Township	10		212	74
Protecting historic resources within the Township	11		211	84
Revitalizing Toughkenamon	12		210	76
Other:	13		100	35



4. While open space preservation is, and will continue to be, an important priority for the Township, growth and development will still occur. Which area(s) of the Township do you think can best accommodate new development?





Value	Percent	Responses
onto undeveloped land throughout the Township	10.3%	30
along Route 41	44.0%	128
along Newark Rd	11.0%	32
between Baltimore Pike and Route 1	32.3%	94
along Baltimore Pike	29.2%	85
along Penn Green Road	11.0%	32
Other - Write In	10.0%	29

### 5. Where would you like to see each of the following streetscape amenities?

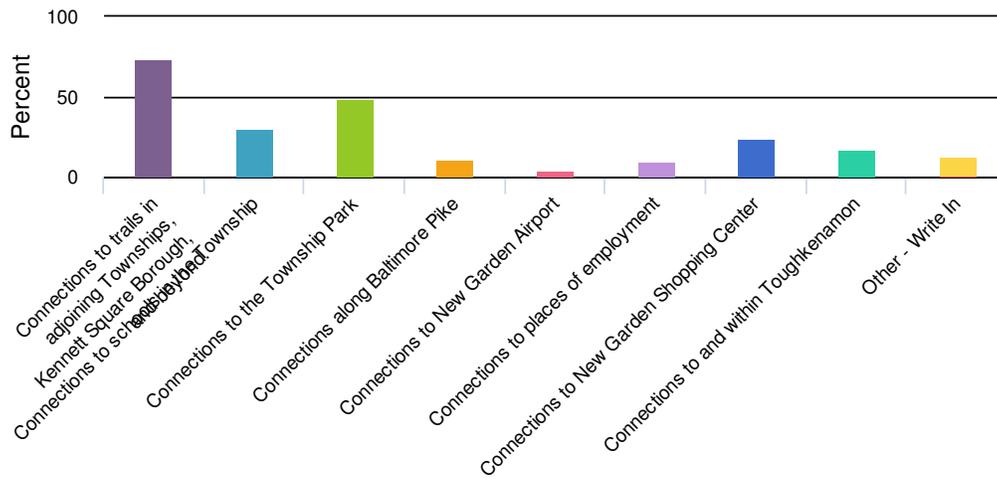
	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
Sidewalks Checks	96	120	96	30	342
Row Check %	28.1%	35.1%	28.1%	8.8%	

	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
<b>Pedestrian scaled street lights</b>					
Checks	82	112	70	18	282
Row Check %	29.1%	39.7%	24.8%	6.4%	
<b>Street trees and landscaping</b>					
Checks	89	103	146	34	372
Row Check %	23.9%	27.7%	39.2%	9.1%	
<b>Benches/seating areas</b>					
Checks	47	107	41	18	213
Row Check %	22.1%	50.2%	19.2%	8.5%	
<b>Bus shelters</b>					
Checks	97	52	100	16	265
Row Check %	36.6%	19.6%	37.7%	6.0%	
<b>Bike racks</b>					
Checks	62	87	38	20	207
Row Check %	30.0%	42.0%	18.4%	9.7%	
<b>Gateway features (banners, welcome signs, etc.)</b>					
Checks	85	58	132	10	285
Row Check %	29.8%	20.4%	46.3%	3.5%	
<b>Bicycle lane</b>					
Checks	2	0	0	0	2
Row Check %	100.0%	0.0%	0.0%	0.0%	
<b>Bike lanes</b>					
Checks	1	0	1	1	3
Row Check %	33.3%	0.0%	33.3%	33.3%	
<b>Bike path</b>					
Checks	1	0	0	0	1
Row Check %	100.0%	0.0%	0.0%	0.0%	
<b>Bike paths</b>					
Checks	3	3	3	2	11
Row Check %	27.3%	27.3%	27.3%	18.2%	
<b>Bike trails</b>					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
<b>Bury wires to eliminate poles</b>					
Checks	1	1	0	1	3
Row Check %	33.3%	33.3%	0.0%	33.3%	

	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
Modern roundabouts					
Checks	1	0	1	1	3
Row Check %	33.3%	0.0%	33.3%	33.3%	
More stores					
Checks	1	0	0	0	1
Row Check %	100.0%	0.0%	0.0%	0.0%	
Newark Rd Sidewalks 41 to Balt Pike					
Checks	1	1	0	0	2
Row Check %	50.0%	50.0%	0.0%	0.0%	
None of the prior options,if you want the city move there					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
None of these are good options					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
Not a priority item anywhere.					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
Occupied storefronts					
Checks	1	0	0	0	1
Row Check %	100.0%	0.0%	0.0%	0.0%	
have no real strong desire for any of these attributes					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
Brick roads					
Checks	0	1	0	0	1
Row Check %	0.0%	100.0%	0.0%	0.0%	
Improved landscaping/flowers					
Checks	0	1	0	0	1
Row Check %	0.0%	100.0%	0.0%	0.0%	
New Street lights					
Checks	0	1	0	0	1
Row Check %	0.0%	100.0%	0.0%	0.0%	
Test					
Checks	0	0	0	0	
Row Check %	0.0%	0.0%	0.0%	0.0%	

	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
Bike path that is safe					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Horticultural enclaves with wildflowers and native plantings					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Make route 41 a local road and fix it with the things from the previous questions					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Nice development - reasonably sized shops, restaurants, movie theater, small food store and open parks					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Re route truck traffic					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Speed control devices.					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
<b>Total Checks</b>					
Checks	575	652	639	156	21133
% of Total Checks	2.7%	3.1%	3.0%	0.7%	100.0%

6. As the Township expands its network of trails and bike paths, which destinations are most important to you? Choose a maximum of 3.



Value	Percent	Responses
Connections to trails in adjoining Townships, Kennett Square Borough, and beyond.	74.2%	227
Connections to schools in the Township	30.1%	92
Connections to the Township Park	48.7%	149
Connections along Baltimore Pike	11.1%	34
Connections to New Garden Airport	3.9%	12
Connections to places of employment	9.5%	29
Connections to New Garden Shopping Center	23.9%	73
Connections to and within Toughkenamon	17.3%	53
Other - Write In	12.7%	39
Other - Write In	1.6%	5

7. How appropriate would the following forms of development be along Route 41/Newport Gap Pike?

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Single family houses Count Row %	52 18.2%	46 16.1%	66 23.1%	122 42.7%	286
Townhouses Count Row %	40 13.9%	70 24.3%	65 22.6%	113 39.2%	288
Apartments Count Row %	20 7.1%	60 21.2%	71 25.1%	132 46.6%	283
Active Adult Community Count Row %	72 24.7%	78 26.8%	69 23.7%	72 24.7%	291
Office Development Count Row %	124 42.6%	84 28.9%	43 14.8%	40 13.7%	291
Industrial/warehouses Count Row %	47 16.3%	44 15.2%	50 17.3%	148 51.2%	289
Agriculture and Ag-related businesses Count Row %	68 24.2%	63 22.4%	91 32.4%	59 21.0%	281
Strip commercial centers Count Row %	79 27.0%	70 23.9%	47 16.0%	97 33.1%	293
Village-type development with a mix of residential and commercial Count Row %	123 42.4%	78 26.9%	43 14.8%	46 15.9%	290
Neighborhoods with a mix of housing types Count Row %	60 21.1%	67 23.5%	74 26.0%	84 29.5%	285
41 too dangerous for anything residential :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Adult novelties:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Affordable housing for working families who can't afford \$300k houses:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Bike path:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Desirable commercial shopping:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Developer PREIT property, but in moderation. No big box stores. Put in stores that are appropriate for the residents who live around that location. :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Favor only small low density low traffic impact development:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Green space :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Higher-end retail stores (I.e Trader Joe's):How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Medical offices, emergency walk-in resource:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Movie theater:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Movie theater / Trader Joe's:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
None are appropriate without highway expansion:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Other retail / shopping/ grocery:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Preserving and fixing up what is already there:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Repurpose existing VACANT developments and buildings!:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Restaurants:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail & a movie theater:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail businesses.:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Safe bike paths and road development to decrease traffic congestion. :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Shopping center:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Specialty stores...restaurants :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Sports fields, turf complex:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Test:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
Theater/Restaurant complex:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Too much development on 41 already. It is too busy! :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

Somewhat  
Appropriate    appropriate    Neutral    Not  
Appropriate    Responses

Town center:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Trader Joes:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Upscale stores and a theater:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Wal-mart:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
We need an athletic center for the community (indoor/outdoor tennis and other facilities). People are traveling far out of our areas to get the facilities they want and need.:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
open spaces to ease traffic needs of the road:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
restaurants:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
upscale shopping center like Exton Main Street:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
village type with no townhouses or apartments:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Totals Total Responses					429

8. How appropriate would the following forms of development be along Baltimore Pike?

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Single family houses Count Row %	70 25.2%	61 21.9%	68 24.5%	79 28.4%	278

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Townhouses Count Row %	67 24.0%	89 31.9%	71 25.4%	52 18.6%	279
Apartments Count Row %	47 17.2%	87 31.9%	65 23.8%	74 27.1%	273
Active Adult Community Count Row %	72 26.1%	80 29.0%	74 26.8%	50 18.1%	276
Office Development Count Row %	107 38.4%	85 30.5%	50 17.9%	37 13.3%	279
Industrial/warehouses Count Row %	56 20.4%	67 24.4%	62 22.5%	90 32.7%	275
Agriculture and Ag-related businesses Count Row %	70 25.8%	75 27.7%	65 24.0%	61 22.5%	271
Strip commercial center Count Row %	80 28.9%	89 32.1%	37 13.4%	71 25.6%	277
Village-type development with a mix of residential and commercial Count Row %	94 33.6%	90 32.1%	60 21.4%	36 12.9%	280
Neighborhoods with a mix of housing types Count Row %	60 22.1%	82 30.1%	79 29.0%	51 18.8%	272
Affordable housing families that can't afford \$300k homes:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Brewery:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
Fast food restaurants:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Gentlemen's strip club:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Green spaces for traffic calming :How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Low traffic impact:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Mixed use:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Movie theater / Trader Joe's:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
None are appropriate without road expansion:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Park Space:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1
Preserving and fixing up what is already there:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail & a movie theater:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail choices of food stores Whole Foods Wegmans:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Safe bike paths. :How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Strip mall with upgraded tenants no more dollar stores etc.:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Upscale shopping centers and an upscale movie theatre:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Warehouse:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1
We need an athletic center for the community (indoor/outdoor tennis and other facilities). People are traveling far out of our areas to get the facilities they want and need.:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
test:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
village type with no townhouses or apartments:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Totals					
Total Responses					429

9. How would you improve Toughkenamon?

non?  
sylvania  
5 0.2 Mile



houses shops add development  
area pike road  
shopping lanes housing clean fix people  
balt newark  
businesses mushroom sidewalk  
street traffic

10. Rank the top 3 priority intersection improvements that are needed in the Township with 1 being the most important. Note: The following intersections are not included in the list below because improvements are under design/construction by PennDOT: Newark Road and Hillendale Road (8 on map): Left-turn lane for southbound Newark Road and shoulder widening Route 41 & Newark Road (9 on map): Left turn lanes on Newark Road and signal retiming



Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Route 41 & Sunny Dell Road (5 on Map): Left-turn lanes for northbound Route 41	1		446	196
Baltimore Pike & Newark Road (1 on Map): Turn lanes, signal retiming, sidewalks and crosswalks, and other safety and operational improvements	2		436	197
Route 41 & Limestone Road Interchange (7 on Map): Traffic signals, turn lanes, or new interchange configuration	3		259	133
Route 41 & Sharp Road (6 on Map): Signalization or reconfiguration	4		211	113
Newark Road & Bucktoe Road/New Garden Road (3 on Map): Safety improvements	5		131	71
Newark Rd & US 1 Interchange (2 on Map): Traffic signals, turn lanes	6		91	50
Route 41 & Penn Green Road (4 on Map): Left-turn lanes on Penn Green and signal retiming	7		75	46
Other - Write In	8		44	22



11. If you chose "other" for top intersection improvement in question 10, please write in here:

A word cloud graphic featuring the following words in various sizes and colors: 'amp' (large, purple), 'rt 41' (large, blue), 'pike' (large, green), 'hillendale' (large, pink), 'vehicles' (small, green), 'roundabouts' (small, red), 'bancroft' (small, red), 'sharp' (small, blue), 'route' (small, red), 'southwood' (small, blue), 'buttonwood' (small, blue), 'signalization' (small, blue), 'intersections' (small, orange), 'lights' (small, black), 'garden' (small, green), 'starr' (small, green), 'traffic' (small, green), 'signals' (small, red), and 'limestone' (small, yellow).

12. Beyond the intersection improvements listed above, rank 3 additional transportation needs that you believe should be addressed with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Gateways, traffic calming, and improved appearances along Route 41	1		497	194
Gateways, traffic calming, and improved appearances along Baltimore Pike	2		201	122
Gateways, traffic calming, and improved appearances along Newark Road	3		200	111
Bicycle and pedestrian facilities along Baltimore Pike	4		186	87
New public transit service to Wilmington, DE	5		180	83
Transportation improvements in the Village of Toughkenamon to support revitalization	6		160	86
Enhanced SCCOOT bus stops and service along Baltimore Pike	7		55	30
New Park-n-Ride facilities	8		52	27
Other - Write In	9		25	14

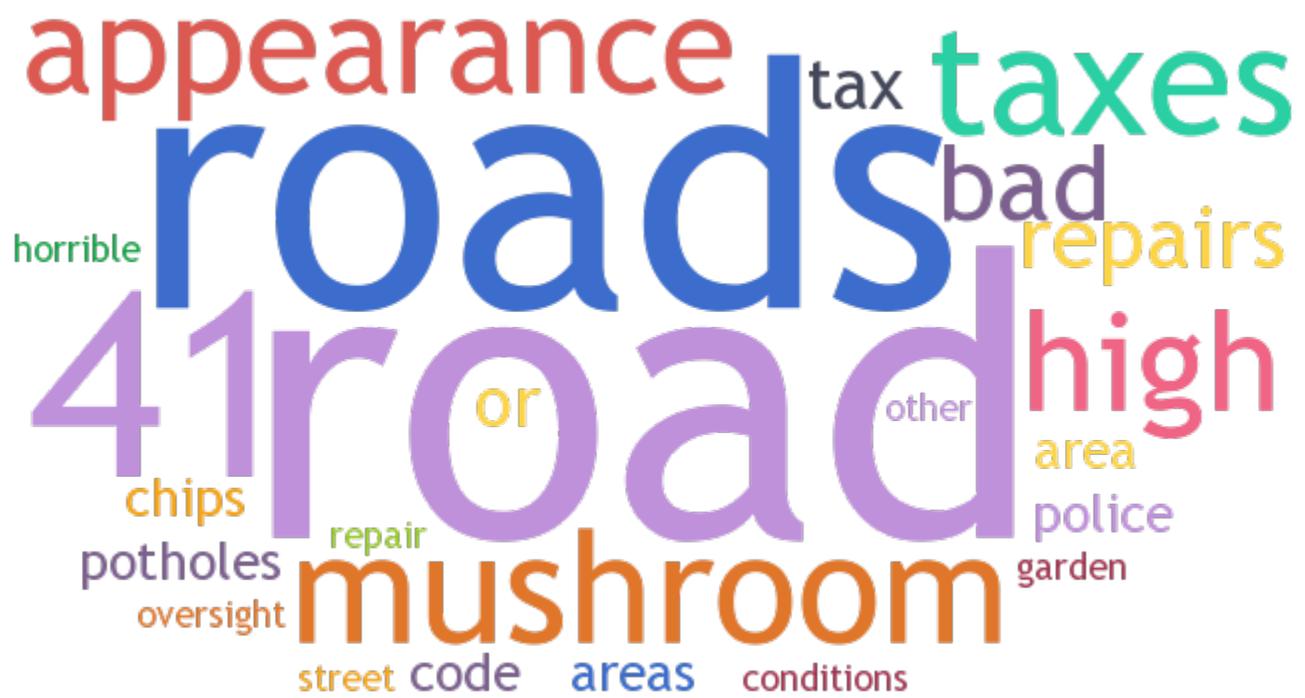


13. If you chose, "Other" for transportation improvement in question 12, please write in your answer here:

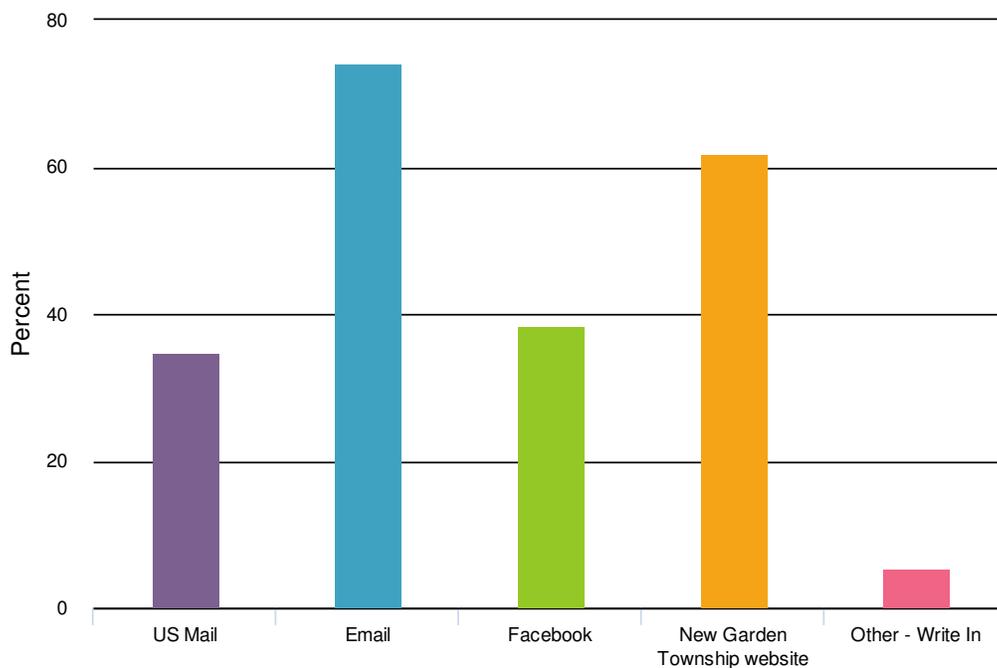


	Very Satisfied	Satisfied	Neutral	Dissatisfied	Don't know/Not Applicable	Responses
Township Communications Count Row %	49 16.0%	115 37.6%	99 32.4%	25 8.2%	18 5.9%	306
Township Park Count Row %	40 13.1%	132 43.1%	88 28.8%	14 4.6%	32 10.5%	306
Township Recreational Programming Count Row %	23 7.5%	98 32.0%	110 35.9%	21 6.9%	54 17.6%	306
Road Conditions/Repairs Count Row %	11 3.6%	70 22.9%	90 29.4%	131 42.8%	4 1.3%	306
Snow Removal Count Row %	42 13.7%	164 53.6%	67 21.9%	20 6.5%	13 4.2%	306
Value of Services for Taxes Paid Count Row %	23 7.5%	92 30.0%	125 40.7%	61 19.9%	6 2.0%	307
General Appearance of the Township Count Row %	19 6.2%	112 36.6%	112 36.6%	60 19.6%	3 1.0%	306
Overall Quality of Life Count Row %	75 24.6%	171 56.1%	47 15.4%	11 3.6%	1 0.3%	305
Totals Total Responses						429

15. If you are dissatisfied with any of the above items, please explain your reasons below.

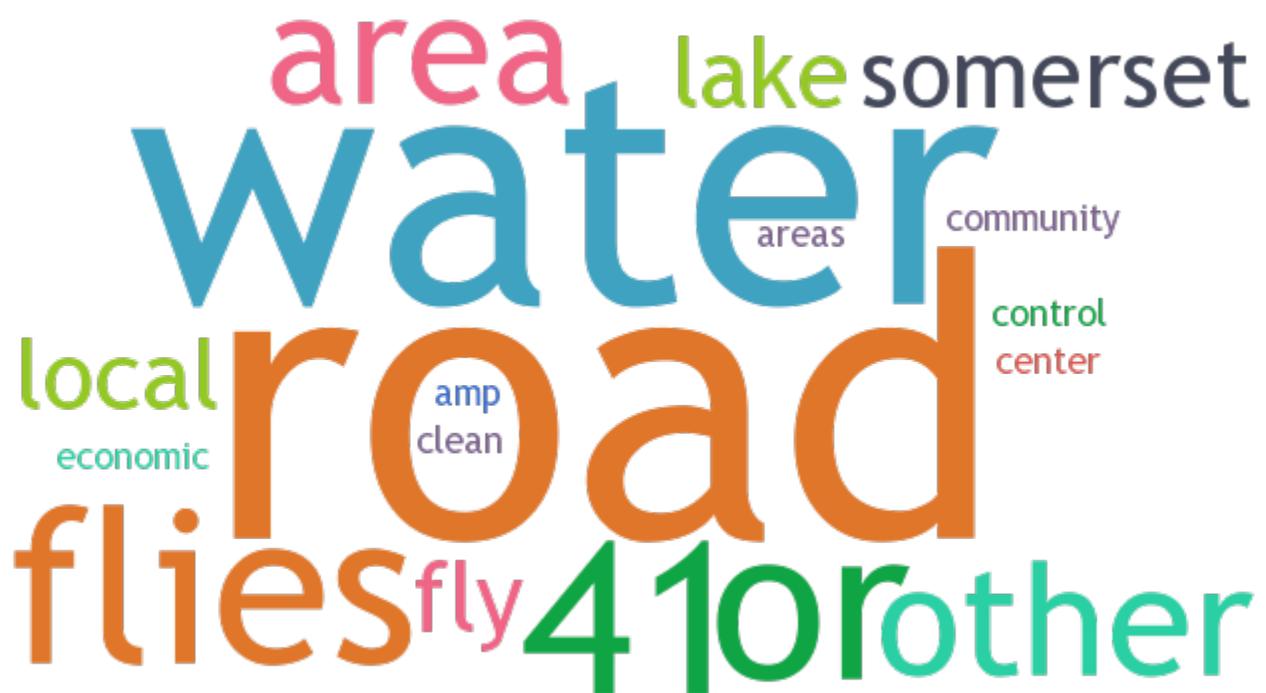


16. What is the best way for the Township to communicate information about news and events? (Check all that apply.)

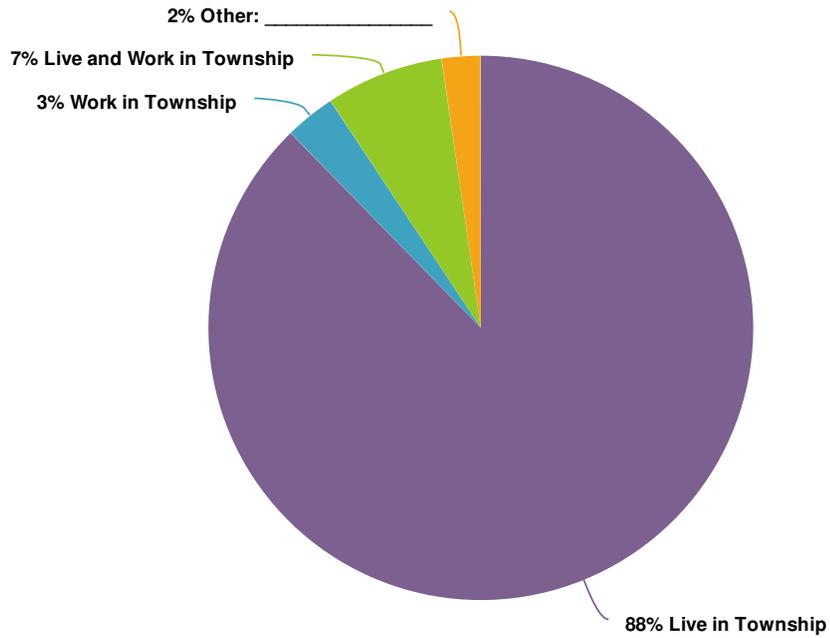


Value		Percent	Responses
US Mail		34.7%	107
Email		74.0%	228
Facebook		38.3%	118
New Garden Township website		61.7%	190
Other - Write In		5.5%	17

17. Are there any other issues/topics that you would like the Township to consider?



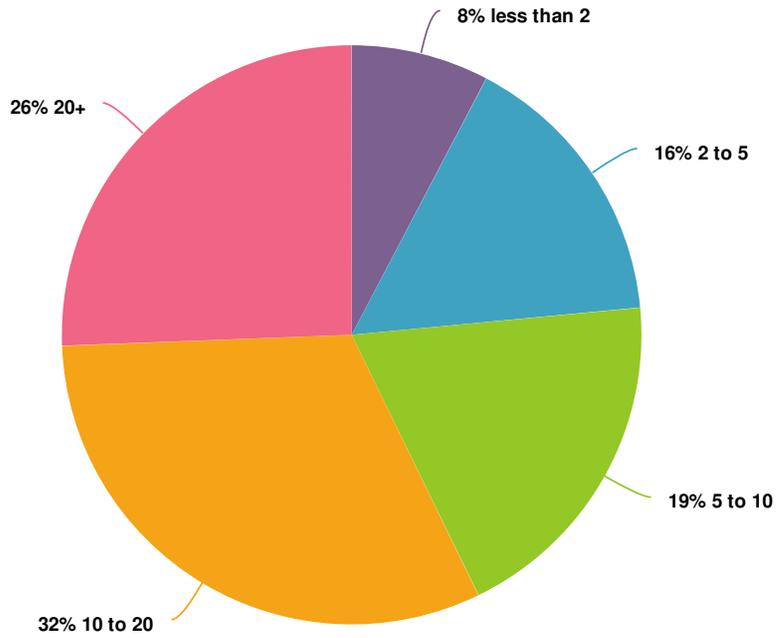
18. What is your association with New Garden Township?



Value	Percent	Responses
Live in Township	87.7%	265
Work in Township	3.0%	9
Live and Work in Township	7.0%	21
Other: _____	2.3%	7

Totals: 302

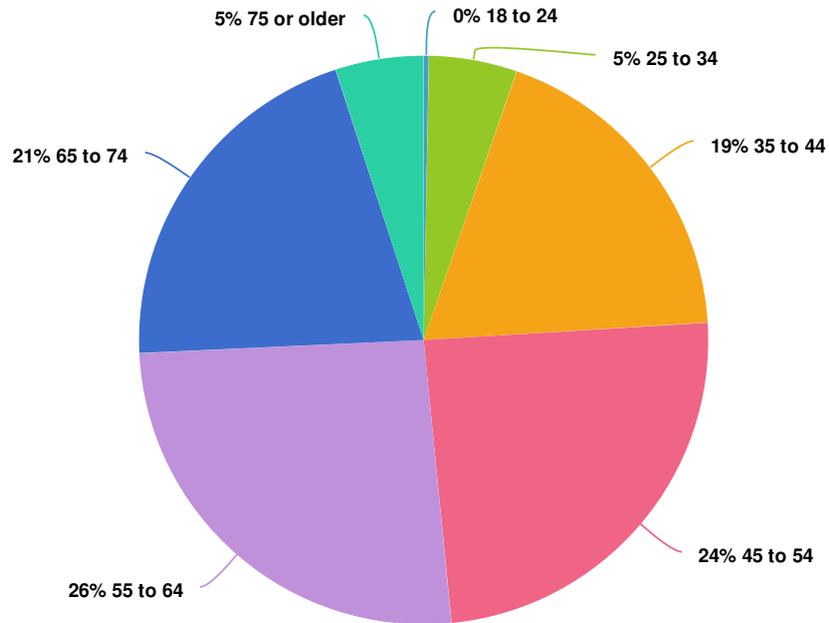
19. How many years have you lived in the Township?



Value	Percent	Responses
less than 2	7.7%	22
2 to 5	15.8%	45
5 to 10	19.3%	55
10 to 20	31.6%	90
20+	25.6%	73

Totals: 285

20. What is your age group?



Value	Percent	Responses
18 to 24	0.3%	1
25 to 34	5.0%	15
35 to 44	18.7%	56
45 to 54	24.4%	73
55 to 64	25.8%	77
65 to 74	20.7%	62
75 or older	5.0%	15

Totals: 299



# Appendix C: DRAFT Background Report

*NEW GARDEN TOWNSHIP- CHESTER COUNTY, PA*



Draft: April 5, 2018

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## *Key Planning Considerations*

A Comprehensive Plan Background Report lays the foundation for this plan and is comprised of relevant inventories of existing conditions, data, and demographic trends related to land use and transportation planning, housing, historic resources, natural resources, and community facilities. A complete copy of the Report can be found in the appendix. After a thorough analysis of the data and trends, the key issues that this plan considered include:

- *Changing Demographics:* From the aging Baby Boomers to the evolving desires of Millennials and increasing Latino population in this area of the County, changing demographics present a tremendous challenge for local and regional planning. The needs and demands from these populations will greatly impact transportation needs, household types and living situations (decline in families as a percent of the population, rise in nonrelated congregate living). Taking such trends into account is a key consideration in the planning process.
- *Lack of Housing Choices:* The Township's housing stock is currently comprised of 83% single family detached dwellings with limited opportunities to develop alternative housing types under the current regulations. This lack of housing diversity could pose challenges to meeting the needs of the aging population and ability to attract new residents and families to the area.
- *Open Space and Greenways:* Open space serves a variety of vital functions. In response to the rapid development in the 1990s, the Township prioritized the preservation of open space. Many acres of open space have been protected, but as development pressure has again begun to grow, threatening remaining open spaces. There are limited opportunities to connect these spaces into greenways that provide wildlife and recreational corridors.
- *Route 41 Corridor:* The entire corridor of Route 41/Newport Gap Pike is a key concern for residents and business owners alike. The combination of several dangerous, congested intersections with an incohesive and unappealing appearance detract from this primarily commercial corridor. Furthermore, the stalled redevelopment efforts at the former Kaolin mushroom facility (now owned by PREIT) leave a negative impression at a key entrance into the Township.
- *Baltimore Pike Corridor:* The Baltimore Pike Corridor is a primary commercial corridor in the region. The intersection of Baltimore Pike and Newark Road in Toughkenamon is the top intersection identified for improvements in Chester County. With steep topography, a skewed alignment, and narrow roadway widths, the current infrastructure has serious safety issues, chronic congestion, and a lack of bicycle and pedestrian connections.
- *Economic Development:* Residents and the Comprehensive Plan Steering Committee have expressed the desire for more high quality employment opportunities in the Township. While retention of the mushroom industry is of vital importance to the Township, it is also important to diversify the industries and businesses that support local employment and encourage a stable tax base.
- *Pedestrians, Cyclists and Public Transportation:* In addition to trails, opportunities for those residents and employees who do not have access or choose not to use a car will become an increasing concern in the future. Opportunities to improve transit

access as well as bike and pedestrian accommodations, particularly in the growth areas of the Township, is a key consideration for this plan.

- *Village of Toughkenamon*: The village of Toughkenamon, anchored by the failed intersection at Baltimore Pike and Newark Road, is a historic village with the “bones” of a successful town - gridded streets, a mix of housing types, and some retail and community uses. However, the village appearance is lackluster at best, businesses struggle to be successful, and a large proportion of the residents struggle with poverty and unsafe conditions. Market forces have stalled revitalization efforts thus far.
- *Mushroom and Agricultural Industry*: The mushroom industry and its supporting composting industry are the largest land users in the Township. However, economic pressures, including labor shortages, threaten the industry’s stronghold in Chester County.<sup>1</sup> For New Garden Township, this is a double sided threat to both its tax base and its agricultural character as trends show a continued loss of agricultural land to residential development.
- *Water Quality and Natural Resources*: The Township is replete with natural resources that contribute to air and water quality and the Township’s character. Many of these are protected by regulatory means. However, the vast majority of streams do not meet water quality standards. Impairment, due to a variety of sources, is exacerbated by a lack of riparian buffers or buffers without proper planting. Additionally, fragmented woodlands, invasive species, and the need to minimize erosion and sedimentation will continue to require the Township’s attention.
- *Historic and Scenic Resources*: The Township’s historic resources and scenic beauty richly endow residents with a sense of the Township’s long history and context. Incompatible development threatens to erase these features from the landscape or hinder their vitality. Stronger and more refined protection measures on the regulatory side, coupled with an actively involved public are needed.
- *Parks and Recreation*: The Township has one designated park of 53 acres. However, the Township also owns the 46.6 acres Phelps and Szymanski properties to the southwest and has additional properties under discussion. The northern portion of the Township is underserved in terms of public recreation space. Attention is needed to ensure that recreational amenities and programming meets the needs of an increasingly diverse and aging population.
- *Community Facilities*: The Township’s community facilities, including public safety, administration, sewer and water infrastructure and parks and recreation facilities are in the process of being updated and modernized. The continuation of these services in the most cost effective and efficient manner to the benefit of existing and future residents is a key planning focus for this plan.

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<sup>1</sup> Wood, S., (Jan 22, 2018). Chester County’s powerhouse mushroom farms have a new vision to expand: growing veggies indoors. [www.Philly.com](http://www.Philly.com)

## I. Demographics

### National Trends

Across the region and nation, demographics are evolving and resulting in new patterns and demands for housing, recreation, circulation, and municipal planning. Some of the most important trends to understand and incorporate into strategic planning include:

- Rise of Millennials (20-37 years old): Millennials now represent the largest age cohort in history<sup>2</sup>. Studies focusing on this age group show a preference for walkable communities and smaller homes, delayed/decreased home ownership rates, and high likelihood of moving in the next 5 years.<sup>3</sup>
- Continued aging of the population and influence of the Baby Boomers (50 to 69 years): The now second largest cohort of 74 million Americans creates an increased demand for services, connectivity and the ability to “age in place”, a concept defined by the Center for Disease Control as “the ability to live in one’s own home (home of choice) and community safely, independently, and comfortably, regardless of age, income, or ability level.”<sup>4</sup>
- Decline in homeownership: Nationally, the homeownership rate has fallen from a high of 69.1% in the first quarter of 2005 to a low of 63.6% in the first quarter of 2017.<sup>5</sup> This is attributed to many factors following the Great Recession, but is in large part due to the slow and delayed participation of Millennials as first time homebuyers.
- Decline in families with children: As a percentage of the national population, the proportion of households comprised of married couples with children has decreased by half from 40% in 1970 to 20% in 2012.<sup>6</sup>

These trends are echoed throughout Chester County and New Garden Township, where the median age has risen from 33.6 years (US Census 2000) to 37 years in the US Census Bureau’s 2012-2016 American Community Survey (ACS) as shown in Figure 2.

Conversely, the proportion of the population comprised of families with children has fallen from 46.9% in 2000 to 44.31% in the 2011-2015 ACS. The overall impact of these trends is a significant change in preferred land use pattern from what was seen over the last 50 years and therefore the potential for increased demand for mixed-use development, more walkable areas, and more diverse housing options.

In New Garden Township, these trends are somewhat offset by growing Latino population, which tends to be younger and single, though the trends also show more families living in the Township.

### New Garden Township Demographics

#### Population and Growth

- The Township’s current population of 11,984 (2010) represents a rapid, 39.2% growth rate since 2000. This rapid rate of growth is expected to plateau in comparison to surrounding municipalities, declining to 10% between 2020 and 2030.

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<sup>2</sup> Pew Research Center: Millennials have overtaken Baby Boomers as America’s largest generation

<sup>3</sup> Gen Y and Housing: What They Want and Where They Want It, Urban Land Institute

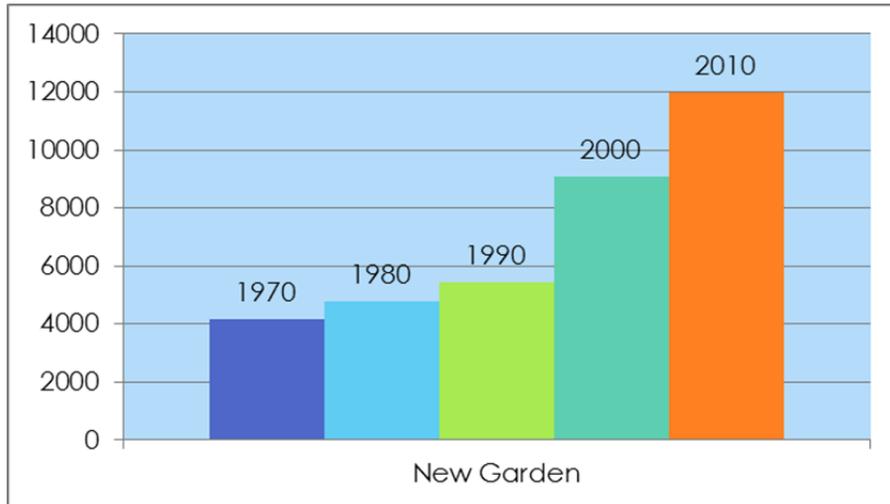
<sup>4</sup> Center for Disease Control [www.cdc.gov/healthyplaces/terminology](http://www.cdc.gov/healthyplaces/terminology)

<sup>5</sup> Quarterly Residential Vacancies and Homeownership, First Quarter 2017, (April 27, 2017) U.S. Census Bureau

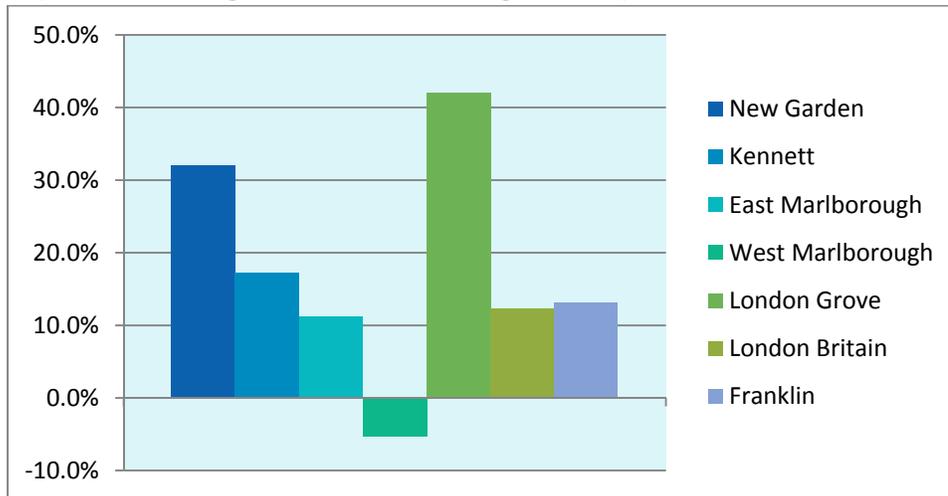
<sup>6</sup> America’s Families and Living Arrangements: 2012; U.S. Census Bureau

- Among the neighboring townships (of which, New Garden is the most populous) this growth rate is second only to London Grove Township, which grew by 42%.
- New Garden is projected to have an estimated 15,284 new residents and a cumulative growth rate of 27.3% between 2020 and 2045.

*New Garden Township, Population, 1970- 2010*



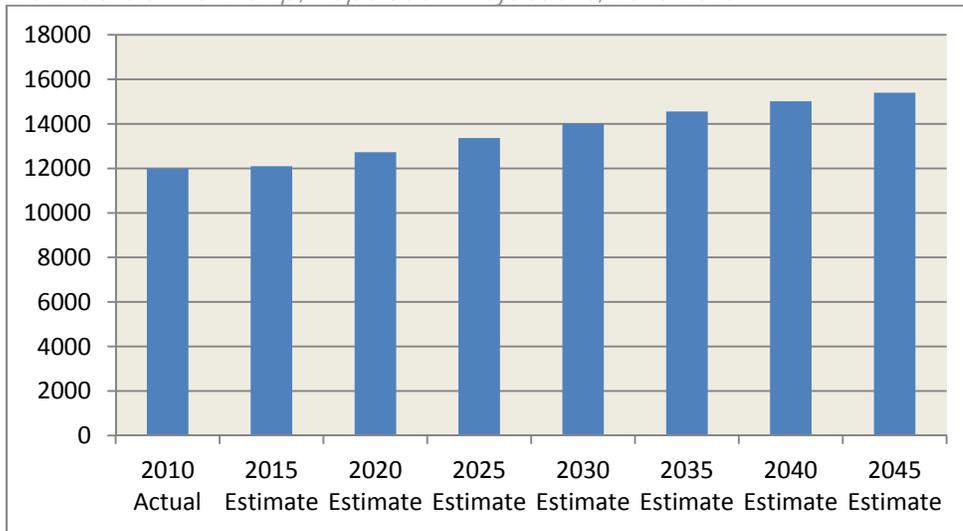
*Population Change, NGT & Surrounding Townships, 2000-2010*



### Population Projections

According to the Delaware Valley Regional Planning Commission, the Township is estimated to add another 3,300 residents by 2045, an increase of 27.3%.

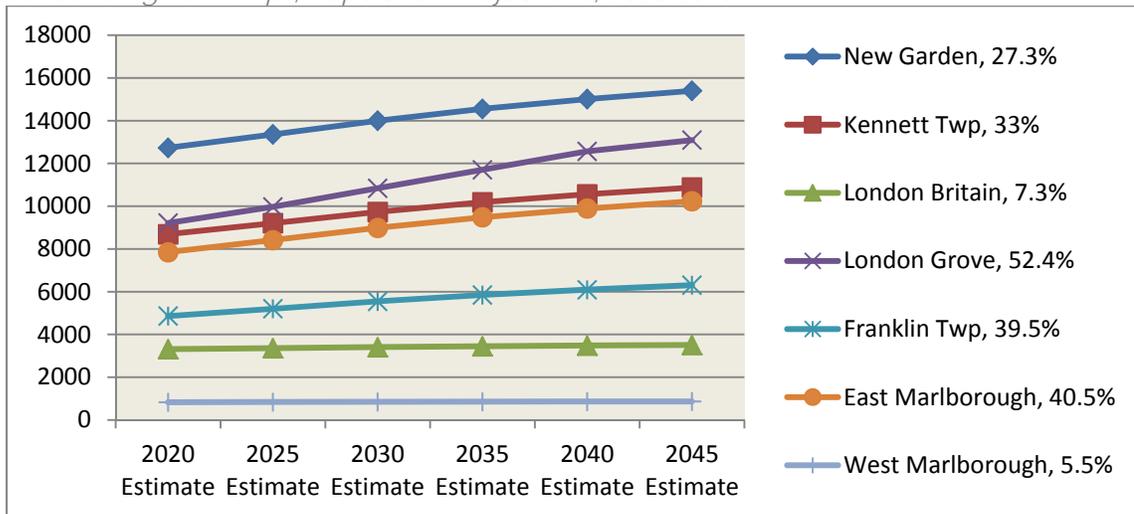
*New Garden Township, Population Projections, 2010-2045*



*Source: DVRPC, 2016*

The Township will continue to grow with the region, though its growth rate is expected to decline slightly.

*Surrounding Townships, Population Projections, 2020-2045*



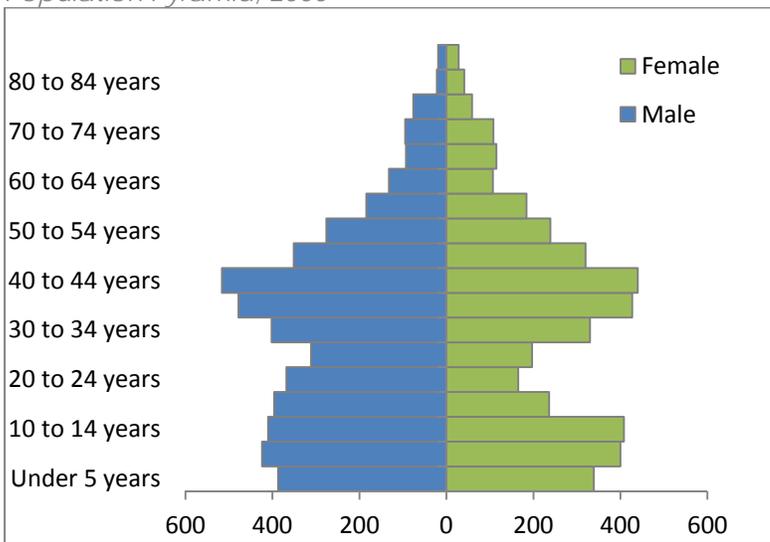
*Source: DVRPC, 2016*

### Who Lives in New Garden Township?

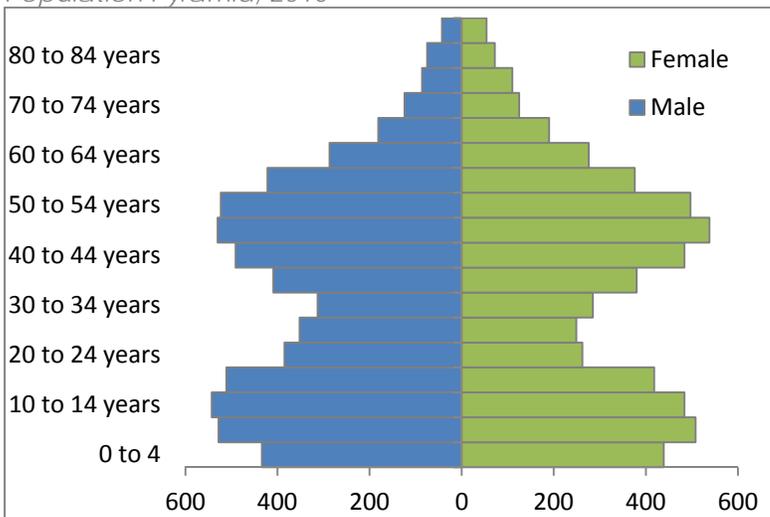
- The two largest segments of New Garden's population are the 10-14 years olds and the 45-49 year olds. The median age increased from 33 to 37 between 2000 and 2010. The number of people in the Township who are 65 years and above increased from 7.2% to 8.8%.
- New Garden is predominantly characterized by **families with children** under 18 years of age (44.3%). This is a decline since the 2000 census of 46.9%.
- New Garden Township's population is 26.4% Latino, an increase of 4% since the 2000 census.

### Age cohorts from 2000 to 2010

Population Pyramid, 2000



Population Pyramid, 2010



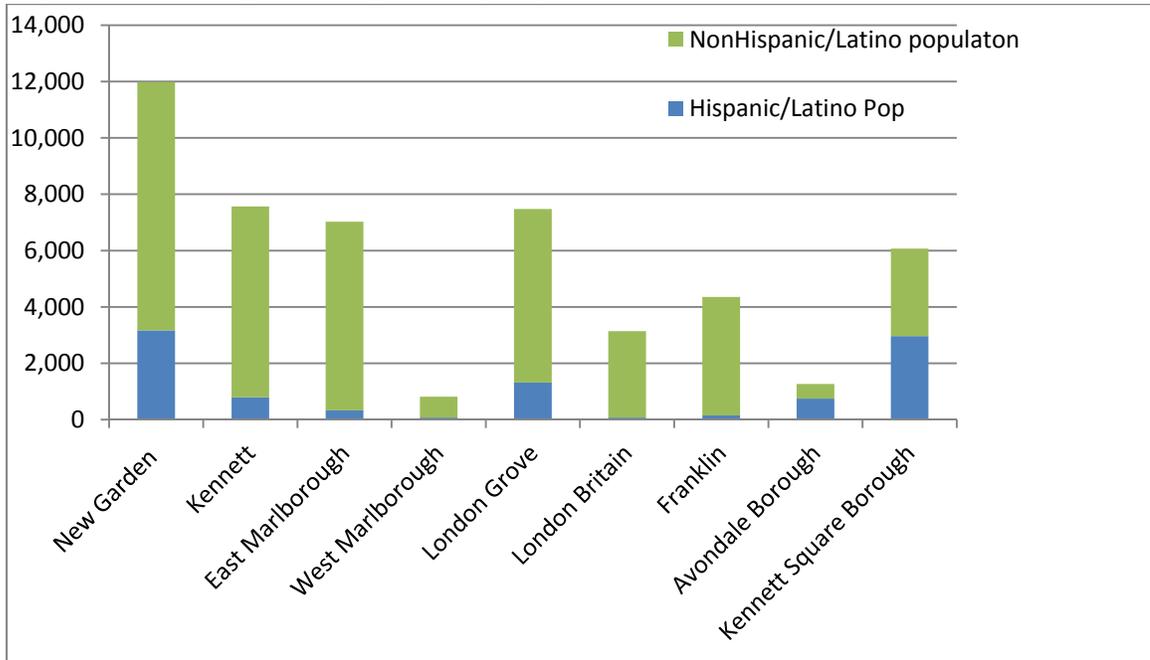
Source: U.S. Census

*Gender distribution and change, New Garden Township*

	<b>2000</b>	<b>2010</b>
<b>Male/Female (%)</b>	54.4/45.6	52/48
<b>Median Age</b>	33.6	37

Source:

*Hispanic/Latino Population by Municipality*



- While 48% of the Latino population in Southern Chester County lives in one of the four boroughs (Kennett Square, West Grove, Avondale and Oxford), New Garden Township has the highest concentration of Latino households among the Townships, paralleling the fact that it also has the highest concentration of mushroom farms and industry. Conversely, New Garden has the lowest concentration of households with seniors.

*Income, Education, and Poverty.*

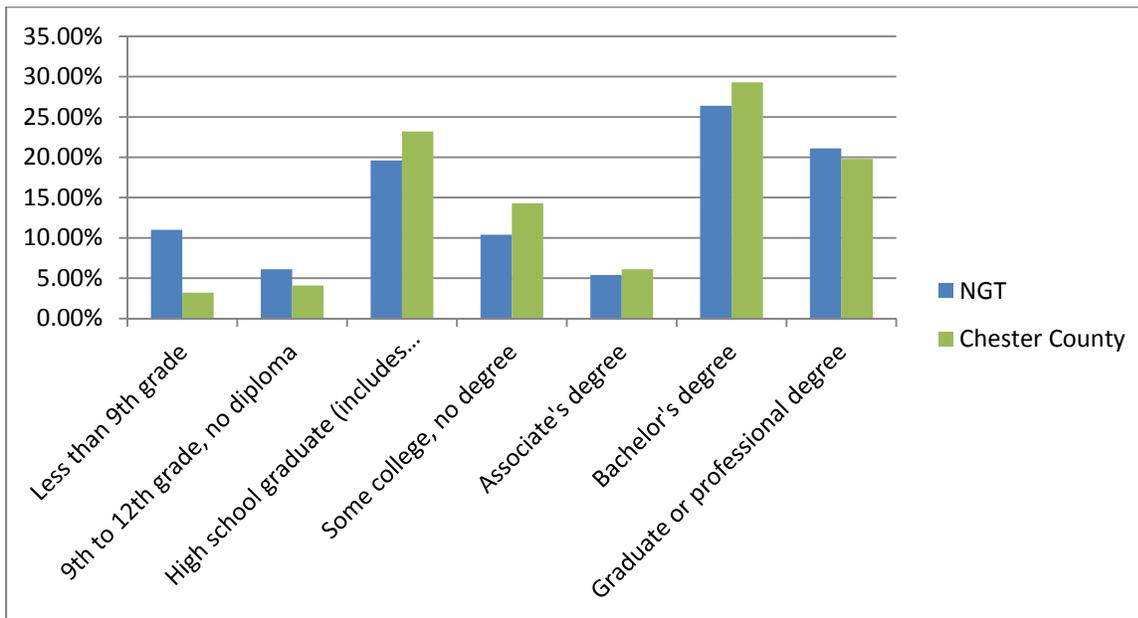
- The median income of approximately \$111,300 in New Garden is 30% higher than that of Chester County's \$85,976.
- However, the higher than average median is coupled with a higher than average poverty rate. Eight percent (8%) of the Township's residents live in poverty, disproportionately affecting children under 18, who have a 14% poverty rate.
- More than 82.9% of New Garden residents have high school diplomas, with 47.5% having a bachelors degree or higher. In the County, 92.7% of residents have graduated from high school and 49.1% have attained a bachelors degree or higher.

*Overview of Socio-Economic Characteristics*

	NGT	Chester County	PA
Population	11,984	498,886	12,702,379
Households	3,694	182,900	5,018,904
% Family HHs	83.8%	70.6%	65.0%
% Family w/related children, 2010	44.3%	49.4%	45.4%
% HH with 65 +	8.8%	24.4%	15.4%
Average HH Size	3.2	2.65	2.45
HS Graduate or higher	82.9%	92.7%	89.2%
Poverty	8.1%	7.1%	13.5%
Median Income	\$111,272	\$85,976	\$53,599

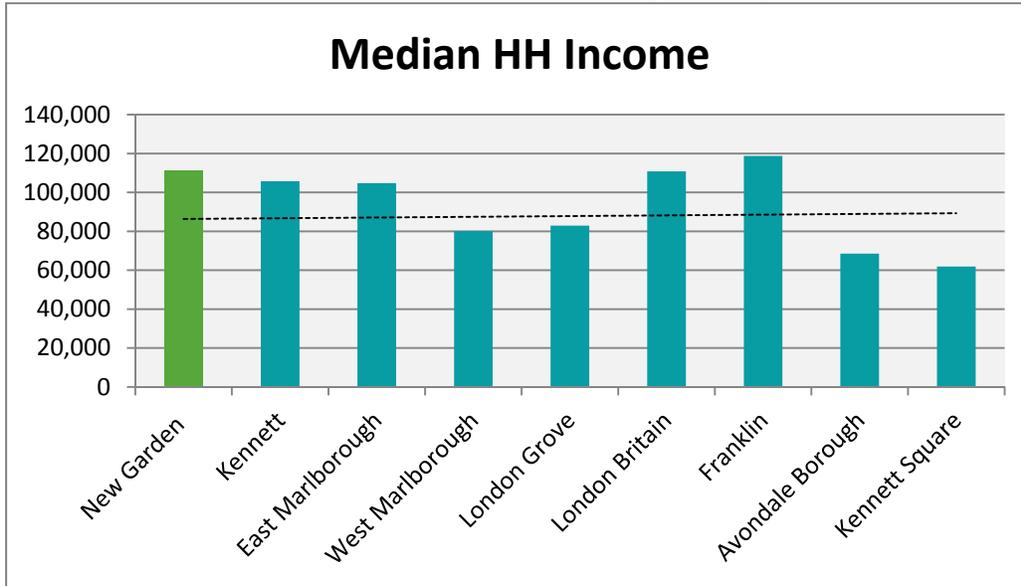
Source: US Census 2010, 2015 ACS

*Educational Attainment, 2010*



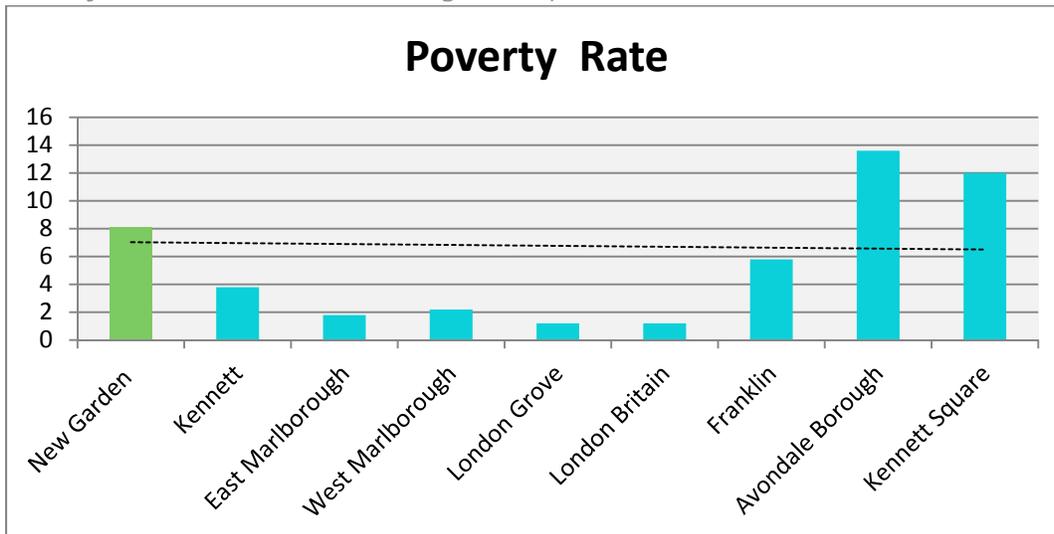
## Household Income

Median Household Income of NGT and Surrounding Municipalities, 2015



----- Chester County Median HH Income, 2015

Poverty Rate, NGT and Surrounding Municipalities, 2015



----- Chester County Poverty Rate, 2015

## Housing

- New Garden has 3,873 housing units made up of a variety of dwelling types, predominantly characterized by single family detached units.
- Housing units are predominantly owner-occupied (75.1%), though the rate of ownership has slightly decreased from 76.3% in 2000. The median home value is \$393,800. Median Rent is \$1,138.
- Housing affordability: the number of homeowners considered to be “cost-burdened” (paying more than 30% of their income on housing costs) is 21.7%, while nearly half of households who rent are considered to be cost burdened with a median rent of \$1,138.

### Overview of Housing Characteristics, 2010

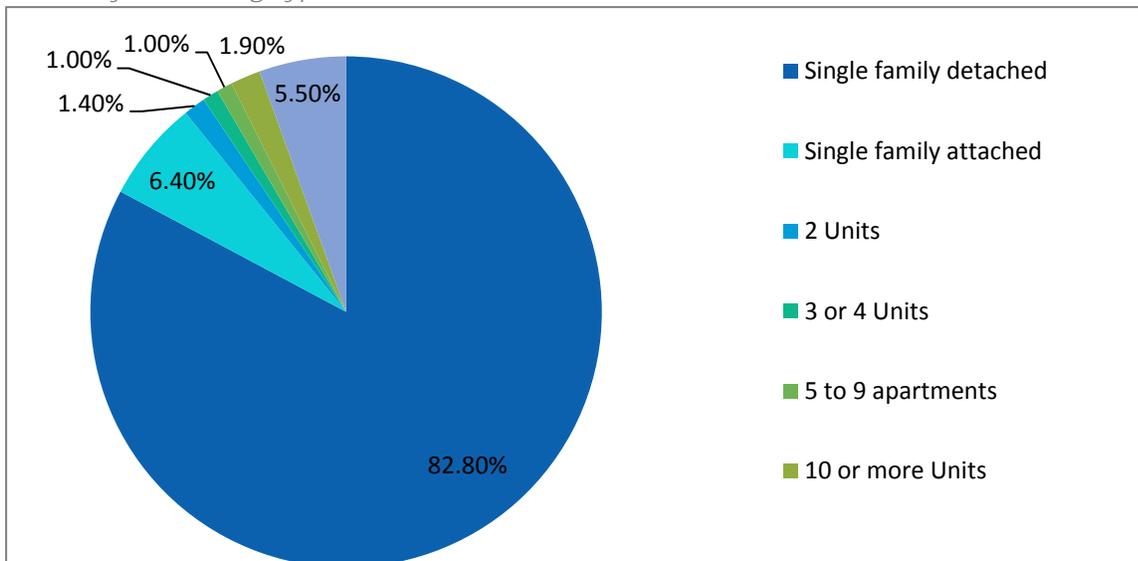
	Total housing units	Owner-occ.	Renter-occ.	Vacant housing units	Median home value	Owner cost 30%+ of Income	Median gross rent	Gross rent 30%+
NGT	3,873	76.2%	23.8%	4.6%	\$393,800	21.7%	\$1,138	48.7%
Chester County	194,892	75.1%	24.9%	4.5%	\$325,800	30.4%	\$1,197	49.5%

Source: 2010 US Census

### Housing Units, 1990 – 2020, Existing and Projected

	US Census			Projected		
	1990	2000	2010	2020	2030	2040
NGT	1,778	2,831	3,873	3,978	4,375	4,690

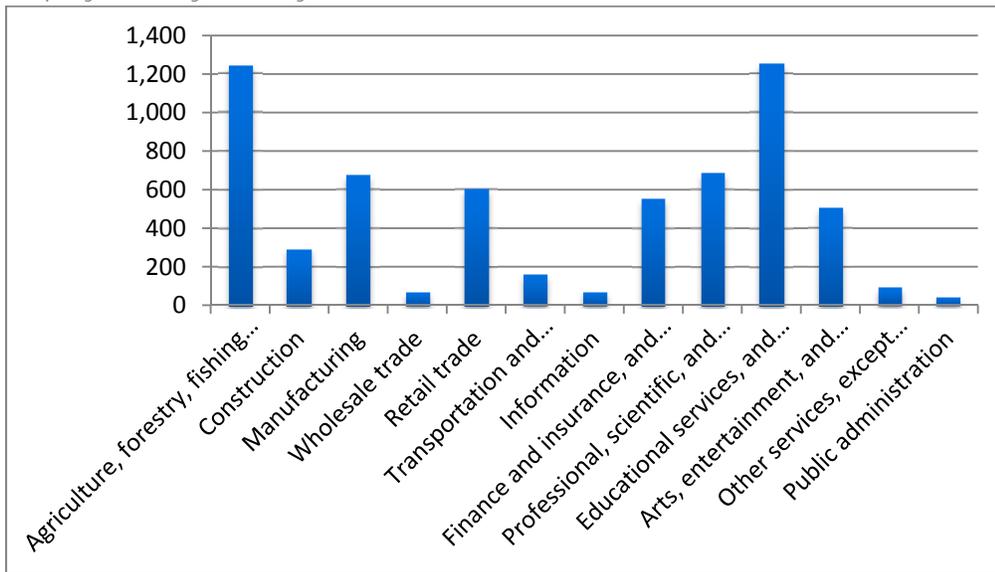
### Summary of Housing Types, 2010



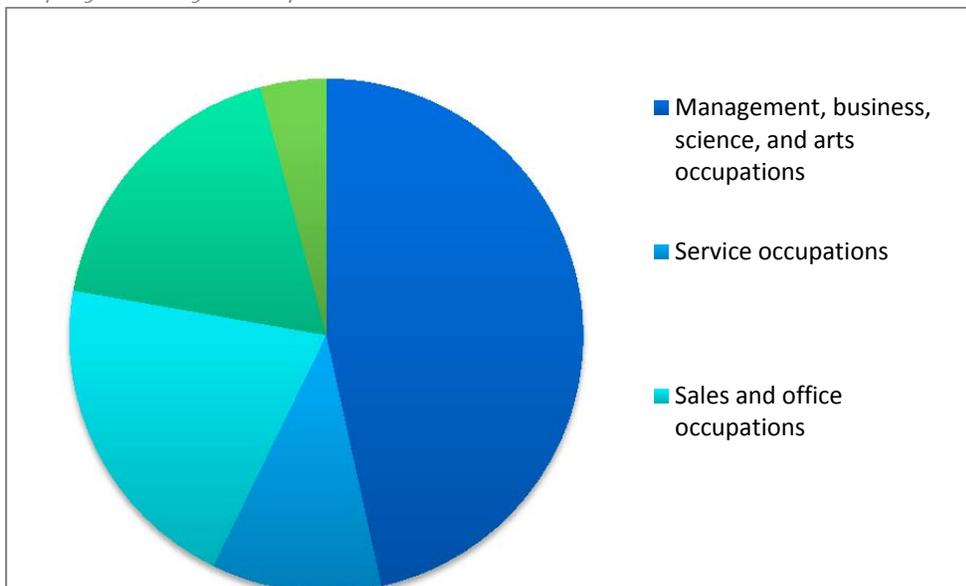
## Employment

- Nearly 69% of New Garden's population (over 16 years of age) is in the workforce, the same as the County as a whole.
- Top three employment industries:
  - 20% of workers are employed in educational services, healthcare, and social assistance;
  - 19.9% employed in the agricultural industry; and
  - 11% in professional, scientific, and management.

*Employment by Industry*



*Employment by Occupation, 2015*



## II. LAND USE AND DEVELOPMENT POTENTIAL

### Existing Land Use

- **Existing Land Use:** The [Existing Land Use Map](#) and the table below depict the current land use as of 2015 for New Garden Township as depicted by data obtained from the Delaware Valley Regional Planning Commission (DVRPC). Agriculture (33.6%) is the single largest land use in the Township, though it is closely followed by residential uses (27.9%).

*Land Uses in New Garden Township (2015)*

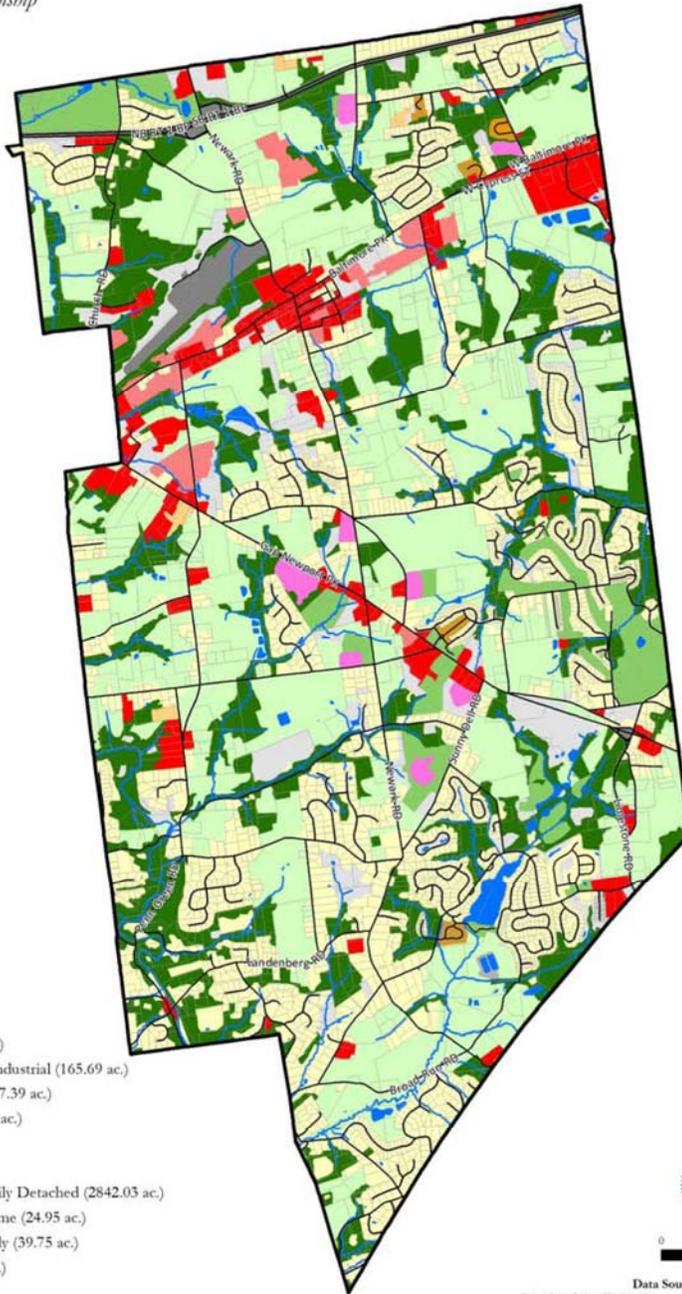
Land Use	Acres	% of Township
Commercial	528	5.1
Manufacturing: Light Industrial	166	1.6
Community Services	77	0.7
Transportation	151	1.4
Utility	9	0.1
Vacant	586	5.6
Residential: Single-Family Detached	2842	27.3
Residential: Mobile Home	25	0.2
Residential: Multi-Family	40	0.4
Agriculture	3499	33.6
Recreation	426	4.1
Water	108	1.0
Woodland	1964	18.8
<b>Total</b>	<b>10421</b>	<b>100</b>

*Source: DVRPC, 2015*

- **Development since 2005:** When compared to data from 2010, land use changes have been minimal, although there has been some loss of farmland (120 acres) and woodland (33 acres) in that time. The recession of 2008 is most likely the reason larger changes have not been seen in the Township.

# Existing Land Use Map

New Garden Township



**Legend**

- Township boundary
- Tax parcels
- Roads
- Water resources
- Bodies of water

**Land Use Type**

- Commercial (527.97 ac.)
- Manufacturing: Light Industrial (165.69 ac.)
- Community Services (77.39 ac.)
- Transportation (151.20 ac.)
- Utility (9.12 ac.)
- Vacant (585.90 ac.)
- Residential: Single-Family Detached (2842.03 ac.)
- Residential: Mobile Home (24.95 ac.)
- Residential: Multi-Family (39.75 ac.)
- Agriculture (3499.07 ac.)
- Recreation (426.05 ac.)
- Water (108.45 ac.)
- Wooded (1964.12 ac.)

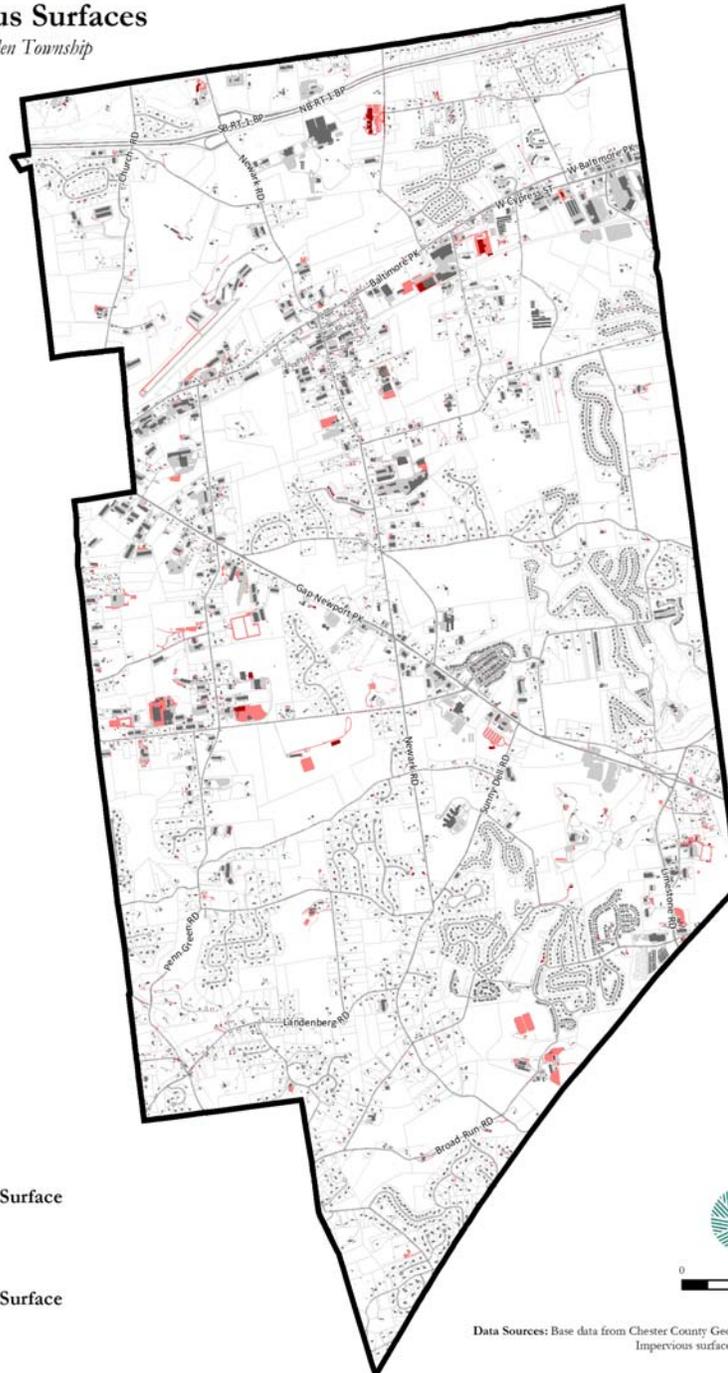


Data Source: Land use data from DVRPC, 2015.  
Base data from Chester County Geographic Information Services, 2017.

Map created: March 6, 2017

- The **Impervious Surfaces Map** highlights changes in impervious cover between 2013 and 2015 for New Garden Township. This data from DVRPC shows that across the township there has been an additional 93 acres of impervious coverage - a 6.7% increase- in just two years. Over 14% of the Township is now covered in impervious surfaces. This is important because impervious surfaces cause increased stormwater runoff and pollutants that reduce water quality, both of which are challenges for the Township now and in the future.

## Impervious Surfaces New Garden Township



- Legend**
- 2013 Impervious Surface**
- Building
  - Road
  - Other
- 2015 Impervious Surface**
- Building
  - Road
  - Other



Data Sources: Base data from Chester County Geographic Information Services, 2017.  
Impervious surface data from DVRPC, 2013 and 2015.

Map created: April 19, 2017

## Development Potential

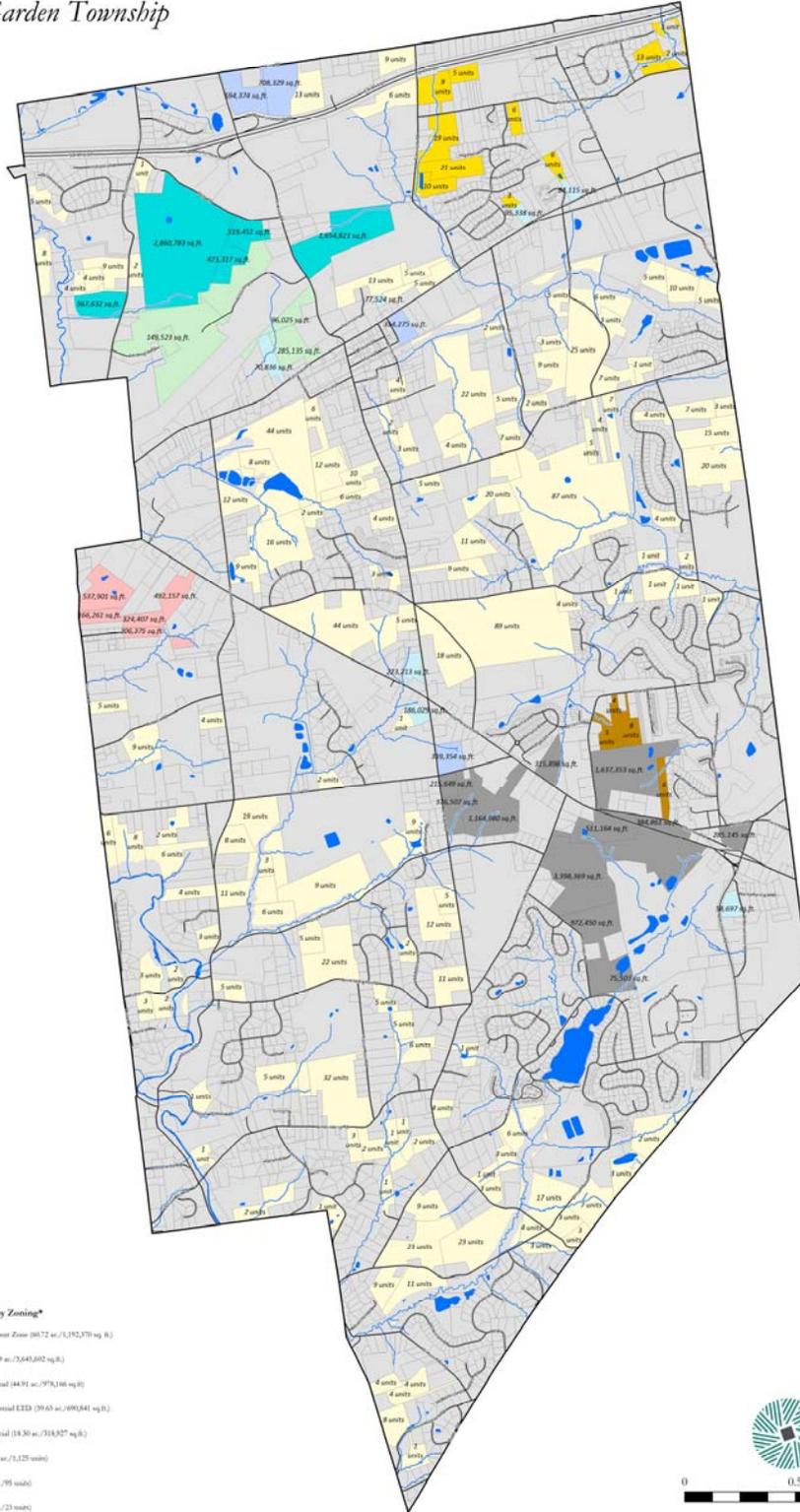
- Developable lands. There are 1,368 acres of protected open space, leaving 1,782.1 acres of land in open space and in agriculture that could be developed.
- A development potential, or build-out analysis, was performed for the Township utilizing existing zoning provisions (and by-right uses) on land that is still available for development. [The Available Developable Acreage Table, Build Out Analysis, and Build Out Analysis: Toughkenamon](#) graphics show the results of this analysis.
- Full build-out would result in an additional 1,200+ residential units, which at the current average household size for New Garden (2.88 in owner occupied) would result in an additional 3,400+ residents, a 29% increase over 2010 levels.
- Findings show that, currently, there is limited land available for the development of apartments and townhouses and it is primarily in Toughkenamon.

### *Available Developable Acreage*

Zoning Code	Zoning Name	Available Developable Acreage	Maximum Square Footage or Residential Units Allowed
ADZ	Airport Development Zone	60.72	1,192,370 sq. ft.
BP	Business Park	139.49	3,645,602 sq.ft.
C/I	Commercial/Industrial	44.91	978,166 sq.ft.
C/I-2	Commercial/Industrial LTD.	39.65	690,841 sq.ft.
H/C	Highway/Commercial	18.30	318,927 sq.ft.
UD	Unified Development	214.37	3,268,258 sq.ft.
R-1	Residential	1193.56	1,125 units
R-2	Residential	49.38	95 units
R-4	Residential	25.22	23 units

# Build-Out Analysis

## New Garden Township



**Available for Development, by Zoning\***

- ADZ - Airport Development Zone (90.72 ac./1,192,370 sq. ft.)
- BP - Business Park (139.49 ac./3,643,602 sq. ft.)
- C-1 - Commercial/Industrial (44.91 ac./978,160 sq. ft.)
- C-1.2 - Commercial/Industrial E2D (39.63 ac./890,841 sq. ft.)
- H/C - Highway/Commercial (18.36 ac./318,927 sq. ft.)
- R-1 - Residential (1193.56 ac./7,125 units)
- R-2 - Residential (49.38 ac./95 units)
- R-4 - Residential (25.22 ac./23 units)
- UD - Unifed Development (214.37 ac./268,258 sq. ft.)

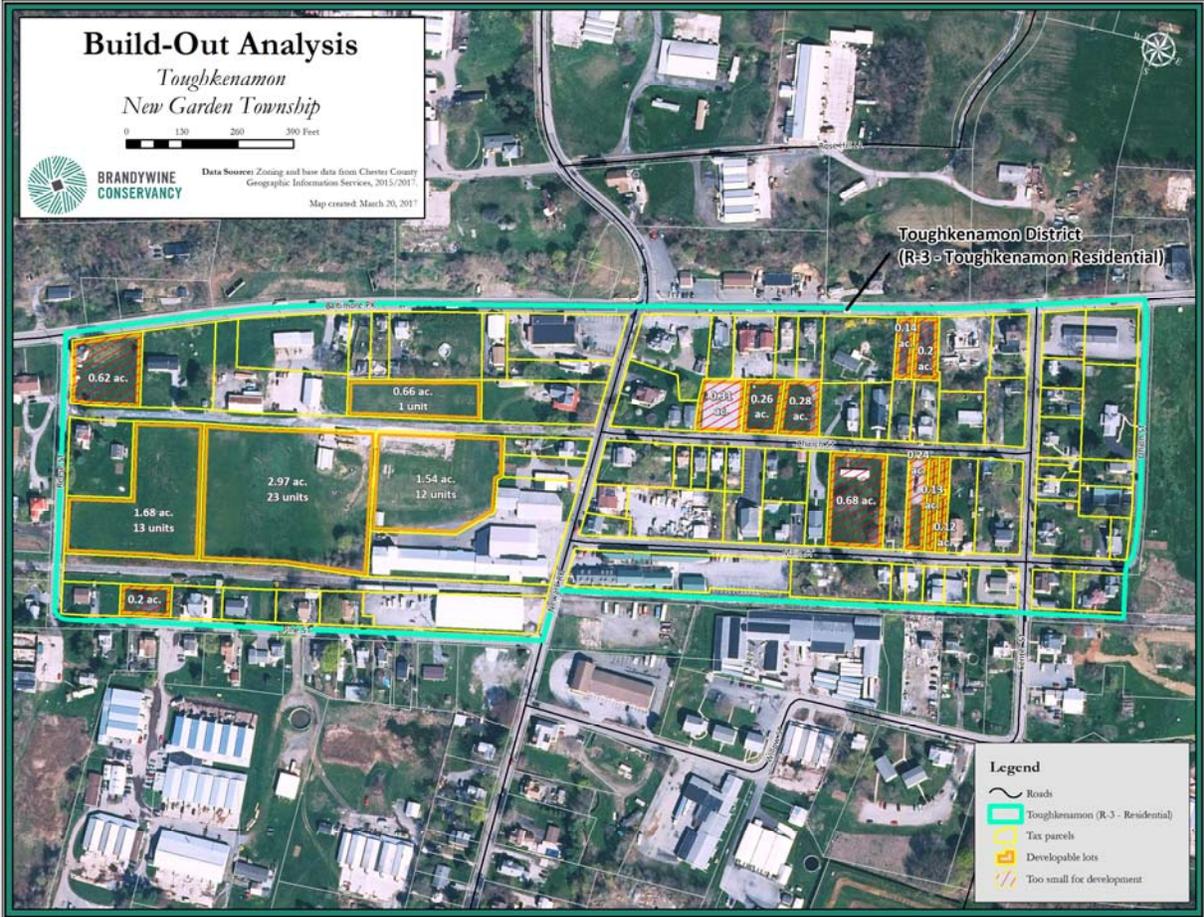
\*Available Developable Acreage/Maximum Square Footage or Residential Units Allowed



0 0.5 1 Mile

Data Source: Zoning and base data from Chester County Geographic Information Services, 2015/2017.

Map created: March 20, 2017



## [Land Use Related Plan Highlights](#)

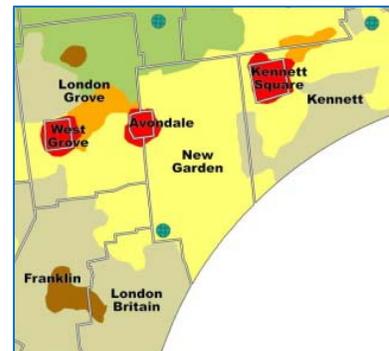
### 2005 New Garden Township Comprehensive Plan Update

The Township's 2005 Comprehensive Plan adopted a land use policy that primarily fell into two categories: Resource Conservation Areas and Growth Areas. Growth areas were further divided into village development (Toughkenamon), business park development (airport area), rural center (route 41 and route 7), suburban residential and economic development (Baltimore Pike and parts of Route 41).

The 2005 Update addressed the need for medium to higher density housing, as well as housing diversity for the aging population and farm workers. These were targeted around the Toughkenamon Village area as well as the rural center in order to help preserve open space and agricultural areas. Economic development was focused on the development of the business park at the airport, unified development area/rural center, and the continued support of agriculture and agricultural related businesses.

### Landscapes2

As seen right, the Chester County Comprehensive Plan designates New Garden Township as a primarily suburban landscape with small swaths of rural and agricultural landscapes to the eastern and northern boundaries respectively. There is also an area of urban growth area surrounding Avondale Borough to the west, which spills into New Garden Township. This Comprehensive Plan Update is intended to be consistent with the goals and objectives of Landscapes2. However, it should be noted that the County is in the process of updating its Comprehensive Plan.



## [KEY COMPREHENSIVE PLAN CONSIDERATIONS](#)

**Housing stock:** There are limited opportunities for housing units other than single-family detached residential development. Housing diversity will continue to be an issue in the planning period, as the aging population and millennials continue to impact the housing market and development trends.

**Village of Toughkenamon:** The village of Toughkenamon, anchored by the failed intersection at Baltimore Pike and Newark Road, is a historic village that has the “bones” of a successful town with gridded streets, a mix of housing types, and very limited retail and community uses. However, the appearance shows signs of neglect, there are a lack of pedestrian facilities in an otherwise walkable area, and it is inhabited primarily by a population that struggles with poverty, a lack of education, and unsafe conditions. Its demographics are similar to that of Kennett Square and Avondale Boroughs. The vision of the 2005 Comprehensive Plan Update has met challenges in implementation.

**Route 41:** The entire corridor of Route 41/Newport Gap Pike is a key concern of residents and business owners alike. The combination of an incohesive and unattractive appearance and



dangerous, congested intersections detract from the quality of life for many residents, as well as those passing through from Delaware and Western Chester County. At the eastern boundary of Route 41 is the abandoned PREIT site, a former mushroom house, where redevelopment efforts have thus far failed. Finally, the lack of welcoming entrances or gateways to the Township at both municipal borders present a future opportunity to improve Township appearance.

**Baltimore Pike Corridor:** The Baltimore Pike Corridor represents the primary commercial corridor and connector within the Township to surrounding municipalities. The intersection of Baltimore Pike and Newark Road is a key concern as it is ranked worst in the County. However, Baltimore Pike also lacks the pedestrian amenities (sidewalks and bike lanes) that are becoming increasingly necessary for the population,

**Economic Development opportunities:** Residents and the Comprehensive Planning Committee have expressed the desire for more high quality employment opportunities in the Township. Current opportunities reside along Route 41 and in Baltimore Pike, and in the business park area adjoining the New Garden Airport. While retention of the mushroom industry is of vital importance to the Township, diversifying the employment base with employers who offer better wages and benefits is important for future vitality.

### III. Natural Resources

#### Existing Natural Features

##### AG SOILS

The **Land Features Map** shows the distribution of prime agricultural soils, hydric soils, and steep slopes throughout New Garden Township, as well as those areas within the Township that are highly developed.

- Prime agricultural soils, those which are generally free draining and are comprised of silty loam, are prevalent throughout much of the undeveloped areas of New Garden Township where slopes don't exceed 15%.
- Hydric soils, those that are seasonally or permanently wet, occur in several areas throughout the Township, primarily along the East Branch of the White Clay and Broad Run. Hydric soils are good indicators of wetlands and often provide habitat for important and/or rare plants and animals.
- Steep slopes within the Township occur, for the most part, along major water courses, especially the East Branch of White Clay Creek and Broad Run drainages. A geologic feature known as Setters Quartzite, located around the New Garden airport and just north of Baltimore Pike, also contains slopes in excess of 15%.

##### WATER FEATURES

The **Water Features Map** shows the water features of New Garden Township

- New Garden Township falls within both the White Clay and Red Clay watersheds, the boundary between the two being north and east of Route 41 and Newark Rd.
- Of the 55 miles of stream contained within the Township, the vast majority (all but around a quarter of a mile) are impaired, or non-attaining, streams (they do not meet water quality standards) as identified by DEP. Impairment is due to a variety of sources and causes. Streams may be impaired by more than one cause (siltation, nutrients, etc.).
- A section of the East Branch of White Clay Creek, just north of the Borough of Avondale, is considered an Exceptional Value (EV) and High Quality (HQ) stream.

##### WOODLAND AND RIPARIAN AREAS

The **Riparian Forest Gaps Map** shows the woodlands and riparian areas of New Garden Township

- New Garden Township currently has around 2,000 acres of fragmented woodland throughout the township, with larger blocks occurring along the East Branch of White Clay Creek and along the eastern side of Church Rd. by new Garden airport.
- Very little interior woodland (those areas of woodland contained by an additional 300 feet of woodland buffer) exists within the Township. Interior woodland provides for 'deep woods' areas which lie beyond many of the edge influences that degrade a forest from the outside.

- Research by Stroud Water Research Center suggests that 100' wide riparian woodland buffers offer the most effective means to remove pollutants from water courses. They also offer flood control and improve instream habitat.
- When buffered by 100', the riparian areas of streams in New Garden Townships represent some 1,275 acres, of which 590 acres (46%) are currently wooded.
- Areas of Broad Run and the West Branch of Red Clay Creek are most deficient with regard to riparian woodland.

#### EXCEPTIONAL NATURAL AREAS AND RARE SPECIES

The [Exceptional Natural Areas Map](#) highlights the distribution of Exceptional Natural Areas and Rare Species throughout the Township as a result of a 2010 Botanical Survey of the Township.

- Exceptional Natural Areas are areas comprised of relatively intact, species-rich, native plant dominated communities.
- One endangered, seven threatened, two rare and one undetermined species of special concern were identified as a result of the study.
- The survey also found nearly 300 non-native species of plant, 75 of which are considered invasive.
- Invasive species compete with natives for resources and are unencumbered by pests, predators, or diseases. They spread quickly, reducing the flora in many areas to a small group of contending aliens.

#### EXISTING NATURAL RESOURCE PROVISIONS IN TOWNSHIP ZONING ORDINANCE

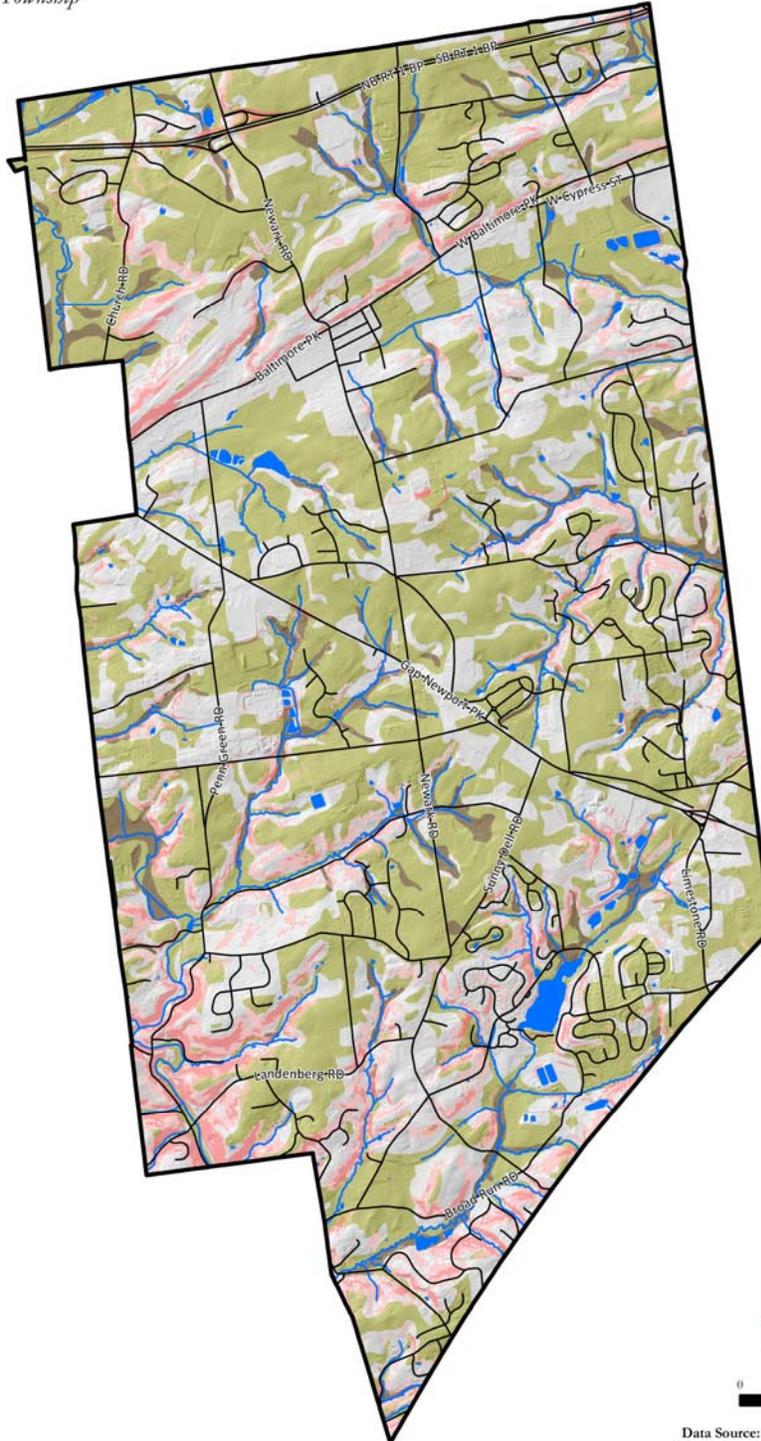
[Table C](#) shows the current maximum disturbance allowed to natural resources as defined by the Natural Resource Protection provisions contained in the Zoning Ordinance. Protection provisions are triggered with an addition to any parcel of 1,000 sq. ft. or more of impervious cover or any earthmoving on any parcel that disturbs 5,000 sq. ft. or more of land. They are also triggered by any special exception or variance hearing and applications for conditional use, subdivision or land development.

*Table C: Existing Natural Resource Regulations*

Protected Resource	Maximum Disturbance Allowed (%)
Floodplain	0
Slopes	
<i>Steep (25+%)</i>	10
<i>Precautionary (15-25%)</i>	25
Wetlands	0
Wetland Margins (75' buffer)	20
Riparian (no greater than 75' total)	
<i>Zone 1 (min 25') buffer</i>	0
<i>Zone 2 (min 50') buffer</i>	20
Woodlands	
<i>All Uses</i>	15
<i>Agriculture</i>	40
Rare Species (min 35' buffer)	0
Exceptional Natural Areas	10

# Land Features

*New Garden Township*



### Legend

- Township boundary
- Roads
- Water resources
- Bodies of water
- Hydric soils
- Prime agricultural soils
- Steep Slopes**
  - Slopes 15-25%
  - Slopes 25% and greater



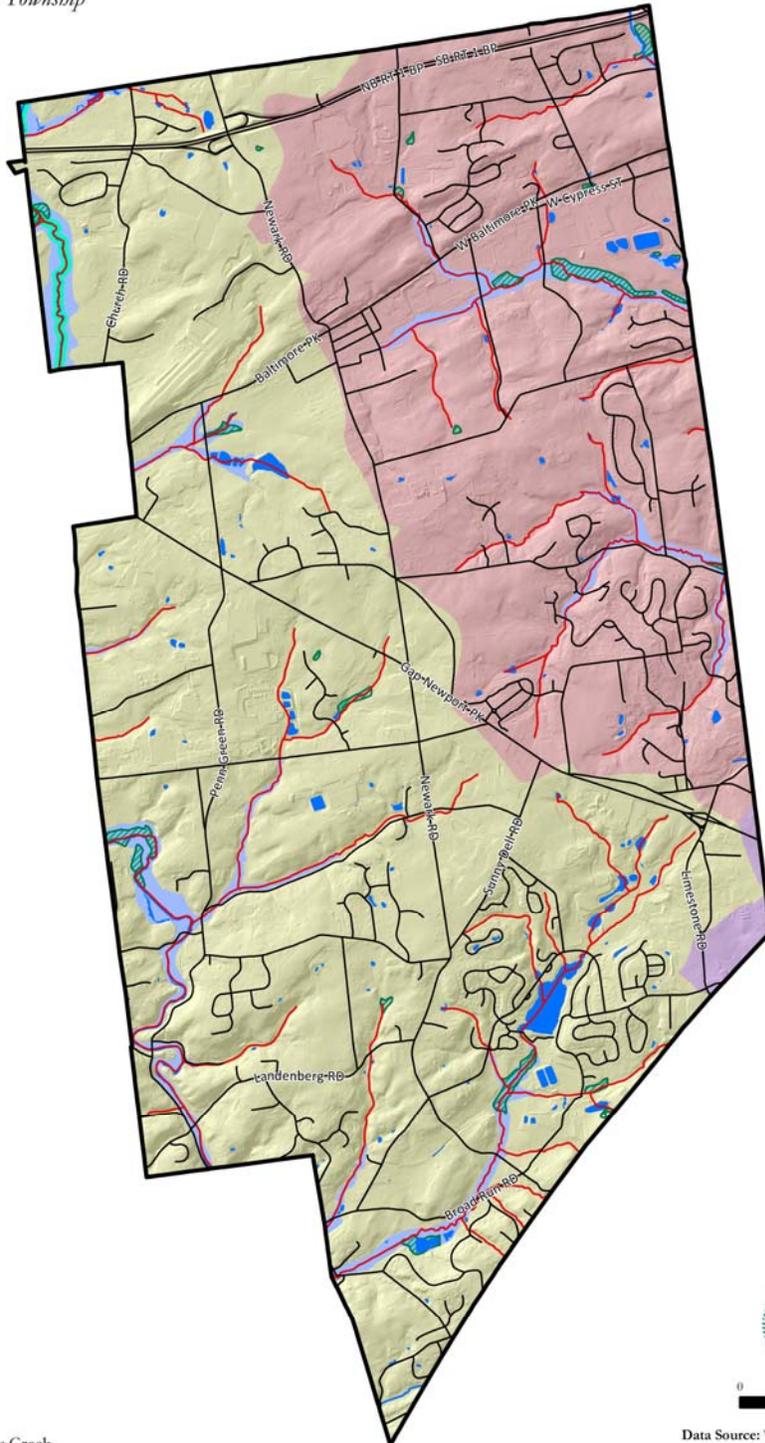
0 0.5 1 Mile

Data Source: Soils from NRCS, 2016. Base data from Chester County Geographic Information Services, 2017.

Map created: February 14, 2017

# Water Features

New Garden Township



### Legend

- Township boundary
- Roads
- Attaining streams
- Non-attaining streams
- EV/HQ streams
- Bodies of water
- Wetlands (NWI)
- 100-year floodplains
- Watershed (HUC12)**
- East Branch White Clay Creek
- Lower White Clay Creek
- West Branch Red Clay Creek



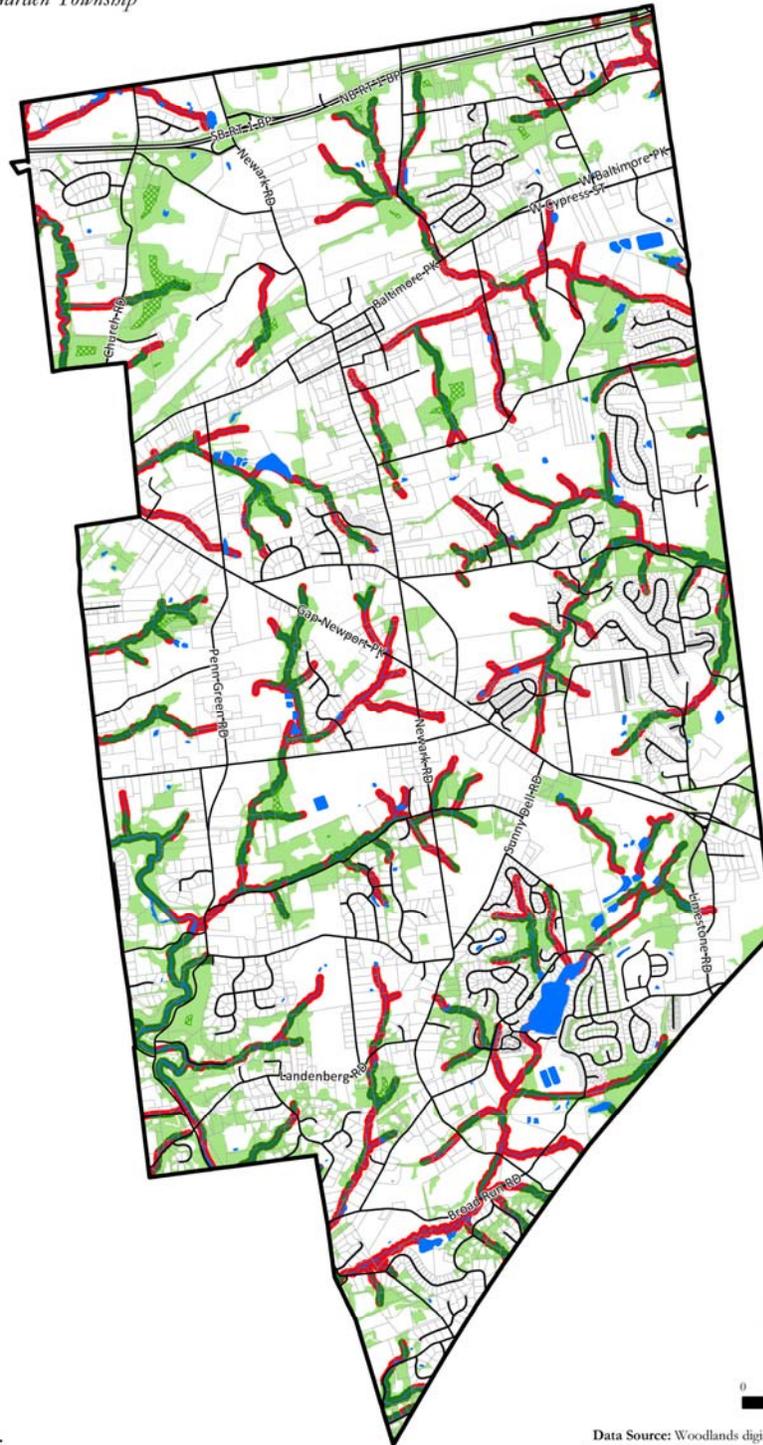
0 0.5 1 Mile

Data Source: Wetlands from NWI, 2009. Floodplains from FEMA, 2006. Watersheds from USGS, 2014. Base data from Chester County Geographic Information Services, 2017.

Map created: February 16, 2017

# Riparian Forest Gaps

New Garden Township



### Legend

- Township boundary
- Tax parcels
- Roads
- Water resources
- Bodies of water
- Woodlands
- Interior woodlands
- 100-ft Riparian Buffer**
- Unforested
- Forested



Data Source: Woodlands digitized by Brandywine Conservancy, 2017.  
Base data from Chester County Geographic Information Services, 2017.

Map created: February 16, 2017



## Natural Resource Related Plan Highlights

### **2005 Comprehensive Plan Update**

Key objectives of the Township's previous planning efforts pertaining to natural resources include:

- *Direct growth away from sensitive resources*
- *Consider protecting scenic resources in the Township*
- *Protect water resources, prime agricultural soils, and natural diversity*
- *Participate in regional protection and education efforts*

### **Botanical Survey of New Garden Township, May 2011**

<https://www.newgarden.org/botanical-survey>

A botanical survey of New Garden Township was conducted in 2010 by Janet Ebert and Jack Holt, as authorized by the New Garden Township Board of Supervisors and with the recommendation and oversight of the Open Space Review Board.

## KEY COMPREHENSIVE PLAN CONSIDERATIONS

**Water Quality:** The vast majority of streams in New Garden do not meet water quality standards as defined by DEP. Many of New Garden's streams are tributaries to the White Clay Wild and Scenic River, so water quality in New Garden has a direct influence on those uses downstream.

**Fragmented Woodland:** The further fragmentation of woodland through development will impact the native fauna and flora and lessen the benefits derived from intact woodlands.

**Invasive Species:** The continued introduction of invasive species will further impact the extent and number of beneficial native plants found throughout the Township

#### *IV. Historic and Scenic Resources*

New Garden Township's historic resources richly endow residents with a sense of place and quality of life rooted in the lives and work and landscapes of our forebears. Historic resources can be buildings, structures, objects, sites, landscapes, or archaeological artifacts that have been identified as historically significant in their community context. Historic resources also can be defined in terms of historic districts, larger areas which possess a significant concentration or continuity of historic buildings, structures, objects, or sites, even while also including sites within their bounds that may not contribute to the historical context.

##### Existing conditions and Inventory

- New Garden has established a Township Historical Commission which has inventoried 107 properties of historical significance throughout the Township. The Township has adopted regulatory provisions to discourage demolition of identified historic resources.
- Efforts to date aim to stem the loss of structures by demolition or irrevocable alteration of historic resources and their landscape settings. They also help foster pride and appreciation of the historic built environment, and consequently contribute to community quality of life.
- Table X and Map Y depict currently inventoried resources.
- Inventoried historic properties are identified by location and ownership. Principal historic structures on each property, mostly residences, are photographed and clearly are the focus of the inventory.
- In addition to historic resources, the Township's character is comprised of "scenic resources", such as landscapes, particular uses or features within those landscapes, roadways/corridors, or the viewsheds from those roadways. In New Garden Township, these might include the agricultural landscape, the village of Landenberg, the Broad Run Valley, and New Garden Meetinghouse.
- Protecting the integrity of these scenic resources is an important part of maintaining the character and visual image of the Township that residents hold dear. Currently there is no inventory of areas of particularly scenic qualities within the Township, nor are there protection standards within the Ordinances.

##### Related Historic and Scenic Plan Highlights

###### **2005 New Garden Township Comprehensive Plan Update**

Key objectives of the 2005 Comprehensive Plan Update include:

- Documenting the Township's historic resources;
- Coordinating planning efforts at the regional level;
- Adopting ordinance provisions to protect historic resources;
- Promoting adaptive reuse and rehabilitation of historic structures;
- Protect scenic viewsheds;
- Promoting public education and awareness.

## **Brandywine Battlefield Preservation Plan:**

<http://www.chescoplanning.org/HisResources/bbpb.cfm>

Spearheaded by Chester County in cooperation with Delaware County, the 2013 Battlefield Preservation Plan is a concerted effort to document and protect the features - whether historic, natural, or land- of this significant landscape, as well as the short and long term factors that threaten its existence as a cultural landscape.

### Key Comprehensive Plan Considerations

#### **Continue to inventory historic resources:**

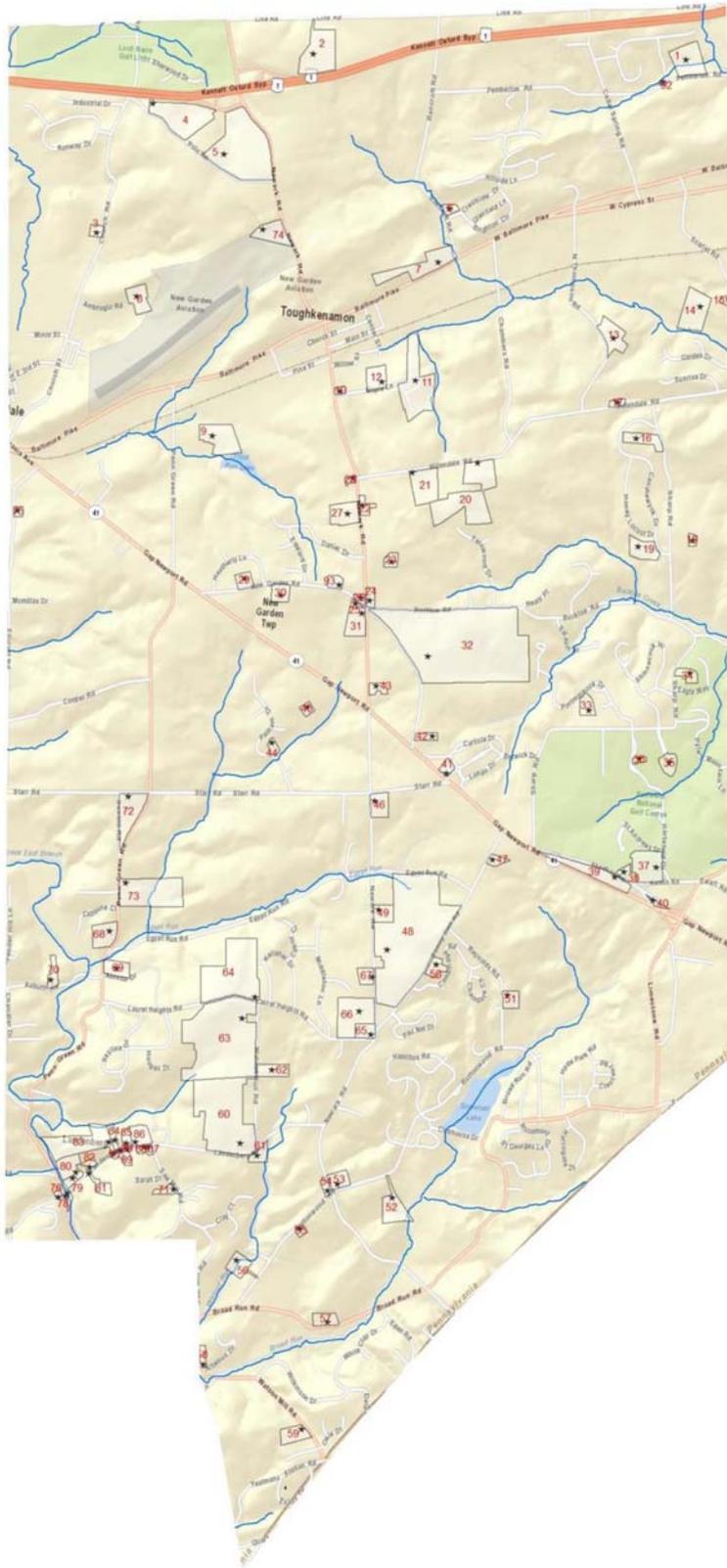
- Include resources that are currently listed on the National Register of Historic Places on the New Garden Historic Resources inventory, these include:
  - “Merestone” property on Yeatman’s Station Road
  - the Mason & Dixon boundary markers placed along the Delaware line between 1763 and 1767.
- Include all resources that have received determinations of eligibility for the National Register from the Pennsylvania Historic and Museum Commission (PHMC), including but not limited to:
  - the “Philadelphia & Baltimore Central Railroad.”
  - the trace of the “Pomeroy and Newark Railroad” is not listed in any inventory, including the PHMC list of properties receiving a “determination of eligibility for the National Register. It is recommended that all resources receiving National Register listing or determination of eligibility be included in the Township inventory.

#### **Expand Ordinance Protection Provisions:**

- Identify secondary or accessory structures and other resources that are not specifically identified within the Historic Resource list, whether contributing to the historical character of the property or not.
- Clarify in the text and HR list which resources on a property are covered and which are contributing. Include structures that are not buildings, such as the Delaware line markers, railroads and railroad traces, road traces, fencerows, stone walls and other landscape features.
- Expand opportunities for rehabilitation or adaptive reuse of historical structures in a manner consistent with historic preservation objectives and design standards. New Garden Township provides for a number of expanded use opportunities, area and bulk modifications, and additional density as incentives.

**The Township lacks protections for the myriad scenic features that contribute to its character and should consider protecting the scenic qualities of the Township identifying and inventorying those features and exploring ordinance provisions for their protection.**

# New Garden Historic Resource Map



\* Historic Building  
□ Property Boundary

N

0 0.25 0.5 1 Mi

Map created by New Garden Historical Commission, September, 2008

<b>Number</b>	<b>1883 Name</b>	<b>Tax Parcel</b>	<b>Owner (2008)</b>	<b>Address</b>
<b>1</b>	Joel M. Walton	60-2-24.4	HUTMACHER	231 PEMBERTON RD
<b>2</b>	Sammel Pyle	60-1-42.1	ROBERTS STUART W JR	370 LINE RD
<b>3</b>	William J Crowell	60-1-5.5	SWICK MARK	466 CHURCH RD
<b>4</b>	Moses B. Carpenter	60-1-38	MANFREDI ROCCO	145 POLO RD
<b>5</b>	Harvey Stockhouse	60-1-39	MANFREDI ROCCO	145 POLO RD
<b>6</b>	Enoch Milhouse	60-1-91	JUDD CHRISTOPHER M	122 BANCROFT RD
<b>7</b>	Thompson Richards	60-1-56	RICHARDS WILLIAM J JR	1225 BALTIMORE PK
<b>8</b>	John Thomas	60-1-25.2	GEIST NANCY J	447 AMBROGIO RD
<b>9</b>	Charles J Morton	60-3-43	REYNOLDS WARREN E	973 PENN GREEN RD
<b>10</b>	Vincent Quarell	60-3C-33	TAYLOR LEWIS H	125 MAPLE LA
<b>11</b>	Sarah Marshall	60-3-132	MARRS CHRISTINE	218 MAPLE LA
<b>12</b>	Sarah Marshall	60-3-131	REGESTER GEORGE	197 MAPLE LA
<b>13</b>	Saml Thompson	60-2-81	JOHNSON DEFOREST	150 THOMPSON RD
<b>14</b>	Abiah Scarlett	60-2-93.1	PARRISH LAWRENCE T JR	120 SCARLETT RD
<b>15</b>	Jos. A. McFarlon	60-2-92	LION RICHARD P	170 SCARLETT RD
<b>16</b>	Washington Alexander	60-4-19.1	MENDENHALL M ROBERTA	485 SHARP RD
<b>17</b>	Abiah Scarlett	60-2-96	WAITES ROBERT A	420 HILLENDALE RD
<b>18</b>	Joseph Gregg	60-4-28.7	BATES WILLIAM A	436 SHARP RD
<b>19</b>	William Agnew	60-4-20	MORTON HARRY J	173 CANDLEWYCK DR
<b>20</b>	Charles Wagoner	60-3-141	WAGNER DESMOND FARM LLC	633 HILLENDALE RD
<b>21</b>	Mary Ann Otley	60-3-140	M & V ENTERPRISES INC	653 HILLENDALE RD
<b>22</b>	Henry Thomas	60-3-138	KIERNAN CAROLEE W TRU	984 NEWARK RD
<b>23</b>	John Yerkes	60-3-146.2	DIBENEDETTO VINCENT P	928 NEWARK RD
<b>24</b>	John Brown Susanna and Lydia Webster	60-3-148	MAGANA ARTURO A SR	461 BUCKTOE RD
<b>25</b>		60-3-113	DIFILIPPO GINO J	192 NEW GARDEN RD
<b>26</b>	Nelson Woodward	60-3-81	RJL& J CO LLC	189 NEW GARDEN RD
<b>27</b>	Ezra Michener	60-3-72	MILLER JOHN JACOB	947 NEWARK RD
<b>28</b>	Elwood Michener	60-3-68	JEFFERSON KEITH J	993 NEWARK RD
<b>29</b>	Sammuel Wickersham	60-3-107.1	LANNAN MARK A	121 NEW GARDEN RD
<b>30</b>	Townsend Wickersham	60-3-108.1	MARSDEN ELLEN JONES	146 NEW GARDEN RD
<b>31</b>	NGTN Meeting	60-3-114	NEW GARDEN FRIENDS	875 NEWARK RD
<b>32</b>	James W. Mendenhall	60-3-157	JONES G POWNALL	251 NEW GARDEN RD
<b>33</b>	J. Walker Hoopes	60-4-40	HARTEFELD LP	129 PORTMARNOCK DR
<b>34</b>	Wm. Davis	60-4-46	240 SHARP RD LLC	240 SHARP RD
<b>35</b>	Lebnon Pierson	60-4-62.2	ROBINSON / FAULDS	1790 LOWER FARM LA
<b>36</b>	Daniel Kellaher	60-4-47.22	SILVON MICHAEL P	114 HARTEFELD DR
<b>37</b>	Charles B. Wilkinson	60-4-62.6	HARTEFELD LP	9 COLONIAL FARM DR
<b>38</b>	Edward K. Taylor	60-4-61	CHAFFIN PR NEW GARDEN/CHESCO LIMITED	139 SHEEHAN RD
<b>39</b>	Edward K. Taylor	60-6-17.3		9085 GAP NEWPORT PK
<b>40</b>	Edward K, Taylor	60-6-18	LUCHT JEFFREY	162 SHEEHAN RD
<b>41</b>	W. L. Thomas	60-4-33	WILKINSON HERITAGE LLC	9003 GAP NEWPORT PK

42	Samuel P. Baily Friends Orthodox Meeting	60-4-31	CANSLER DALE B	291 NEW GARDEN RD
43	Amos Idall	60-3-150	TESTA MARIO	812 NEWARK RD
44	Pennock Hoopes	60-3-247.1	CONROY KEITH E SR	6 PELHAM DR
45	T. Sheehan	60-3-243.6	NEW GARDEN TOWNSHIP	8936 GAP NEWPORT PK
46	John G. Wilson	60-3-266.2	WOLLASTON THOMAS H PR NEW GARDEN LIMITED PARTNERSHIP	300 STARR RD
47	Taylor Thompson	60-6-35.4	KENNETT CONSOLIDATED SCHOOL DISTRICT	316 SUNNYDELL RD
48	Thomas Wollaston	60-5-36-E	GUIZZETTI VICTOR A	Newark Rd
49	John Thompson	60-5-35	BLACK MICHAEL	546 NEWARK RD
50	Peter P. Marvel	60-6-25	COOK LYNN J	148 SUNNYDELL RD
51	Pennock Palmer	60-6-32.1	WILKINSON CHARLES L	225 REYNOLDS RD
52	James H. Hollingsworth Dr. Benjamin Thompson	60-6-69	WILLMATT HOLDINGS LLC	323 BUTTONWOOD RD
53	Sharpless Moore	60-5-109.1	HERTLER RUSSELL W	300 BUTTONWOOD RD
54	Benjamin W. Pasey	60-5-156	WITHERS MICHAEL S	303 NEWARK RD
55	Thomas B. Hoopes	60-5-160.1	WINTERLING MICHAEL S	255 BUTTONWOOD RD
56	S. John Pyle	60-5-135	WILKINSON CHARLES L	216 BUTTONWOOD RD
57	Saml Moore	60-5-167	BRIDGES JAMES R	941 BROAD RUN RD
58	Edward W. Pierson	60-7-4.13	RICKERMAN HENRY G	182 WATSON MILL RD
59	F. Gottier	60-7-13	ANNAND DAVID S TRU	21 WATSON MILL RD
60	Thomas K. Jefferis	60-5-76	LIEBERMAN RANDALL S	101 WALNUT RUN RD
61	Hoopes C. Barclay Jr.	60-5-146	DURANT DAVID EDWARD	302 LANDENBERG RD
62	Catherine Shortledge	60-5-96.11	HOOPE C BARCLAY JR	138 WALNUT RUN RD
63	Swithin Shortledge	60-5-74.1	PIERSON JAMES ROBERT	138 LAUREL HEIGHTS RD
64	Swithin Shortledge	60-5-27	MIDDLETON EVELYN T	191 LAUREL HEIGHTS RD
65	Swithin Shortledge	60-5-34.1	MIDDLETON J NELSON TRU	449 NEWARK RD
66	Ellen P. Sharpless	60-5-34	MIDDLETON JOSEPH	505 NEWARK RD
67	Jeremiah Starr	60-5-34.33	LEECH JACOB N JR	523 NEWARK RD
68	Mary M. Fredd	60-5-11	CHASE WILLIAM B	500 PENN GREEN RD
69	Hannah G. Pierson	60-5-23.1	NOEL JOHN V II	435 PENN GREEN RD
70	William M. McMahon	60-5-14	MORGAN SHANE A	258 AUBURN RD
71	Charles T. Starr	60-5-191	FIENI JAMES	182 SAWMILL RD
72	Richard Moore	60-3-262	PRILUTSKI GERARD	162 STARR RD
73	Benjamin P. Hoopes	60-5-16.4	STAR GAZER PARTNERSHIP	625 PENN GREEN RD
74	Joel Pussey	60-1-25.4	REYNOLDS WARREN E	1259 NEWARK RD
75	Landenberg P.O.	60-3-183.1	LANDENBERG VILLAGE LLC	332 ELLICOTT RD
76	Landenberg store	60-5-54	LANDENBERG VILLAGE LLC	103 MERCER MILL RD
77	Landenberg Hotel	60-5-113	LANDENBERG VILLAGE LLC	100 LANDENBERG RD
78	Landenberg	60-5-114	SECKLER JOE DAILEY	104 LANDENBERG RD
79	Sheehan Warehouse	60-5-59.1	SHEPPARD BANNER A	107 LANDENBERG RD
80	W. Ewing	60-5-59	PENNINGTON ROBERT	111 LANDENBERG RD
81	E. Fisher	60-5-122	DERR KELLY PAUL	120 LANDENBERG RD
82	E. Fisher	60-5-91	CHRISTIE MARJORIE H	117 LANDENBERG RD
83		60-5-60		125 LANDENBERG RD

<b>84</b>	E. Fisher Landenburg School	60-5-89	HAWK DAVID R	131 LANDENBERG RD
<b>85</b>	House Landenburg School	60-5-88	LEJA MICHAEL & WERTH MARGARET	137 LANDENBERG RD
<b>86</b>	House	60-5-87	CIVILETTI ANDREW	143 LANDENBERG RD
<b>87</b>	W. McMahon	60-5-130	FELCH F/B/O BERNARD J TRU	144 LANDENBERG RD
<b>88</b>	Brown	60-5-129.1	BUTTERBAUGH DAVID E	142 LANDENBERG RD
<b>89</b>	J.W. Merritt	60-5-127	MARTIN PATRICIA ANNE	138 LANDENBERG RD
<b>90</b>	Ezra Lund	60-5-126	CROSSAN RAYMOND	136 LANDENBERG RD
<b>91</b>	Ezra Lund	60-5-125	BIRMINGHAM JOSEPH O	134 LANDENBERG RD
<b>92</b>	Joel M. Walton	60-2-20	KENNEDY PETER J	239 PEMBERTON RD
<b>93</b>	Joseph Barnard	60-3-83.2	OSCAR MICHAEL J SR	173 NEW GARDEN RD

## V. *Open Space, Greenways and Trails*

### EXISTING FEATURES AND CONDITIONS

#### OPEN SPACE

- Currently, 1,368 acres of the township (13%) is protected open space the largest proportion of which (456 acres) is under HOA administration, while Agricultural and Conservation Easements make up a further 400 acres of protected open space.
- While low in comparison with some neighboring communities, New Garden Township has increased its land under protection since 2005 by almost 60% (this does not include the land held by the Township for the municipal airport).
- **Table E** shows the natural resources currently protected by the lands under protection throughout the Township.
  - Most notable is that there are over 500 acres of unforested riparian areas that are under protection. These offer great opportunities to improve water quality and riparian and instream habitat throughout the Township.

#### GREENWAYS and TRAILS

**Greenways and Trails Map** shows the current distribution of trails and sidewalks in New Garden Township.

- Greenways provide for an interconnected network of trails, as well as provide for wildlife passage and environmental services. They generally follow natural features such as riparian areas, woodlands, or protected open space.
- Trails provide for passive recreation (and encourage walkability) as well as providing non-motorized connections between neighborhoods, between neighborhoods and schools, businesses and other community facilities.
- Trails and Greenways promote a sense of community, foster an appreciation for nature and the environment, and improve health and fitness throughout the community. In certain cases they may enhance property values to nearby properties. They can also promote and increase sales at local businesses located adjacent to trails or near trailheads while they may also spur economic development of trail associated businesses in nearby communities.
- Since the 2005 Comprehensive Plan, New Garden Township has taken some initial and important steps toward developing trails and greenways. A 2008 Greenways plan identifies potential trail linkages within the Township and proposes several opportunities to improve walkability and trail linkages within the Township.
- In addition to the Greenways Plan, nearly 3 miles of trails have been open in the Landenberg area of the Township. A highly active Friends of New Garden Trails provides stewardship and promotion of the trail network throughout the Township. Future trails in this portion of the Township have been identified and planned for.

- Regionally, several trail and Greenway initiatives offer opportunities for the Township to link into broader trail networks.
  - The Kennett Greenway is an initiative to connect areas of the Kennett Community with areas of open space, recreational facilities and local businesses with nearly 12 miles of trails. A potential link into the Kennett Greenway is provided through a proposed trail linking the privately owned Bucktoe Preserve (located on the eastern side of the Township) to the Kennett Greenway.
  - The Mason-Dixon trail is an informal trail that links the Appalachian Trail (AT) with the Brandywine Trail in Chadds Ford, PA. Currently, the trail follows roadways within New Garden Township, but it is hoped that this will become a more formal off-road trail in the future.
  - The Circuit, a Philadelphia region planning effort, aims to build 500 miles of trails in the Philadelphia region by 2025. The Circuit currently identifies the Octoraro Rail Line and the White Clay Creek Valley Trail (linking the Pomeroy Trail in Newark, DE to Avondale) as potential trails in the New Garden area.

### [Greenway Related Plan Highlights](#)

#### **2005 New Garden Township Comprehensive Plan Update**

Key objectives of the 2005 Comprehensive Plan update regarding greenways and trails included:

- Strengthen regulatory protections for natural and environmental resources
- Prioritize available open space parcels for preservation
- Establish a greenway network
- Evaluate funding for open space preservation
- Identify potential trail corridors, such as:
  - Octorara Railroad
  - While Clay creek
  - Mason Dixon trail
  - Kennett region

#### **New Garden Township Greenways Plan and Phelps Property Plan, September 2008**

<https://www.newgarden.org/open-space-review-board/pages/greenways-phelps-property-plans>

The purpose of the Greenways Plan was to:

1. Conduct study of the community and effectively identify and delineate existing natural areas, "green corridors" and other greenway enhancement opportunities within the community;
2. Develop a set of planning policies for how natural areas, roadways, and easements may be utilized and appropriately integrate these policies with the comprehensive plan;

3. Articulate acquisition policies for obtaining greenway areas for a variety of public benefits; and,
4. Examine municipal ordinance provisions to ensure compatibility with Chester County planning and ensure that greenway areas are appropriately protected as important natural features for the benefit of the public.

### **The White Clay Creek Inter-Municipal Trail Link Study, 2009**

<http://friendsofthenewgardentrails.org/linkpage.php?content=intermunicipal&classname=trailsy&titlename=Inter-municipal>

The White Clay Creek Corridor Inter-Municipal Trail Link Study is a feasibility level study and final document that outlines steps necessary for future implementation including any additional engineering studies or investigations that may be required for a functional, sustainable, and easily maintainable solution.

### KEY COMPREHENSIVE PLAN CONSIDERATIONS

**Connectivity:** Open space within the Township is, for the most part, fragmented and offers few opportunities to provide for more extensive walking opportunities or linkages between open space, both within the Township or to neighboring municipalities.

**Protecting natural resources:** While current protected open space proportionally protects more of the resources within the Township than the land under protection, many of the natural resources found within the township remain on unprotected land.

**HOA Ownership:** Almost a third of the protected land in the Township is under HOA management. Active and appropriate stewardship of these lands is key to ensuring the long-term quality and effectiveness of these lands for providing important environmental services and critical habitats.

**Opportunities:** Taking advantage of opportunities as they arise through development or road projects to make connections to existing or planned trail connections will be key in developing a broader network of trails and greenways.

**Other planning tools:** Consider other planning tools, such as the Official Map, to help inform and educate landowners and developers of the Township's desire for improved trail connections across the municipality.

**Engage with neighboring and regional efforts:** New Garden is geographically well positioned to take advantage of several neighboring and regional trail planning efforts that could benefit the residents of New Garden.

## VI. TRANSPORTATION and CIRCULATION

### Existing Transportation Features

New Garden Township has a truly multi-modal transportation network. Key features of the Township's transportation system are highlighted below and on the map on the following page:

- Regional highway access: US 1 Interchange at Newark Road
- New Garden Airport
- ChescoBus SCCOOT Route with service and stops along Baltimore Pike
- Octoraro Freight rail line parallel to Baltimore Pike, which is owned and operated by East Penn Railroad

New Garden Township is responsible for ownership and maintenance of transportation infrastructure in the Township, specifically:

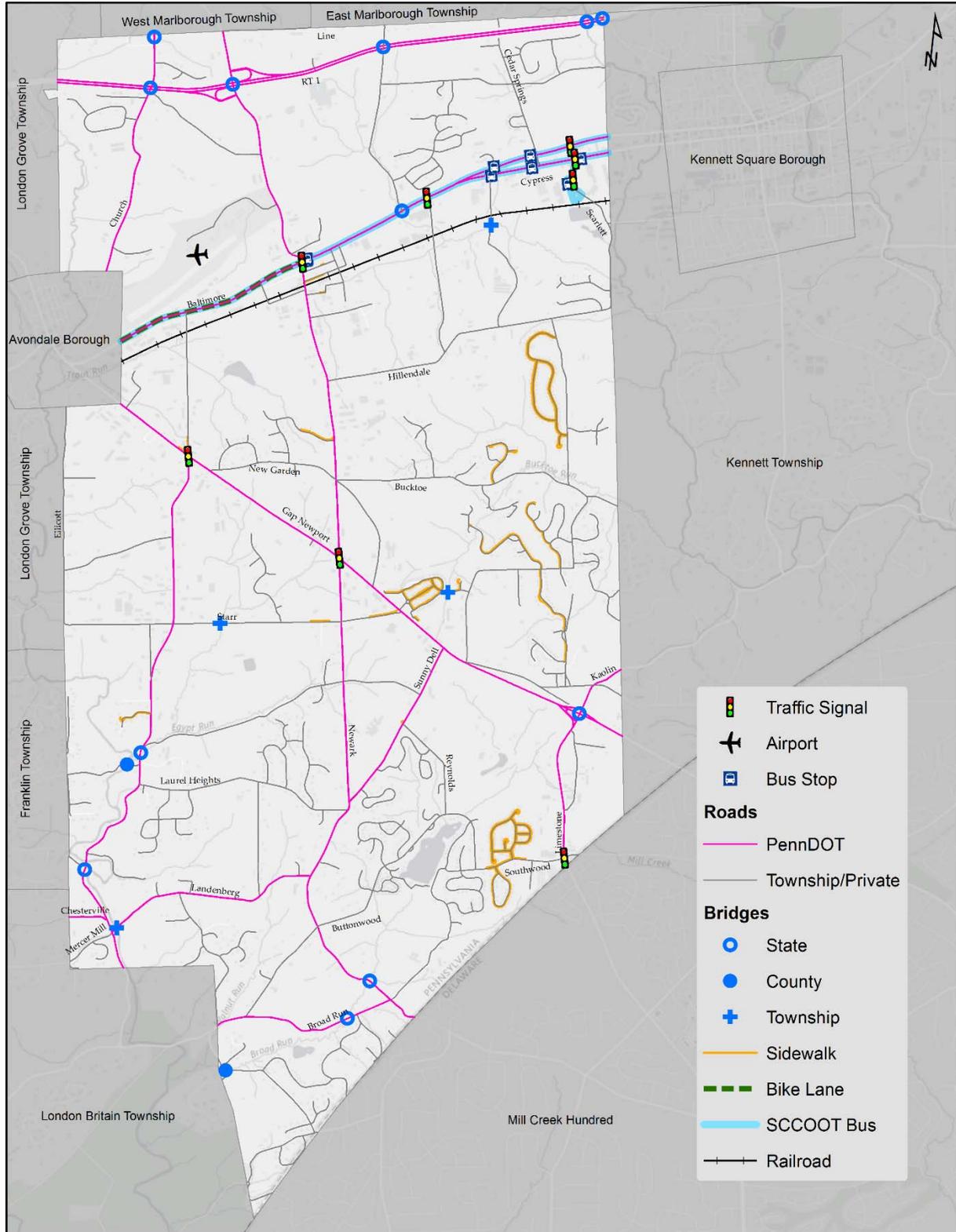
- 60.85 miles of roads (out of 85.73 total miles of roads)
- Traffic signals at 8 intersections
- 4 bridges (over 20' long)
- New Garden Airport

Generally, bicycle and pedestrian facilities in the Township are limited. Select residential developments have sidewalks and there is a bicycle lane on Baltimore Pike from the Township border to just west of Newark Road. *Note: Trails are covered in a separate section of the Comprehensive Plan update.*

Policies and priorities related to the Township's transportation network for consideration in the Comprehensive Plan update include:

- Continuing to leverage key transportation assets, including the US 1 Interchange at Newark Road and New Garden Airport
- Improving the intersection of Baltimore Pike and Newark Road
- Maintaining Township owned infrastructure
- Expanding bicycle and pedestrian connections
- Improving the policies and procedures related to traffic calming

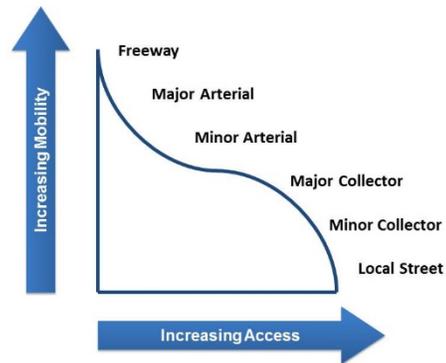
Transportation Features Map



## Roadway Functional Classification

Functional classification refers to the categorization of roadways according to the function they serve. Different roadways serve varying traffic volumes, trip lengths, and accommodate different travel speeds. Functional classification can be used to establish roadway design guidelines, access management policies, and prioritize improvements. Function also reflects the relationship between access and mobility. Typically, the higher the roadway's capacity to facilitate traffic flow, the lower its ability to provide efficient access to adjacent properties, and vice versa.

PennDOT has a statewide roadway functional classification that is used to identify appropriate roadway design guidelines, as well as federal funding eligibility. Chester County Planning Commission also has roadway functional classification for the County that reflects local conditions and has been used to promote consistency across municipal borders. The table below presents Chester County's Road Functional Classification Variables and Criteria from the *Multimodal Transportation Handbook (2016)*, which identifies key differences between the roadway classifications.



### Chester County Planning Commission Road Functional Classification—Variables and Criteria

Variables	Expressway	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local Distributor	Local
Daily Traffic Volume Range (1)	15,000 to over 100,000 vehicles	10,000–60,000 vehicles	8,000–20,000 vehicles	4,000–10,000 vehicles	1,000–5,000 vehicles	Less than 1,500 vehicles	Less than 1,000 vehicles
Mobility	Strict priority to moving vehicles	Mobility more critical than property access	Mobility more critical than property access	Even priority to mobility and access	Even priority to mobility and access	Access more important than mobility	No priority to mobility
Access	Only at interchanges	Strict median access control	Some control of property access	All roads and properties have access	All roads and properties have access	Priority is given to property access	Priority is given to property access
Corridor Length	Over 15 miles	Over 15 miles	Over 10 miles	4–15 miles	2–10 miles	Less than 4 miles	Less than 2 miles
Connections (Relationship to LANDSCAPES)	Connects states, regions, counties, cities and landscapes urban centers	Connects regions, counties and multiple landscapes centers	Connects multiple landscapes centers some inter-county trips	Connects landscapes centers and villages, primarily intra-county trips	Connects villages and multiple neighborhoods primarily intra-county trips	Connects neighborhoods some intermunicipal trips	Links individual properties to distributors and collectors
Truck Traffic	Highest truck mobility	High truck mobility	High truck mobility	Moderate truck mobility	Moderate truck mobility	Local delivery only	Local delivery only
Basic Geometry and Design	Wide lanes and shoulders; medians; more than 2 through lanes	Wide lanes and shoulders; occasional median; turning lanes	Wide lanes and shoulders; no medians; turning lanes	Two lanes; no medians; limited turning lanes	Two lanes; no medians; limited turning lanes	Narrow Lanes	Narrow Lanes
On-Street Parking	Prohibited	Only in urban areas	Only in urban areas	Discouraged outside "centers"	Discouraged outside "centers"	Limited use outside "centers"	Appropriate on selected streets
Through Traffic (2)	Over 50%	Over 50%	Over 50%	25–50%	25–50%	Less than 25%	Less than 10%
Vehicle Speed (Posted)	55–65 mph 40 mph minimum	35–55 mph	35–55 mph	35–55 mph	35–55 mph	Less than 45 mph	Less than 35 mph
Bicycle Pedestrian Access	Only through separate facilities	Specially designed facilities	Adjacent facilities and crossings	Adjacent facilities and crossings	Adjacent facilities and crossings	High priority to bike and pedestrian access	High priority to bike and pedestrian access

(1) Wide range of traffic volumes accounts for differences between urban, suburban, and rural areas.

(2) Through traffic has no origin or destination in the immediate neighborhood, community, village or center.

Source: Adopted by Chester County Planning Commission, 2003

The 2005 Comprehensive Plan included a proposed Roadway Functional Classification Map and Table. The table below compares the PennDOT, Chester County, and Township's 2005 Comprehensive Plan roadway functional classifications, including minor differences in the Township's map and table in the previous Comprehensive Plan. A summary of the Township's current functional classification is also presented in a map below. Additionally, Kennett Township's Comprehensive Plan was reviewed and functional classifications for roadways on the Township border are consistent with New Garden's 2005 Comprehensive Plan designations. *Note: London Britain Township's roadway functional classification was not readily available to review for consistency.*

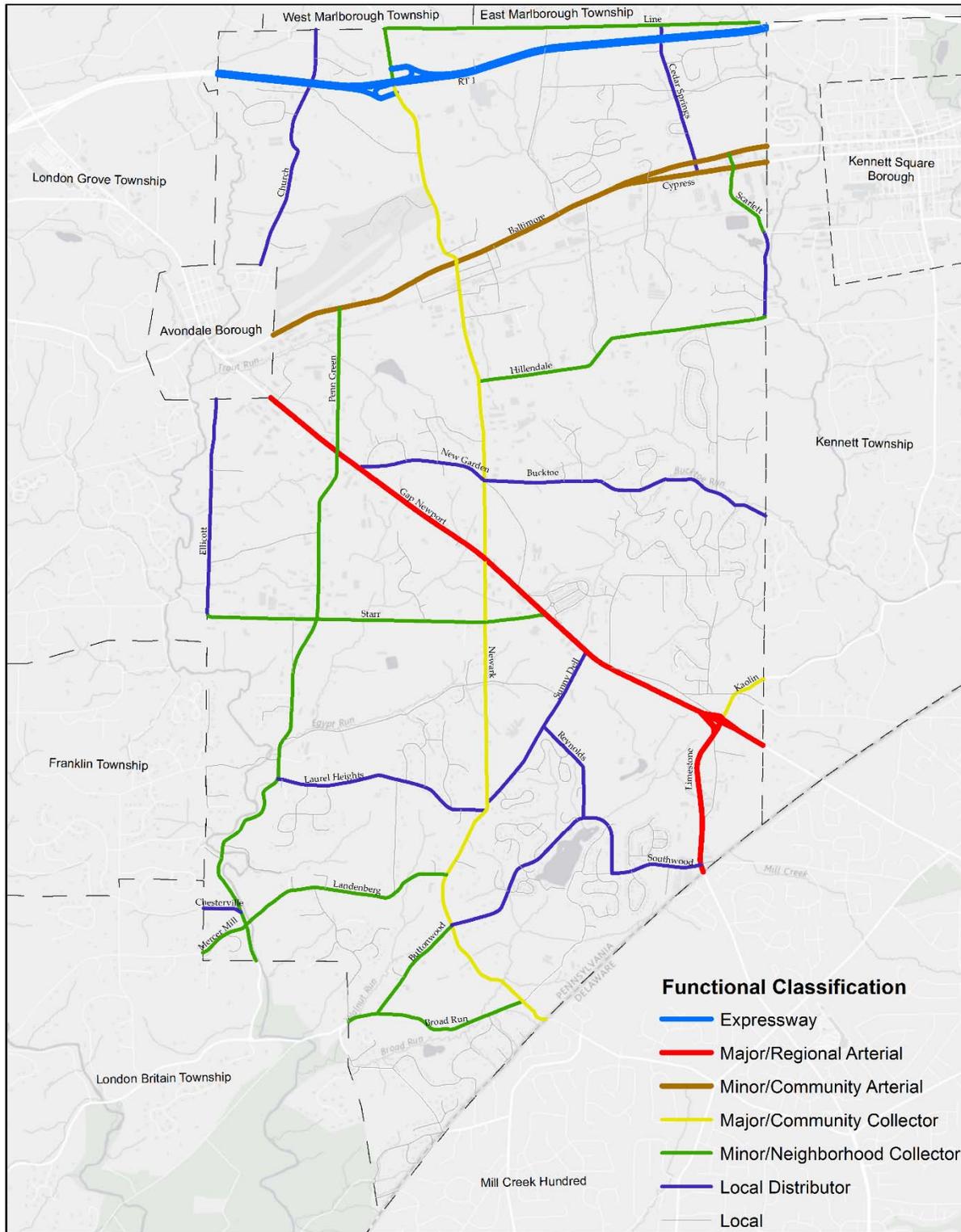
As part of the Comprehensive Plan update, minor revisions to the Township's roadway functional classification may be considered to promote consistency, reflect current and desired roadway characteristics, and correspond with other Township policies.

*New Garden Township Roadway Functional Classification Table*

<b>Focus Roadways</b>	<b>Township Functional Classification <i>Comp Plan 2005 Map</i></b>	<b>Township Functional Classification <i>Comp Plan 2005 Table</i></b>	<b>Chester County Functional Classification</b>	<b>PennDOT Functional Classification</b>
U.S. Route 1	Expressway	Expressway	Expressway	Expressway
PA Route 41 (Gap Newport Pike)	Major Arterial	Major Arterial	Major Arterial	Principal (Major) Arterial
PA Route 3013 (Limestone Road) <i>Between Rt. 41 &amp; DE State Line</i>	Major Arterial	Major Arterial	Major Arterial	Principal (Major) Arterial
PA Route 3013 (Limestone Road) <i>Between Rt. 41 &amp; Kaolin Road</i>	Major Collector	-	Major Collector	Major Collector
PA Route 3013 (Kaolin Road) <i>Between Limestone Road &amp; Kennett Township</i>	Major Collector	-	Major Collector	Major Collector
PA Route 3046 (Baltimore Pike)	Minor Arterial	Minor Arterial	Minor Arterial	Minor Arterial
PA Route 3046 (Cypress Street)	Minor Arterial	Minor Arterial	Minor Arterial	Minor Arterial
PA Route 3033 (Newark Road) <i>Between DE State Line &amp; Rt. 1</i>	Major Collector	Major Collector	Major Collector	Major Collector
PA Route 3033 (Newark Road) <i>Between Rt. 1 &amp; W. Marlborough Twp</i>	Minor Collector	Major Collector	Minor Collector	Major Collector
Hillendale Road <i>Between Newark Road &amp; Kennett Township</i>	Minor Collector	Minor Collector	Minor Collector	Major Collector
PA Route 3024 (Broad Run Road) <i>Between Newark Road &amp; London Britain Township</i>	Minor Collector	Minor Collector	Minor Collector	Local
PA Route 3024 (Landenberg Road) <i>Between Newark Road &amp; Penn Green Road</i>	Minor Collector	Minor Collector	Minor Collector	Major Collector
Mercer Mill Road	Minor Collector	-	-	-
Scarlett Road <i>Between Baltimore Pike &amp; South Street</i>	Minor Collector	Minor Collector	Minor Collector	-

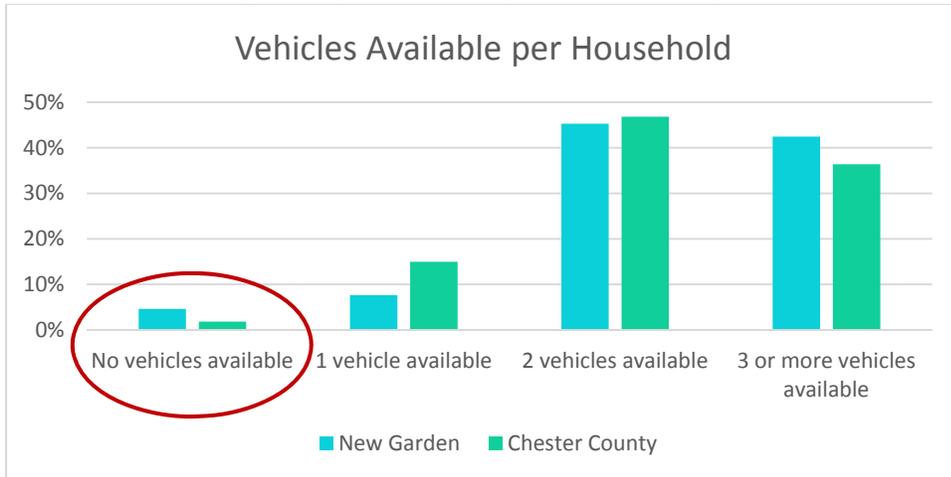
PA Route 3009 (Penn Green Road) <i>Between Baltimore Pike &amp; London Britain Township</i>	Minor Collector	Minor Collector	Minor Collector	Major Collector
Buttonwood Road <i>Between Newark Road &amp; Broad Run Road</i>	Minor Collector	Minor Collector	Minor Collector	-
Mill Road	Minor Collector	-	Local Distributor	-
Starr Road	Minor Collector	Minor Collector	Minor Collector	-
Line Road	Minor Collector	-	Local Distributor	-
Bucktoe Road	Local Distributor	Local Distributor	Local Distributor	-
Laurel Heights Road	Local Distributor	Local Distributor	Local Distributor	-
PA Route 3024 (Sunny Dell Road)	Local Distributor	Local Distributor	Local Distributor	Major Collector
Southwood Road <i>Between Limestone Road &amp; Buttonwood Road</i>	Local Distributor	Local Distributor	Local Distributor	-
Southwood Road <i>Between Limestone Road &amp; DE State Line</i>	-	Local Distributor	-	-
Southwood Road <i>Between Buttonwood Road &amp; Broad Run Road</i>	-	Local Distributor	-	-
Buttonwood Road <i>Between Newark Road &amp; Southwood Road</i>	Local Distributor	Local Distributor	Local Distributor	-
Ellicot Road <i>Between Avondale &amp; New Garden Station Road</i>	Local Distributor	Local Distributor	Local Distributor	-
Ellicot Road <i>Between New Garden Station Road &amp; Starr Road</i>	Local Distributor	-	Local Distributor	-
PA Route 3035 (Church Road)	Local Distributor	Local Distributor	Local Distributor	Major Collector
Cedar Spring Road	Local Distributor	Local Distributor	Local Distributor	-
Scarlett Road <i>Between South Street &amp; Hillendale Road</i>	Minor Collector	Local Distributor	Local Distributor	-
Reynolds Road	Local Distributor	Local Distributor	Local Distributor	-
PA Route 3024 (Chesterville Road)	-	Local Distributor	Local Distributor	Major Collector
New Garden Road <i>Between Rt. 41 &amp; Newark Road</i>	Local Distributor	Local Distributor	Local Distributor	-

# Roadway Functional Classification Map

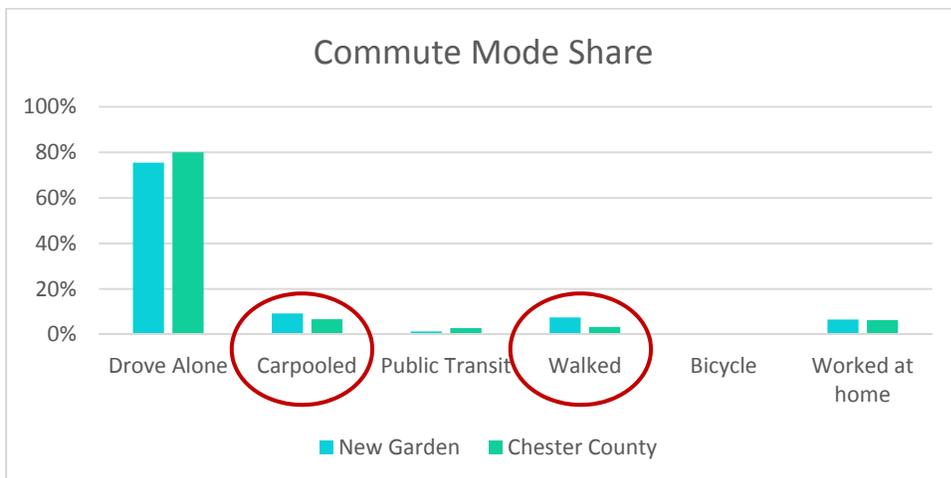


## Transportation Related Demographics Highlights

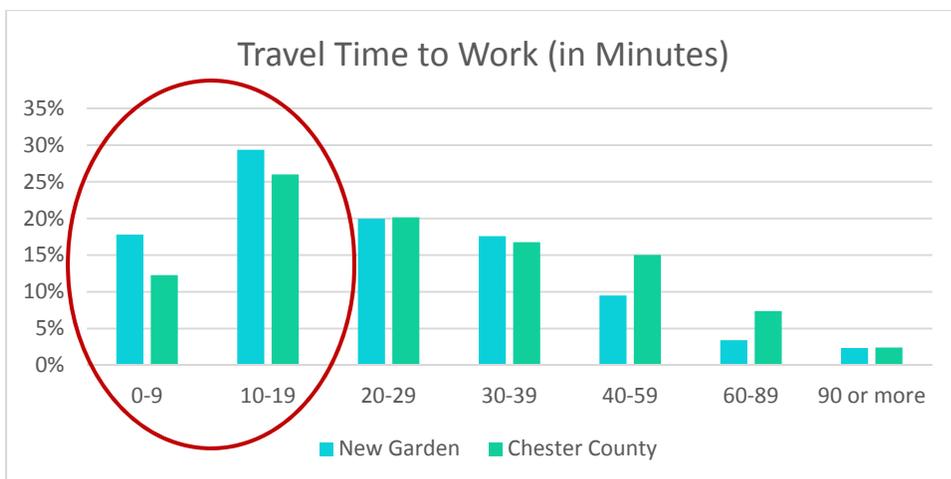
The graphs below highlight demographic data related to transportation and compares New Garden Township to Chester County overall. The data highlights the need to plan for residents that rely on walking, biking, transit riding and carpooling, in addition to driving.



There is a higher percentage of households with no vehicles available in New Garden Township compared to Chester County's percentage. However, 95% of households in New Garden Township have one or



There is a higher percentage of workers living in New Garden Township that walk or carpool to work compared to Chester County's percentages. However, 85% of workers used a car, truck, or van to travel to work.



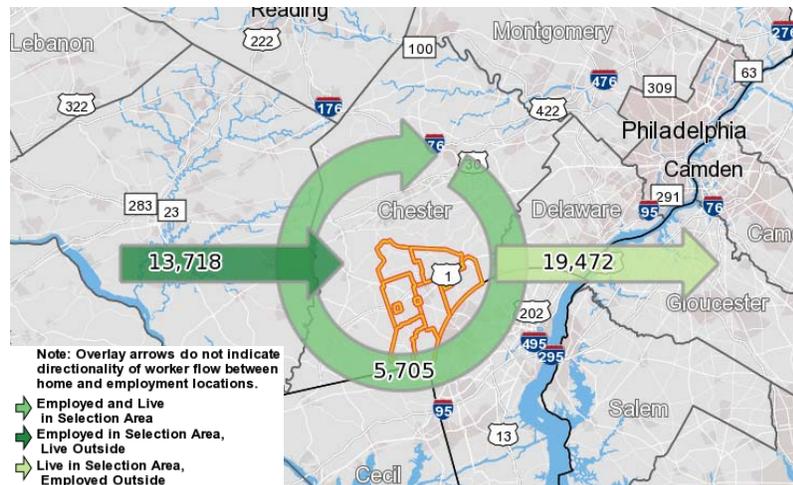
Workers living in New Garden Township generally travel less time to work compared to workers in Chester County overall. Over 47% of workers living in New Garden Township travel less than 20 minutes to work.

Source: 2011-2015 ACS 5-Year Estimate

### Commute Patterns for Southeastern Chester County Region

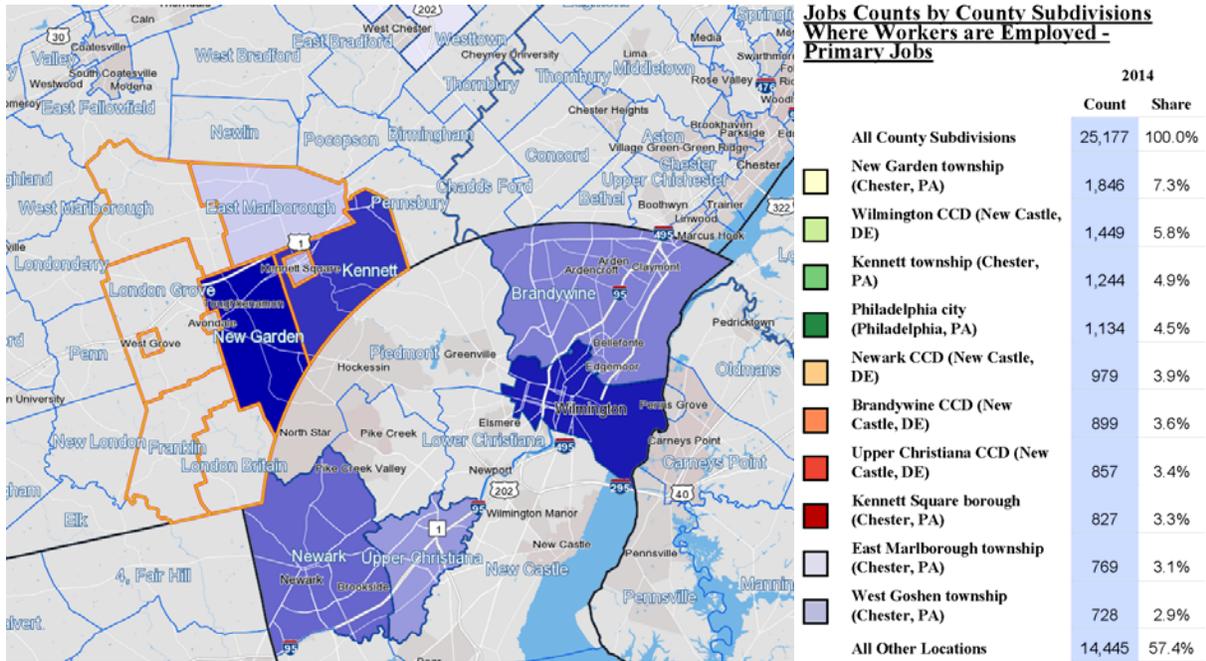
Commute patterns were evaluated for a region in southern Chester County including New Garden Township and the following surrounding municipalities: *Avondale Borough, New Garden Township, East Marlborough Township, Franklin Township, Kennett Township, Kennett Square Borough, London Britain Township, London Grove Township, West Grove Borough, West Marlborough Township*. This data demonstrates that New Garden Township is an employment center and the importance of planning to support local commute trips for people that live or work in the Township. Additionally, many residents commute to the state of Delaware for work, highlighting the need for transportation planning across state lines.

*Inflow/Outflow of Job Counts*



Over 5,700 people both live and work in the Southeastern Chester County region.

Where do residents in the region work?



Over 1,800 employed residents in the region work in New Garden Township. Over 16% of employed residents in the region commute to Delaware for work.

Source: U.S. Census Bureau. 2016. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. <http://onthemap.ces.census.gov/>

## Recent Regional Transportation Related Plan Highlights

Since the 2005 Comprehensive Plan, there have been several regional transportation plans completed by the Chester County Planning Commission or New Garden Township. Listed below are key transportation related recommendations from these relevant plans.

- **Baltimore Pike for Everyone (CCPC, 2015)**  
<http://www.chesco.org/DocumentCenter/View/26887>
  - Recommended Capital Improvements in New Garden
    - o Sidewalks: Baltimore Pike - Toughkenamon Village
    - o Crosswalks: Baltimore Pike at Newark Rd
    - o Multi-use Trail: Baltimore Pike - Union St to Scarlet Rd
    - o Bus Shelter: New Garden Town Square
    - o Sidewalk: State St - Scarlet Rd to Kennett Twp Line
    - o Sidewalk: Cypress St - Scarlet Rd to Kennett Twp Line
  
- **Housing and Transportation Options for Southern Chester County (CCPC, 2014)**  
<http://www.chesco.org/DocumentCenter/View/16623>
  - o Need for enhancement of existing, and provision of additional, transportation connections for workers traveling to New Garden
  - o Need for more housing options in proximity to mushroom farms and related industry facilities
  
- **Chester County Public Transportation Plan (CCPC, 2014)**  
<http://www.chesco.org/DocumentCenter/View/17264>
  - o Mid-term (2030) Vision Plan includes New Commuter Public Transit Service between Avondale and Wilmington  
(See attached)
  
- **Baltimore Pike Corridor Plan (McCormick Taylor for New Garden Township, 2011)**

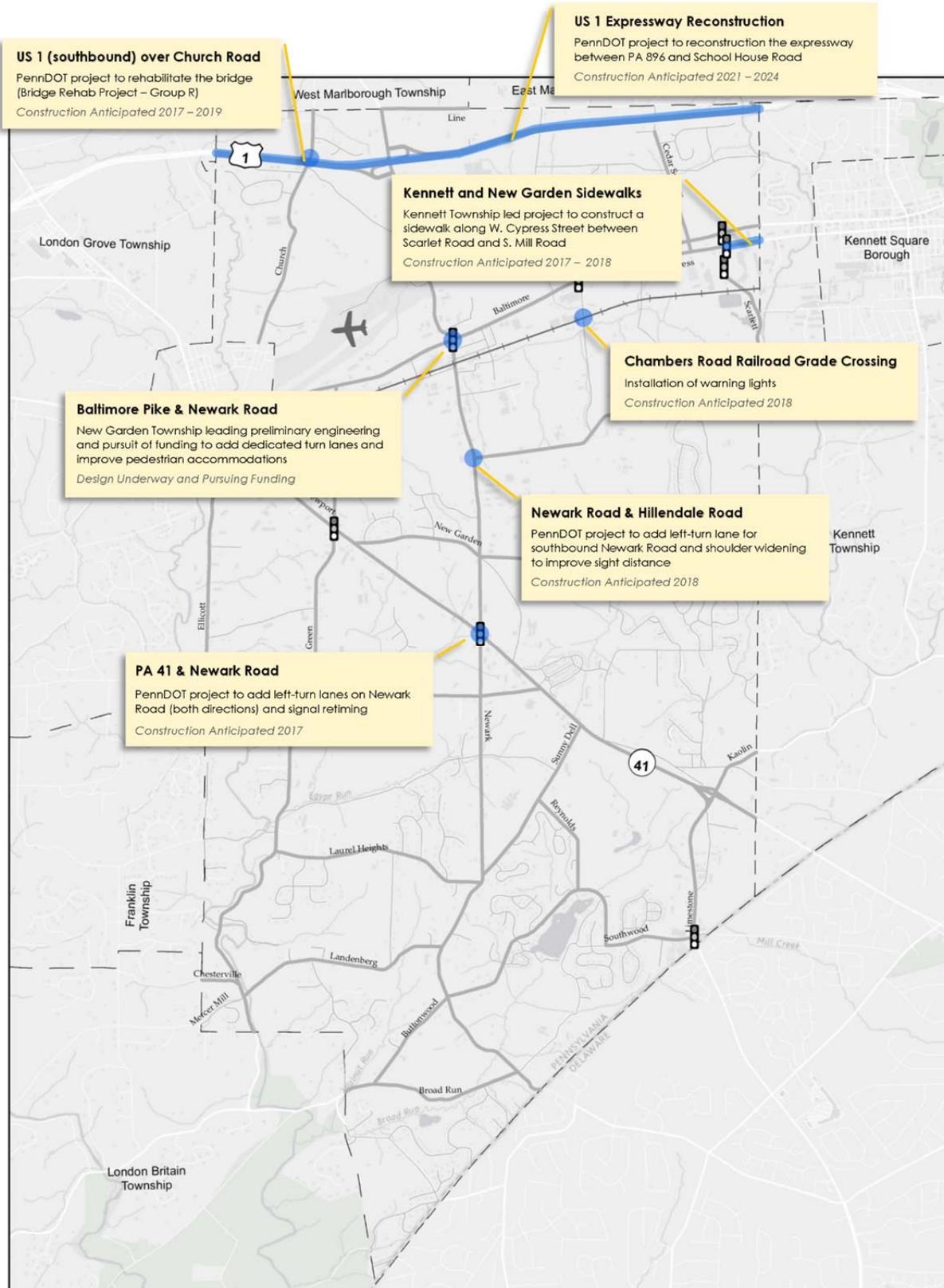
### Transportation Improvement Projects: Design/Construction Underway

There are seven active transportation improvement projects in the Township with design or construction underway as of June 2017. Six of the projects are currently programmed with federal and/or state funds on the Delaware Valley Regional Planning Commission (DVRPC) FY2017 Transportation Improvement Program (TIP). Improvements at the intersection of Baltimore Pike and Newark Road are not currently programmed on the TIP. However, the Township re-initiated preliminary engineering in 2017 and is pursuing funding opportunities to advance this priority project. Active transportation improvement projects are highlighted in the table and map below.

#### *DVRPC FY2017 Transportation Improvement Program (TIP): Projects in New Garden Township*

<b>TIP Project ID</b>	<b>Project: <i>Description</i></b>
MPMS 14581	US 1 Expressway Reconstruction (between PA 896 and School House Road)
MPMS 57664	Newark & Hillendale Intersection Improvements: <i>Left-turn Lane for southbound Newark Road</i>
MPMS 89337	Bridge Rehab Group R: <i>Rehabilitate US 1 over Church Road</i>
MPMS 98096	PA 41 & Newark Rd Improvements: <i>Left-turn Lanes on Newark Road (both directions)</i>
MPMS 102832	Kennett and New Garden Townships Sidewalk Project (TAP): <i>Sidewalk connections in Kennett Square Borough, Kennett Township, and New Garden Township, including a sidewalk along W. Cypress Street between Scarlet Road and S. Mill Road</i>
MPMS 103215	Chambers Road Grade Crossing: <i>Install Railroad Warning Lights</i>

Transportation Improvement Projects Map



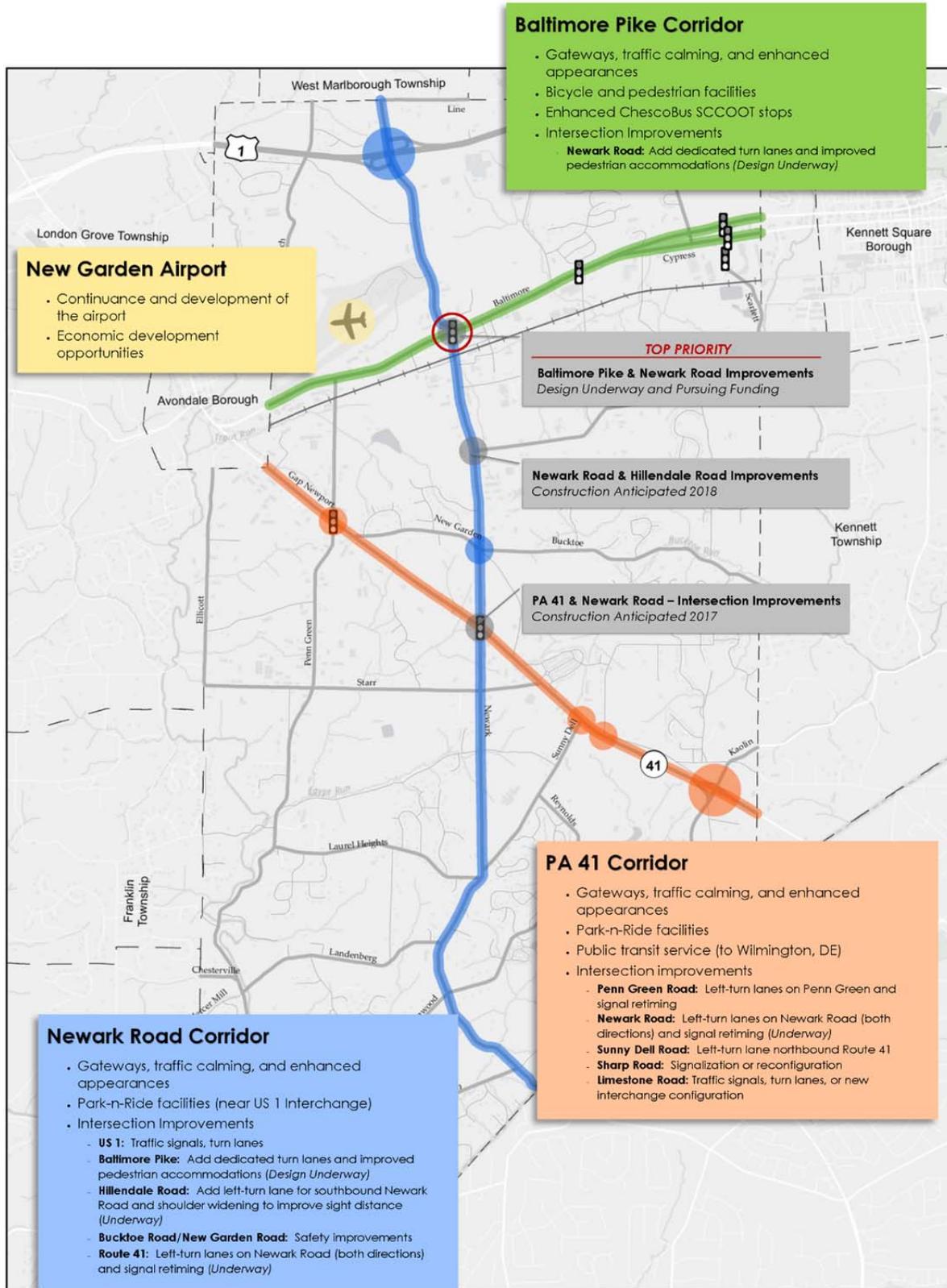
## Comprehensive Plan Update Transportation Considerations

The table below highlights transportation and circulation recommendations as presented in the 2005 Comprehensive Plan and summarizes considerations for the Comprehensive Plan update. Identified transportation needs for the Comprehensive Plan update are also presented in the map below.

Key Topics	2005 Comp Plan Recommendation Highlights	Comp Plan Update Considerations
Roadway Functional Classification	<ul style="list-style-type: none"> <li>- Changes in classification for several minor collectors and local distributors</li> </ul>	<ul style="list-style-type: none"> <li>- Consider minor revisions (<i>Review and compare PennDOT, Chester County, 2005 Comp Plan, and neighboring municipalities.</i>)</li> </ul>
Access Management	<ul style="list-style-type: none"> <li>- Study of Baltimore Pike, Route 41, Newark Road: <i>Baltimore Pike Corridor Study complete</i></li> <li>- Ordinance updates</li> </ul>	<ul style="list-style-type: none"> <li>- Ordinance updates. <i>Possibly address conflicts with PennDOT standards</i></li> </ul>
Roadway Improvements	<ul style="list-style-type: none"> <li>- SALDO road standard updates</li> <li>- Safety improvements</li> <li>- Traffic calming</li> <li>- Flood prone infrastructure</li> <li>- Road Maintenance Board</li> <li>- Scenic road preservation</li> <li>- Gateways</li> </ul>	<ul style="list-style-type: none"> <li>- Key Corridors               <ul style="list-style-type: none"> <li>o Newark</li> <li>o Route 41</li> <li>o Baltimore Pike</li> </ul> </li> <li>- Gateways, traffic calming, and enhanced appearances all the three key corridors</li> </ul>
Intersection Improvements	<ul style="list-style-type: none"> <li>- Newark &amp; Bucktoe</li> <li>- Baltimore Pike &amp; Bancroft: <i>Improved</i></li> <li>- Newark &amp; Hillendale: <i>Underway by PennDOT</i></li> <li>- Newark &amp; Baltimore Pike: <i>Underway by Township</i></li> <li>- Route 41 &amp; Penn Green: <i>Improved</i></li> </ul>	<ul style="list-style-type: none"> <li>- Newark &amp; Baltimore Pike: Top Priority</li> <li>- Newark Road Corridor               <ul style="list-style-type: none"> <li>o US 1: Traffic signals, turn lanes</li> <li>o Baltimore Pike: See above</li> <li>o Hillendale Road: Add left-turn lane for southbound Newark Road and shoulder widening to improve sight distance (<i>Underway by PennDOT</i>)</li> <li>o Bucktoe Road/New Garden Road: Safety improvements</li> <li>o Route 41: Left-turn lanes on Newark Road (both directions) and signal retiming (<i>Underway by PennDOT</i>)</li> </ul> </li> </ul> <p>(Continued on next page)</p>

Key Topics	2005 Comp Plan Recommendation Highlights	Comp Plan Update Considerations
Intersection Improvements (continued)	–	<ul style="list-style-type: none"> <li>– Route 41 Corridor               <ul style="list-style-type: none"> <li>o Penn Green: Left-turn lanes on Penn Green and signal retiming</li> <li>o Newark Road: See above (<i>Underway by PennDOT</i>)</li> <li>o Sunny Dell: Left-turn northbound Route 41</li> <li>o Sharp Road: Signalization or reconfiguration</li> </ul> </li> <li>– Limestone Road: Traffic signals, turn lanes, or new interchange configuration</li> </ul>
Non-Vehicular (Bike/Ped)	<ul style="list-style-type: none"> <li>– Baltimore Pike pedestrian improvements: <i>Sidewalk project with Kennett underway</i></li> <li>– Widen shoulders with roadway improvements</li> <li>– Trails</li> </ul>	<ul style="list-style-type: none"> <li>– Baltimore Pike Corridor: Bicycle and pedestrian facilities</li> <li>– Ordinance updates</li> <li>– ADA</li> <li>– Trails</li> </ul>
Public Transportation	<ul style="list-style-type: none"> <li>– SCCOOT bus</li> <li>– Park-n-ride locations</li> <li>– Ridesharing</li> <li>– Private paratransit</li> <li>– Public transit to New Castle County, DE</li> <li>– SEPTA rail line</li> </ul>	<ul style="list-style-type: none"> <li>– SCCOOT service &amp; bus stop enhancements</li> <li>– Park-n-ride locations: US 1 &amp; Newark Road interchange area, PA 41 Corridor</li> <li>– Public transit to Wilmington, DE</li> </ul>
Toughkenamon Village Improvements	<ul style="list-style-type: none"> <li>– Traffic Calming</li> <li>– Grid system of roads</li> <li>– Official Map</li> </ul>	<ul style="list-style-type: none"> <li>– Transportation improvements to support revitalization</li> </ul>
New Garden Airport	<ul style="list-style-type: none"> <li>– Economic development opportunities</li> <li>– Continuance and development of the Airport</li> </ul>	<ul style="list-style-type: none"> <li>– Economic development</li> <li>– Continuance and development of the Airport</li> </ul>
Funding	<ul style="list-style-type: none"> <li>– Research new funding sources</li> </ul>	<ul style="list-style-type: none"> <li>– Pursue funding:               <ul style="list-style-type: none"> <li>o Baltimore Pike &amp; Newark Road</li> </ul> </li> <li>– Act 209</li> </ul>
Regional Participation	<ul style="list-style-type: none"> <li>– Plan for reconstruction of US 1</li> <li>– Route 41 improvements</li> <li>– Avon-Grove &amp; KARPC Coordination</li> <li>– Regional transportation plan</li> <li>– Trails</li> <li>– Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>– Reconstruction of US 1</li> <li>– Public Transit</li> <li>– Goods movement, including Octoraro Rail Line</li> <li>– Trails</li> </ul>

Key Transportation Needs Map





## VII. Community Facilities

There are a wide range of facilities, institutions, and services that support a high quality of life in New Garden Township. Maintaining appropriate services and enhancing service levels where needed is a vital part of managing growth and planning for the future. Since the 2005 Comprehensive Plan, New Garden Township has modernized the way it manages its facilities by achieving two primary goals:

- Regionalization of its police force; and
- The pending sale of its sewer infrastructure and operation to Aqua PA, a private company.

These achievements are discussed further under the appropriate headings below.

This section includes a review and analysis of:

- Public Safety (Police, fire and EMS);
- Public Utilities (Sewer and Water);
- New Garden Airport;
- Parks and Recreation; and
- Kennett Consolidated School District (KCSD).

The Community Facilities Map provides an overview of community facilities serving the Township.

### Public Safety

#### Southern Chester County Regional Police:

- New Garden Township is served by the Southern Chester County Regional Police (SCCRP). This newly established Force was established on January 12, 2017 and serves New Garden Township and West Grove Borough, after many years of study and negotiation. The SCCRCP has 15 full time staff and 8 to 10 part time staff and offers 24-hour professional police service.
- Looking ahead, the Force would like to join additional municipalities to increase cost-effectiveness and shared services. An agreement to provide contract services to London Grove Township is anticipated to start in 2018.
- Currently housed in a series of interconnected trailers, the SCCRCP is currently seeking bids for the construction of a new, state-of-the-art facility in its current location along Route 41, just west of Newark Road. Construction of the facility is currently up for bid, with a final bid expected to be chosen late summer 2017.

#### Avondale Fire Co. #23.

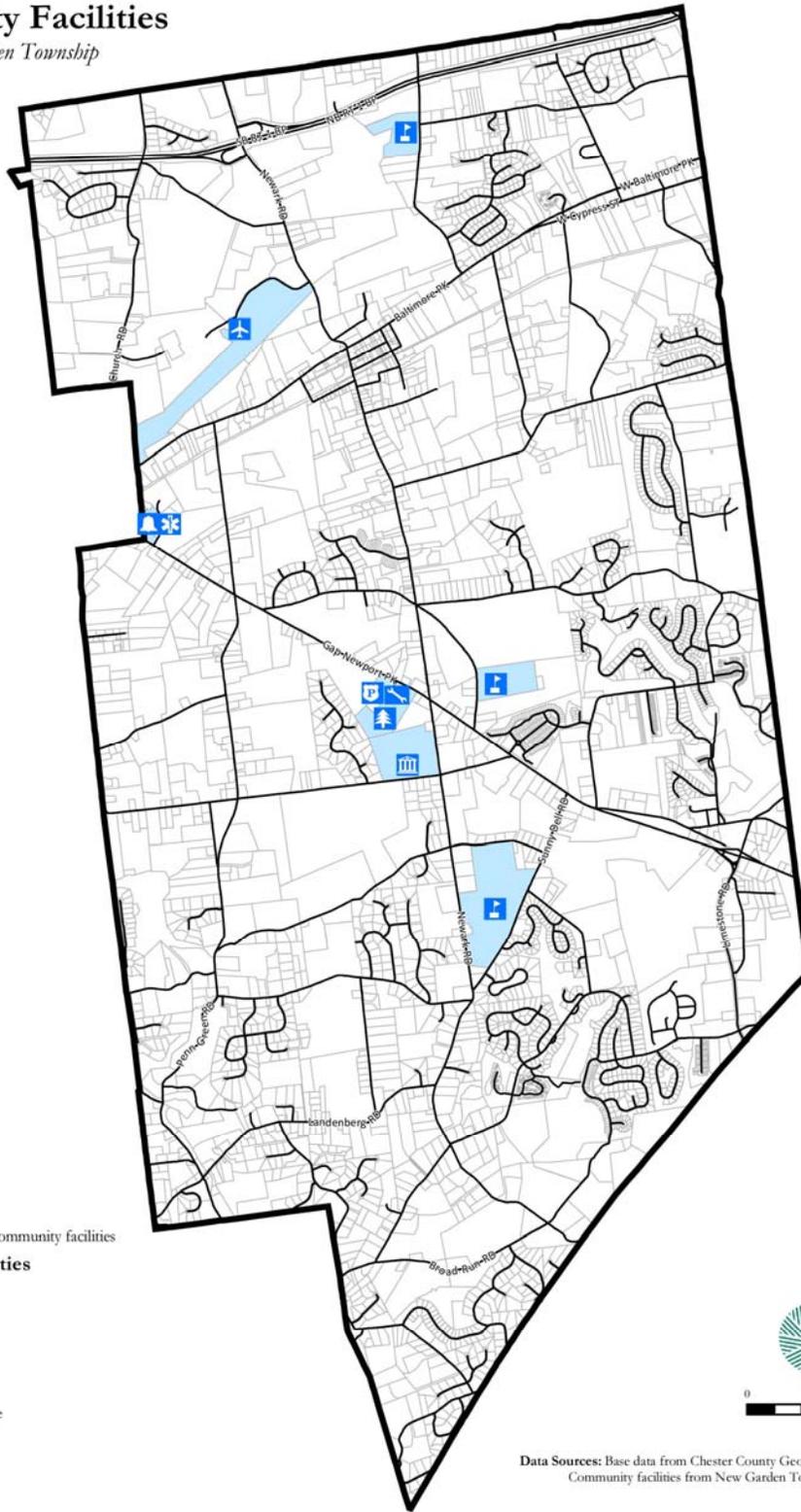
For fire and EMS service, New Garden Township is served by the Avondale Fire Company #23. The company currently has 20 career firefighters/EMS:

- 1 full time
- 19 part time
- 35-40 volunteers registered; 15 active

In addition to New Garden Township, the company covers Avondale, parts of London Grove, London Britain, and Franklin Townships.

# Community Facilities

*New Garden Township*



**Legend**

Parcels containing community facilities

**Community Facilities**

- Township Building
- Fire Station
- EMS
- Police Station
- Maintenance Garage
- Airport
- School
- Park



**Data Sources:** Base data from Chester County Geographic Information Services, 2017.  
Community facilities from New Garden Township Comprehensive Plan, 2005.

Map created: April 19, 2017

- In 2016, there were 1,800 calls: 1,300 for ambulance and 500 for fire with response times that average 1-1/2 minutes for the ambulance calls and 3 minutes (seasonally dependent) for fire calls.
- The fire house was built in 2007 and is located along Route 41. It has many features including, 4 pull through bays, 2 ambulance bays, radio room, weight room, TV room, club room, members kitchenette, and hall with kitchen facilities.
- Looking forward, the biggest challenges that the company faces include:
  - *Staffing*: In general, there is a lack of interest from younger people to volunteer for this type of community service. Employers are not as flexible in terms of allowing employees to arrive late/leave early for emergency calls or for required training. As the force ages and volunteerism falls, more paid staff may be needed to sustain the operations as the Township grows.
  - *Funding*
    - Replacing pumper truck in next couple of years
    - 24/7 ambulance service leads to quicker turnover of vehicles
  - New materials lead to faster fires

## Public Utilities

### Wastewater treatment

Nearly 45% of the Township is served by the public sewer system. This system is governed by Act 537 of the Pennsylvania Code and the Township's most recent Act 537 Plan. Historically owned and operated by the Township, the Township is now under agreement to sell its facilities to Aqua PA, a deal set to be finalized during the summer of 2017.

The Sewage Facilities Map depicts the service areas of the facilities that serve the Township and that are included in the sale. These include:

- The East End Plant on Scarlett Road, south of Baltimore Pike. Effluent from the system is pumped north to the spray irrigation field;
- Avondale Plant and is discharged into the White Clay Creek. New Garden Township is allocated approximately 50% of the capacity;
- South New Garden, acquired by the Township in the early 2000s from a private owner.

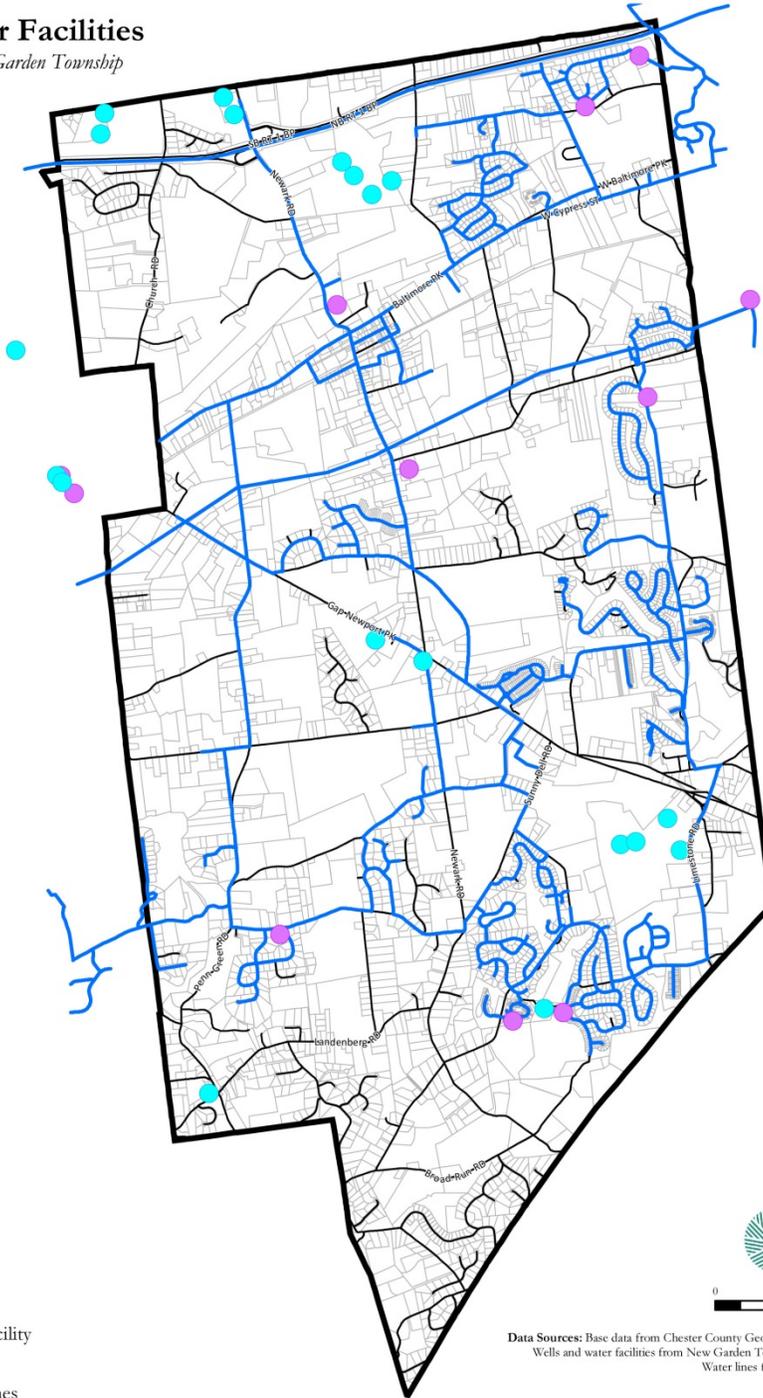
In addition to the public treatment plants, there are three community on-lot systems (COLDS) that primarily serve mobile home parks.

The remaining 55% of the Township relies on on-lots systems. Township ordinances in addition to DEP regulate these systems. Residents must have the system pumped out every three years and provide proof of this to the Township. Despite this, there are areas of the Township where septic failures occur and need to be addressed.



# Water Facilities

*New Garden Township*



### Legend

- Water Facility
- Well
- Water Lines



0 0.5 1 Mile

**Data Sources:** Base data from Chester County Geographic Information Services, 2017.  
 Wells and water facilities from New Garden Township Comprehensive Plan, 2005.  
 Water lines from Chester Water Authority, 2016.

Map created: April 19, 2017

The Township's Act 537 Plan is being amended to address the sale of the plant. The sale is not expected to change the operation of the system or effect customers in any way in the immediate future. In addition, the service area for the system will remain the same as is reflected in the current 537 Plan and 2005 Comprehensive Plan.

The Township is also undertaking a joint Act 537 Plan with Kennett Borough and Kennett Township for a small area adjoining those municipalities.

### Public Water

As with wastewater treatment, most residents are served by on-lot systems. Forty five percent of residents rely on public water which is provided by Chester Water Authority, headquartered in Chester, PA and serving much of Delaware County and southern Chester County. The water for New Garden Township is drawn from the Octoraro Reservoir in Pine Grove, Chester County and the Susquehanna River. There are no known supply issues.

### Solid Waste and Recycling

Solid waste removal is contracted directly between residents or business owners and private hauling companies. Trash is taken to the Lanchester Landfill operated by the Chester County Solid Waste Authority. Chester County Household Hazardous Waste Collections are held throughout Chester County and will accept most hazardous materials, except electronics.

Like all municipalities, New Garden Township is mandated by the State to implement and enforce a recycling program. Pennsylvania residents support a special fund that is distributed to municipalities that comply with the State Mandate. This fund is used by the municipalities to create and maintain a recycling program. New Garden receives \$2.00 for every ton collected. The following summarizes what can be recycled in New Garden Township. Yard waste (leaves, sticks, etc. are currently not collected.

Aluminum	Aluminum Beverage Cans	Foil, Pie Plates, Chair Legs, Aluminum Siding
Metal, Food Containers	Rinsed Metal Food Cans	Paint Cans, Miscellaneous Metal, Pipe, Metal Cylinders, Anything which is not a metal food or beverage can
Glass	Glass Food Containers, Glass Beverage Containers	Plate Glass, Mirrors, Pyrex, Light Bulbs, Ceramics, Anything which is not a glass beverage or food container
Plastic Bottles	Soda Bottles (PETE #1), Milk Jugs (HDPE #2)	Butter Tubs, Buckets, Plastic Bags, Styrofoam, Any plastic which does not have a number
Paper Products	Newspapers, Magazines, Junk Mail, Phone Books, Catalogs, Flattened Card Board	Waxed Papers, Milk Cartons, Metal Coated Papers, Plastic Coated Papers

### **New Garden Flying Field (N57)**

New Garden Flying Field first opened in 1967 to serve as a DuPont facility as well as the surrounding community. New Garden Township acquired the airport from Lex and Anne DuPont in 2007 with the intent of maintaining it as an airport, but also to capitalize on it and the available land associated with the sale. The airport is located on 83.99 acres on the west side of Newport road, north of Baltimore Pike. The facilities consist of:

- 60 foot wide runway
- Variety of T-hangars and box hangars
- 130 tenants with waiting list
- Base for 130 aircraft that are stored both in hangars as well as outdoor tie down space; all tenants pay a monthly rental fee.

The airport is classified in several ways, such as:

- It is a “reliever airport” to Philadelphia International Airport, meaning that the airport is designated to provide relief or additional capacity to Philadelphia International Airport
- It has uncontrolled airspace (e.g., it has no control tower);
- General aviation airport with a focus on the small single and light twin engine aircraft.
- 30,000 operations (take offs and landings) per year

In addition, to general aviation, the airport hosts community events such as aviation shows, the annual Chester County Balloon Festival (since 2006), and the Future Aviators summer camp, which draws children from across the country.

Current goals for the airport include:

- To make the airport a self-sustaining business;
- Increase its role as a community pillar that lends a positive identity to the Township; and
- Maintaining appearance and upgrading infrastructure.

Room for growth:

On the existing airport parcel there is currently space for additional hangars. Adjacent to the airport and also associated with the sale in 2007, are a 12 acre parcel and a 25 acre parcel, that the Township hoped to sell for development that would both support the airport and create a business park and other amenities for the community. The 12.65 acre parcel to the south of the airport has recently been sold. The Township retains control over the 25.87 acre parcel to the north.

### **Parks and Recreation**

- There are 53 acres of Township owned parkland in New Garden Township in addition to 15 acres of recreation areas owned by the Kennett Consolidated School District, and 443 acres of privately owned recreation.
- New Garden Township Park is the only park in the Township. It is considered a community park per the National Recreation and Park Association guidelines. There are no Township owned neighborhood parks. However, there are several home owners associations (HOAs) that manage community open space with recreational amenities.

- In addition, the Township owns the Phelps and Szymanski properties with the intent of maintaining them as natural areas with trails and benches for community enjoyment.
- Of the privately owned recreation, 237.9 acres (Brandywine Polo and Loch Nairn Golf Course) represent unprotected open space that could be developed in the future.

*Existing Parks and Recreation Opportunities in the Township*

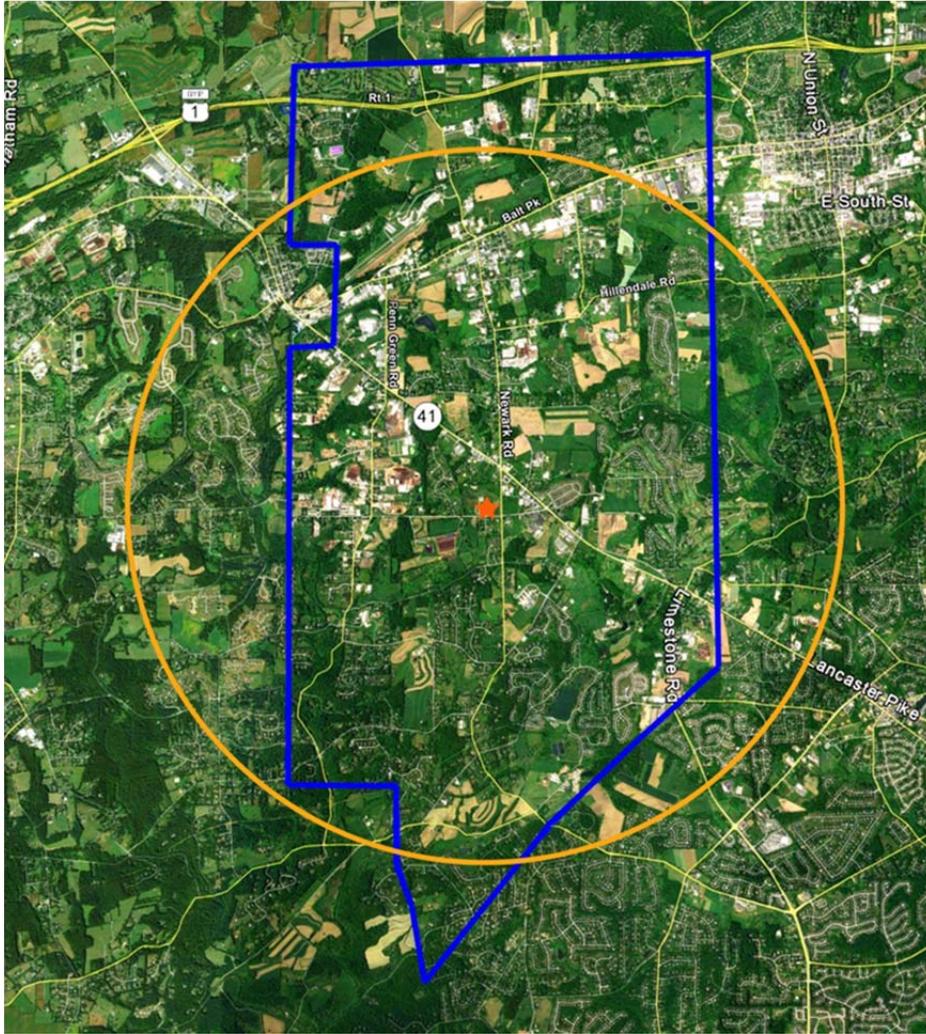
	<i>Type</i>	<i>Ownership</i>	<i>Acreage</i>	<i>Amenities</i>
<b>New Garden Twp Park</b>	<i>Public Recreation</i>	<i>Township</i>	<i>53</i>	<i>Picnic, pavilion, walking trail, soccer fields</i>
<b>Phelps/Szymanski Properties</b>	<i>Nature Area</i>	<i>Township</i>	<i>46.6</i>	<i>Trails (planned)</i>
<b>Bancroft Elementary</b>	<i>School Recreation</i>	<i>KCSD</i>	<i>17/2</i>	<i>Playground/multi-use recreation</i>
<b>New Garden Elementary</b>	<i>School Recreation</i>	<i>KCSD</i>	<i>25/9</i>	<i>Playground/multi-use recreation</i>
<b>Kennett Middle School</b>	<i>School Recreation</i>	<i>KCSD</i>	<i>79/4</i>	<i>Playground/multi-use recreation</i>
<b>Brandywine Polo Association</b>	<i>Recreational club</i>	<i>Private</i>	<i>123</i>	<i>Polo</i>
<b>St. Anthony's in the Hills</b>	<i>Private Recreation</i>	<i>Private (with conservation easement)</i>	<i>136</i>	<i>Theaters, halls for rent, active recreation, swimming pool</i>
<b>Hartefeld Golf Club</b>	<i>Golf Club</i>	<i>Private (with conservation easement)</i>	<i>69.2</i>	<i>Golf club and club house</i>
<b>Loch Nairn Golf Club</b>	<i>Golf Club</i>	<i>Private</i>	<i>114.9</i>	<i>Golf Club and clubhouse</i>

Demand for Parkland

- There are several methods for determining the demand for parkland in the Township. Aside from a community survey which assesses the demand for particular types of recreation (trails, sports fields, playgrounds, etc.), the Township can assess its need for parkland through population based methods. These methods are only guidelines for the Township to consider and do not take into account additional factors such as regional recreational facilities available, trails, and demographic considerations.
- The National Recreation and Park Association (NRPA) in its 1196 guide recommends 10 acres of active recreation land per 1,000 residents. "Active recreation land" as it applies to these guidelines means parks with athletic facilities and/or playground equipment, as opposed to land preserved primarily for its environmental amenities.
  - Based on this method and New Garden Township's current population of 11,900 residents (2010), the NRPA recommendation would be 120 acres of active recreation.

- Based on this method and the Township's projected population of 14,000 in 2030, the NRPA guideline would recommend 140 acres of parkland in the future.
- In its 2002 Comprehensive Plan, Linking Landscapes, the Chester County Planning Commission developed a population based method for assessing the need for parkland that is more tailored to the Chester County region. This method is based on the density of the municipality and provides a breakdown on parkland into Community Parks and Neighborhood Parks.
  - According to this methodology, New Garden Township would be considered a medium density Township, for which is recommended:
    - 8 acres of parkland per 1,000 residents;
    - 4.5 acres of community parkland per 1,000 residents; and
    - 3.5 acres of neighborhood parkland per 1,000 residents.
  - Based on the Linking Landscapes methodology, the Township would currently need 96 acres of parkland: 53.5 acres of community park and 41.6 acres of neighborhood parkland.
  - For the projected 2030 population of 14,000, these guidelines suggest that the Township should have 112 acres of parkland: 63 acres of community park and 49 acres of neighborhood parkland.
- Another approach to measuring parkland need is accessibility and service area. Parks and recreation contribute to quality of life most when they are "close to home" and accessible to residents. The service area for community parks is estimated to be up to 3 miles, while for neighborhood parks it is considered to be within walking distance or approximately ¼ mile.
- The Service Area Map shows the service area for New Garden Township Park. This map shows that there are service area "gaps" in both the most northern and most southern reaches of the Township.

## Community Park Service Area



### Kennett Consolidated School District (KCSD)

The Kennett Consolidated School District (KCSD) provides New Garden Township, along with Kennett Township, a small portion of East Marlborough Township, and Kennett Borough with public education. There are six schools in the system: the Mary D Lang Kindergarten Center, Greenwood Elementary, Bancroft Elementary, New Garden elementary, Kennett Middle School and Kennett High School. Of these, Bancroft Elementary, New Garden Elementary and the Kennett Middle School are located within New Garden Township.

- Current enrollment for the 2016/17 school year was 4,172 students with an overall budget of \$81,793,364.
- Enrollment trends depicted in the table below shows a net increase of 49 students over the past 9 years and projected growth of 3.5% or 149 students.
- The table below shows the current enrollment and capacity numbers for the individual schools, with all schools having adequate capacity.

- The school district is therefore well situated to absorb new residential growth and development within the district.

**DEMOGRAPHICS STATISTICS**

<u>YEAR</u>	<u>Enrollment</u>				<u>Student Increase</u>	<u>Percent Increase</u>
	<u>Elementary</u>	<u>Middle School</u>	<u>High School</u>	<u>District</u>		
2008-09	1,877	969	1,226	4,072	-28	-0.68%
2009-10	1,940	984	1,276	4,200	128	3.14%
2010-11	1,980	945	1,300	4,225	25	0.60%
2011-12	2,035	981	1,271	4,287	62	1.47%
2012-13	2,024	1,043	1,229	4,296	9	0.21%
2013-14	1,968	1,007	1,248	4,223	-73	-1.70%
2014-15	1,962	981	1,263	4,206	-17	-0.40%
2015-16	1,889	1,025	1,292	4,206	0	0.00%
2016-17 *	1,853	1,017	1,304	4,174	-32	-0.76%
2017-18 **	1,830	1,059	1,332	4,221	47	1.13%
2018-19 **	1,856	1,034	1,340	4,230	9	0.21%
2019-20 **	1,870	1,029	1,376	4,275	45	1.06%
2020-21 **	1,889	997	1,419	4,305	30	0.70%
2021-22 **	1,892	1,011	1,420	4,323	18	0.42%
2022-23 **	1,909	1,017	1,397	4,323	0	0.00%

<b>Kennett Consolidated School Education Facilities and Enrollment</b>				
<b>School</b>	<b>Year Built</b>	<b>Student Capacity</b>	<b>Enrollment April 2017</b>	<b>Excess Capacity</b>
<b>Kindergarten Center</b>				
Mary D. Lang	1972	550	303	247
<b>Elementary</b>				
Bancroft	2012	625	483	142
Greenwood	1962	725	605	120
New Garden	1958	650	471	179
<b>Middle School</b>				
Middle School	2002	1150	1020	130
<b>High School</b>				
High School	1932	1545	1284	261
<b>TOTAL</b>		<b>5245</b>	<b>4166</b>	<b>1079</b>

In interviews with KCSD, the following points were made:

- Communication and coordination with the Township have improved over time. A current opportunity for improved communications would be for the Township to post current development applications and their status on its website.
- The school district has continued concerns with the intersection of Route 41 and Sunnydell Road.
- The school district finds working with the newly regionalized Southern Chester County Regional Police to be a positive partnering experience.

### **Kennett Library at Bayard Taylor Commons**

New Garden Township is served by the Chester County Public Library System. While there is no library in New Garden Township, there are two in close proximity: Avon Grove Library in West Grove Borough and the Kennett Library at Bayard Commons in downtown Kennett Square. The Kennett Library's mission is to: "serve as the center for life-long learning and the destination for the discovery of ideas, the joy of reading, and the power of information throughout our service area in Southern Chester County, PA."

In November 2017, township residents approved a referendum that will create an annual dedicated tax of about \$20 per household that is to be used exclusively to fund the operation of the Kennett Library. This dedicated tax will cover New Garden Township's fair share of the library



usage. Other municipalities that are within the service area include Kennett Township, East Marlborough Township, Kennett Square Borough and West Marlborough.

### Key Comprehensive Plan Considerations: Community Facilities

**Regionalization/Shared Services:** The newly established regional police force represents a move toward cost sharing (and potential savings) with the intent of achieving service efficiencies now and in the future, but does not come without its challenges. The Township may wish to consider additional areas of shared services in the future.

**Public Safety:** As the police force modernizes, a new facility has been in the planning stages and is anticipated to come to fruition during the planning period. Even as the SCCRP aims to become more efficient and effective, fire and EMS services will face increasing challenges to staffing and funding, making a paid staff more likely in the future in order to preserve existing service levels.

**Parks and recreation:** The Township has a highly successful and beloved community park centrally located at the municipal building. However, analysis using established guidelines from regional and national entities estimate that the Township should consider additional parkland and active recreational opportunities. These opportunities should be assessed on the neighborhood level (opportunities that residents can walk to) as well as in the northernmost and southernmost areas of the Township, where service area mapping shows “gaps” in service. However, to more accurately assess the needs of residents, further study may need to be conducted.

**Sewer and water service:** As the Township sells its sewer infrastructure to private company, with the intent of more effective and efficient professional management, continued monitoring and partnering with the utilities is an important part of managing growth in the Township.

**New Garden Flying Field:** The airport is a source of community pride as well as a key driver for economic development in the Township. Opportunities for compatible development that will leverage this resource are important to its vitality and sustainability in the future.



## Energy Conservation

The following pages contain the Profile for New Garden Township as prepared by the Delaware Valley Regional Planning Commission.

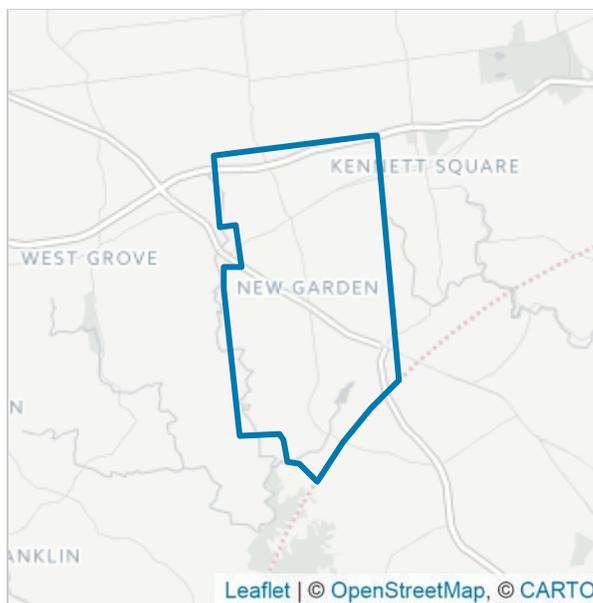
# Energy and Emissions Profile for New Garden Township, Chester County, PA

## Introduction

In 2013, the Delaware Valley Regional Planning Commission completed a regional energy use and greenhouse gas emissions inventory for the nine-county DVRPC region. As part of this inventory DVRPC allocated both energy use and greenhouse gas emissions to individual counties and municipalities based on 2010 data. This report gathers energy usage, greenhouse gas emissions, and energy expenditure information for New Garden Township in an easy-to-read document intended to support local decision-making.

This report is meant to serve as a starting point for municipal policy-making. More detailed local analysis can improve on this inventory and reveal particular opportunities for efficiency improvements and emission reductions in both the public and private sector.

DVRPC's Office of Energy & Climate Change Initiatives can provide additional guidance and assistance in performing this local analysis. This report will be updated with new data upon completion of DVRPC's energy use and emissions inventory for 2015.



## New Garden Township

New Garden Township is classified by DVRPC as a Growing Suburb. A Growing Suburb is characterized by significant actual or forecasted population and/or employment growth. These areas are also characterized by a significant amount of developable upland acres.

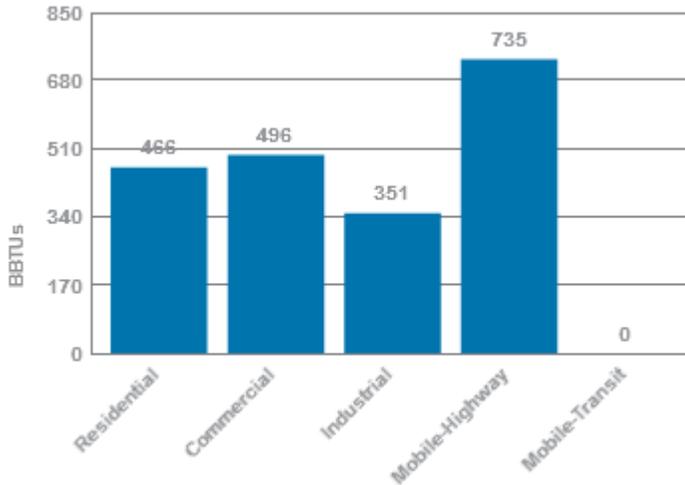
In 2010, 11,984 people lived in New Garden Township, comprising 3,694 households. The median household income in New Garden Township was \$113,000, and 5,590 jobs were located in New Garden Township.

DVRPC estimates that New Garden Township consumed 2,050 billion BTUs (BBTUs) of energy in stationary (e.g., home heating) and mobile (e.g., automobile travel) applications. The total cost of the energy used in the residential, commercial, and industrial sectors and for on-road vehicle travel is estimated to be \$52,300,000.

Combustion of fuels to produce the energy consumed in New Garden Township, in combination with non-energy sources of greenhouse gases, resulted in the release of 205,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e). Of sectors for which data is available and able to be allocated to the municipal level, the mobile-highway sector consumed the most energy, consuming 735 BBTUs of energy. The commercial sector produced the most emissions, emitting 59,500 MTCO<sub>2</sub>e. Energy use, energy expenditures, and GHG emissions by sector are shown in the three bar graphs below.

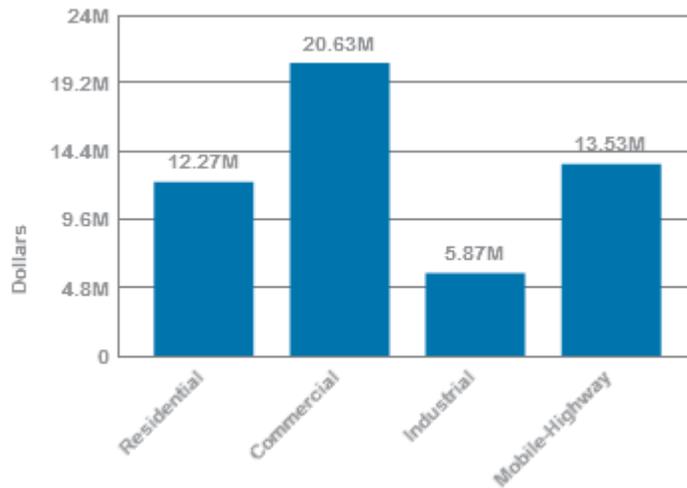
### Energy Use By Sector

Sector	Energy Use (BBTU)	%
Residential	466	23%
Commercial	496	24%
Industrial	351	17%
Mobile-Highway	735	36%
Mobile-Transit	0	<1%
<b>Total</b>	<b>2,048</b>	<b>100%</b>



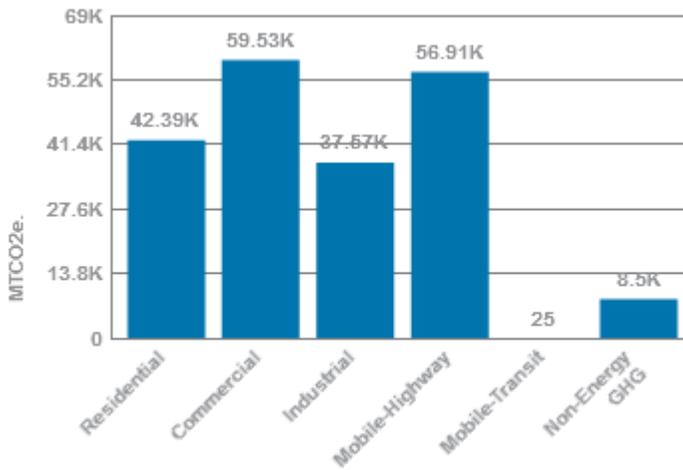
### Energy Expenditures By Sector

Sector	Expenditures (Dollars)	%
Residential	12,271,565	23%
Commercial	20,625,333	39%
Industrial	5,872,558	11%
Mobile-Highway	13,533,873	26%
Mobile-Transit	N/A	0%
<b>Total</b>	<b>\$52,303,330</b>	<b>100%</b>



### GHG Emissions by Sector

Sector	Emissions (MTCO <sub>2</sub> e.)	%
Residential	42,390	21%
Commercial	59,530	29%
Industrial	37,572	18%
Mobile-Highway	56,907	28%
Mobile-Transit	25	<1%
Non-Energy GHG	8,504	4%
<b>Total</b>	<b>204,928</b>	<b>100%</b>

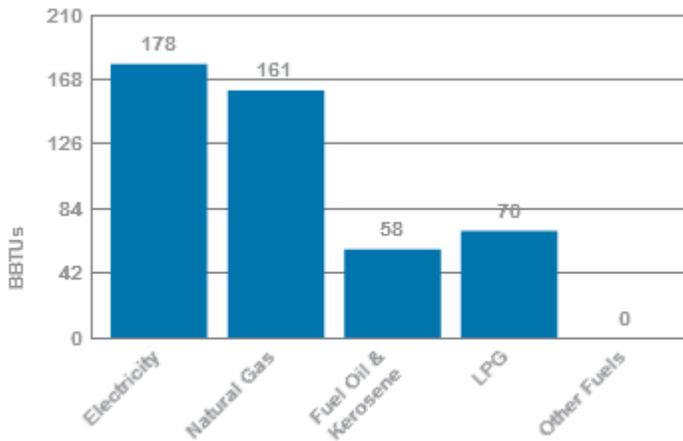


## Residential Energy Usage and Emissions

Electricity provided the most energy for the residential sector in New Garden Township in terms of BTUs consumed. The residential sector used a total of 52,000,000 kWhs or 178 BBTUs of electricity. Electricity was the largest source of New Garden Township's GHG emissions by the residential sector, resulting in 25,200 MTCO<sub>2</sub>e. of emissions. Of energy sources for which price data was available, electricity consumption resulted in the highest energy expenditures, costing users \$6,610,000.

### Energy Use By Source

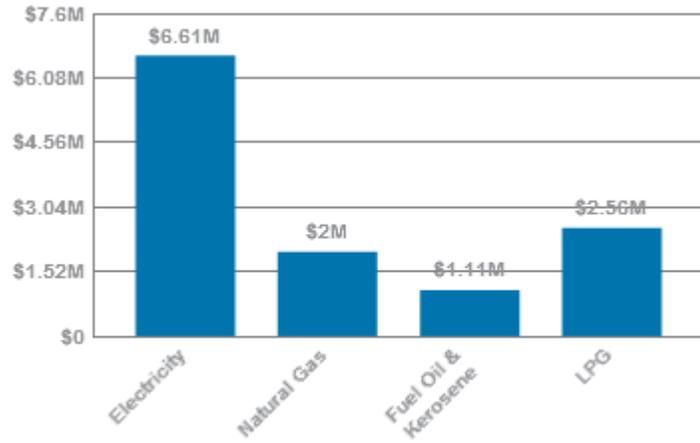
Energy Source	Energy Use (BBTUs)*	%
Electricity	178	38%
Natural Gas	161	34%
Fuel Oil	58	12%
LPG	70	15%
Other Fuels	0	<1%
<b>Total</b>	<b>466</b>	<b>100%</b>



\*The value shown for BBTU of electricity represents only the direct energy content of the electricity itself, not that of fuels used to generate the electricity. An estimated 190 BBTU of coal (9,687 short tons), 3 BBTU of oil (507 barrels), 111 BBTU of natural gas (108,514 million cubic feet), and 4 BBTU of other fossil fuels were used to generate this electricity.

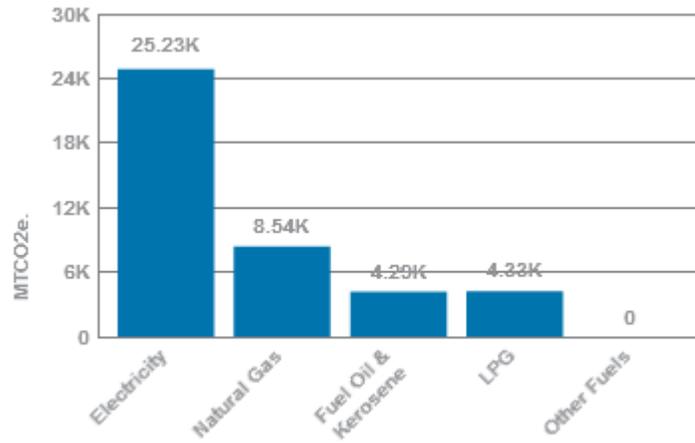
### Energy Expenditures By Source

Energy Source	Cost	%
Electricity	\$6,607,004	54%
Natural Gas	\$1,998,436	16%
Fuel Oil	\$1,105,677	9%
LPG	\$2,560,448	21%
Other Fuels	N/A	N/A
<b>Total</b>	<b>\$12,271,565</b>	<b>100%</b>



### GHG Emissions By Source

Energy Source	Emissions (MTCO <sub>2</sub> e.)	%
Electricity	25,232	60%
Natural Gas	8,536	20%
Fuel Oil	4,291	10%
LPG	4,332	10%
Other Fuels	0	<1%
<b>Total</b>	<b>42,390</b>	<b>100%</b>

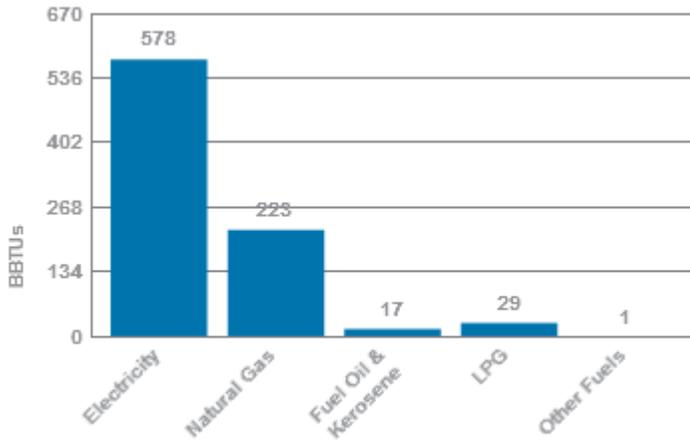


## Commercial and Industrial Energy Usage and Emissions

For the combined commercial and industry sector, electricity provided the most used energy in terms of BTUs consumed. Commercial and industrial facilities consumed 169,000,000 kWhs or 578 BBTUs of electricity. Electricity was the largest source of New Garden Township's GHG emissions by the combined commercial and industrial sector, resulting in 82,100 MTCO<sub>2</sub>e. of emissions. Of energy sources for which price data was available, electricity consumption resulted in the highest energy expenditures, costing users \$15,600,000.

### Energy Use By Source

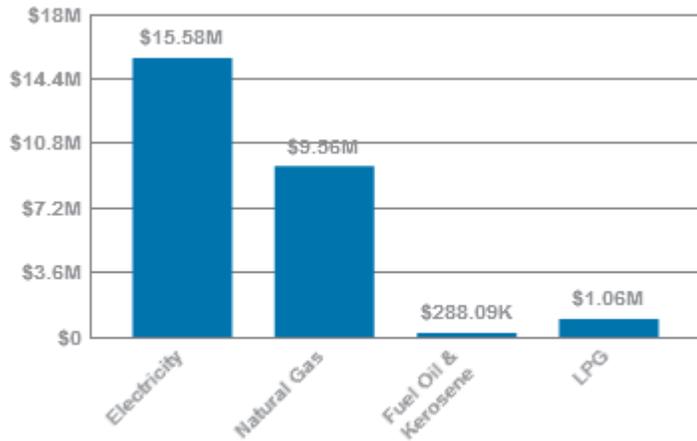
Energy Source	Energy Use (BBTUs)*	%
Electricity	578	68%
Natural Gas	223	26%
Fuel Oil	17	2%
LPG	29	3%
Other Fuels	1	<1%
<b>Total</b>	<b>847</b>	<b>100%</b>



\*The value shown for BBTU of electricity represents only the direct energy content of the electricity itself, not that of fuels used to generate the electricity. An estimated 619 BBTU of coal (31,533 short tons), 10 BBTU of oil (1,650 barrels), 362 BBTU of natural gas (353,465 million cubic feet), and 12 BBTU of other fossil fuels were used to generate this electricity.

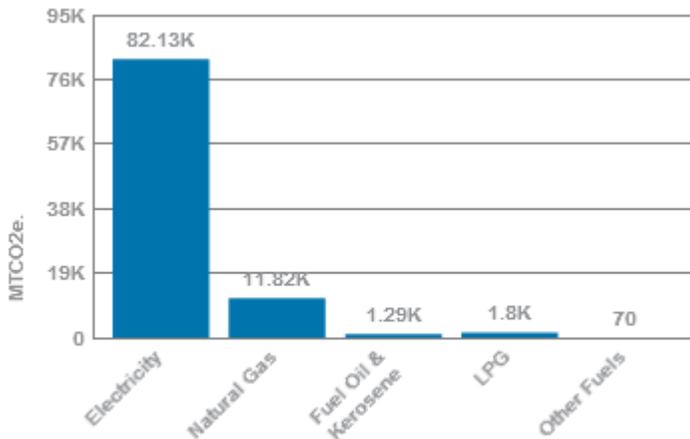
### Energy Expenditures By Source

Energy Source	Cost	%
Electricity	\$15,583,226	59%
Natural Gas	\$9,564,659	36%
Fuel Oil	\$288,089	1%
LPG	\$1,061,919	4%
Other Fuels	N/A	0%
<b>Total</b>	<b>\$26,497,892</b>	<b>100%</b>



### GHG Emissions By Source

Energy Source	Emissions (MTCO <sub>2</sub> e.)	%
Electricity	82,130	85%
Natural Gas	11,818	12%
Fuel Oil	1,287	1%
LPG	1,796	2%
Other Fuels	70	<1%
<b>Total</b>	<b>97,102</b>	<b>100%</b>



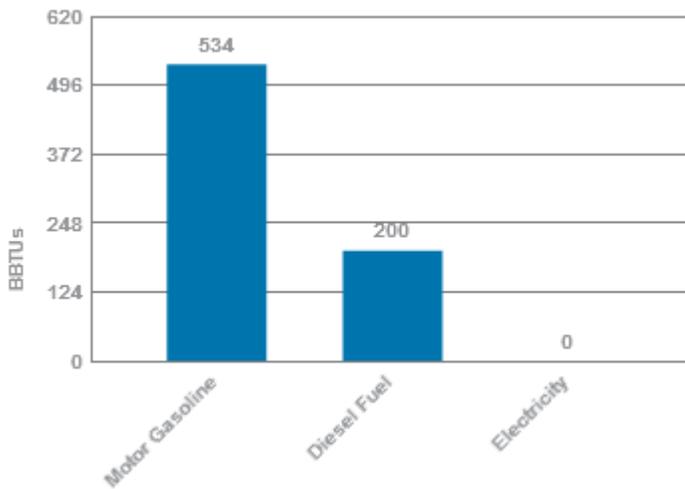
## Mobile Energy Usage and Emissions

Vehicles of all kinds, including private passenger vehicles, commercial vehicles, and public transit vehicles, also contribute to energy usage and GHG emissions in New Garden Township. Motor gasoline provided the most energy. Motor vehicles with trips either starting or ending in New Garden Township\* consumed 4,300,000 gallons of motor gasoline, containing 534 BBTUs of energy. This consumption cost users an estimated \$13,500,000. Altogether, emissions related to mobile energy use from all sources attributed to New Garden Township amounted to 56,900 MTCO<sub>2e</sub>. from all sources. Note that the electricity use for transportation is an allocated amount of electricity use for rail, not for electric cars.

\*Half of each trip originating or terminating in New Garden Township was allocated to New Garden Township. The remainder was allocated to the municipality at the other end of each trip.

### Energy Use By Fuel

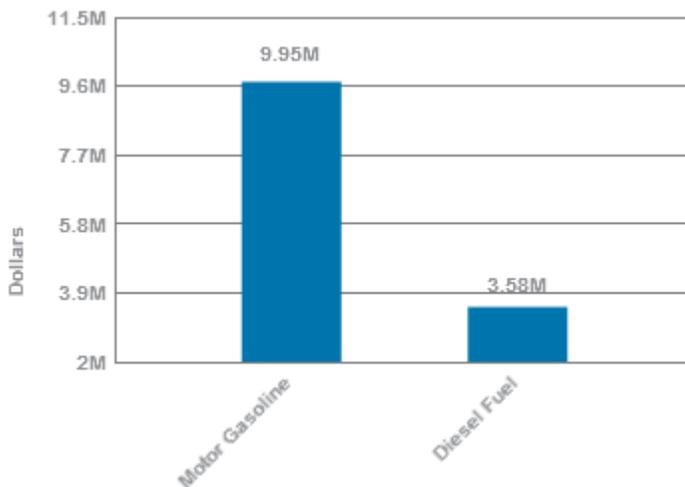
Fuel	Energy Use (BBTUs)*	%
Motor Gasoline	534	73%
Diesel Fuel	200	27%
Electricity	0	<1%
<b>Total</b>	<b>735</b>	<b>100%</b>



\*The value shown for BBTU of electricity represents only the direct energy content of the electricity itself, not that of fuels used to generate the electricity. An estimated 0 BBTU of coal (9 short tons), 0 BBTU of oil (0 barrels), 0 BBTU of natural gas (104 million cubic feet), and 0 BBTU of other fossil fuels were used to generate this electricity.

### Energy Expenditures By Fuel

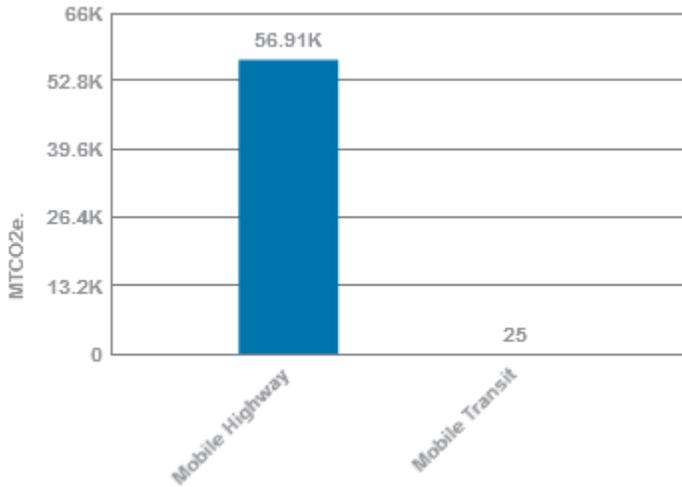
Fuel	Expenditures (Dollars)*	%
Motor Gasoline	9,949,375	74%
Diesel Fuel	3,584,498	26%
Electricity	N/A	0%
<b>Total</b>	<b>13,533,873</b>	<b>100%</b>



\*Does not include estimated expenditures for rail transit.

## GHG Emissions By Source

Source	Emissions (MTCO <sub>2</sub> e.)	%
Mobile Highway	56,907	100%
Mobile Transit	25	<1%
<b>Total</b>	<b>56,932</b>	<b>100%</b>



## Non-Energy Greenhouse Gas Emissions

Industrial processes accounted for the largest proportion of New Garden Township's non-energy greenhouse gas (GHG) emissions, contributing 4,450 MTCO<sub>2</sub>e. of the municipality's total emissions.

Agricultural Sources	Fugitive Emissions	Waste Management	Wastewater Management	Industrial Processes	LULUCF*	Total
1,643	1,147	1,823	1,166	4,448	-1,723	<b>8,504</b>

\*Land Use, Land Use Change, and Forestry



# Appendix

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## *NEW GARDEN TOWNSHIP- CHESTER COUNTY, PA*

- A. Online Survey Results (Summer 2017)**
- B. Stakeholder Interviews and Visioning Summary**
- C. Background Report**

April 5, 2018

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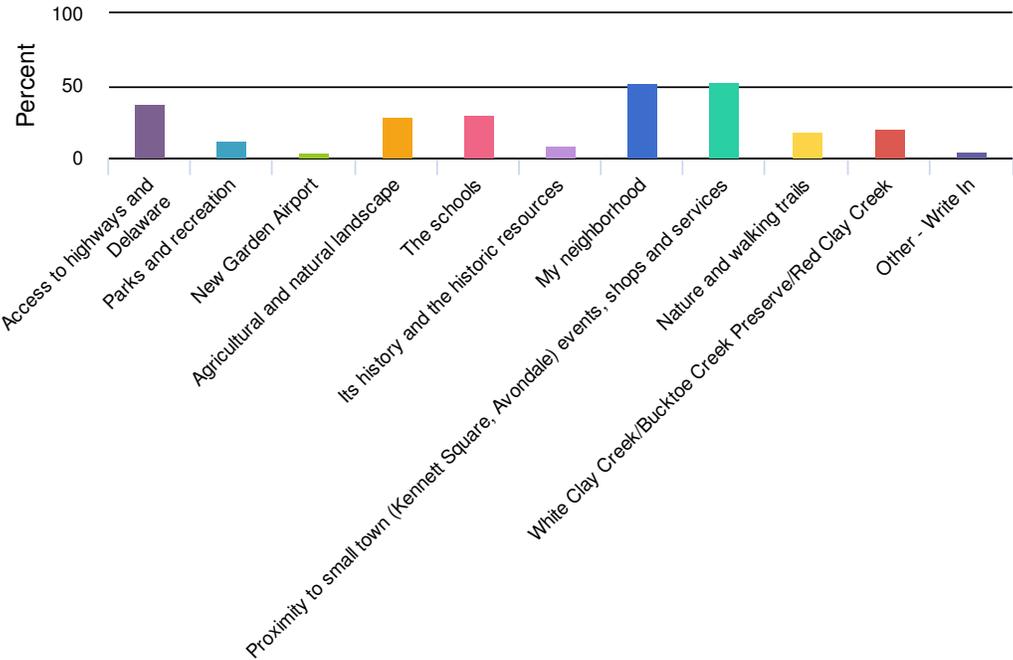
# Report for New Garden Township Community Survey

## Response Counts



Totals: 440

1. What is your favorite characteristic about living/working in New Garden Township? (Choose a maximum of 3.)



Value		Percent	Responses
Access to highways and Delaware		37.4%	159
Parks and recreation		11.5%	49
New Garden Airport		3.3%	14
Agricultural and natural landscape		28.9%	123
The schools		30.4%	129
Its history and the historic resources		8.5%	36
My neighborhood		51.8%	220
Proximity to small town (Kennett Square, Avondale) events, shops and services		53.2%	226
Nature and walking trails		18.1%	77
White Clay Creek/Bucktoe Creek Preserve/Red Clay Creek		20.2%	86
Other - Write In		4.5%	19

2. What is ONE thing you would change about New Garden Township? Please be specific. (Maximum of 20 words.)

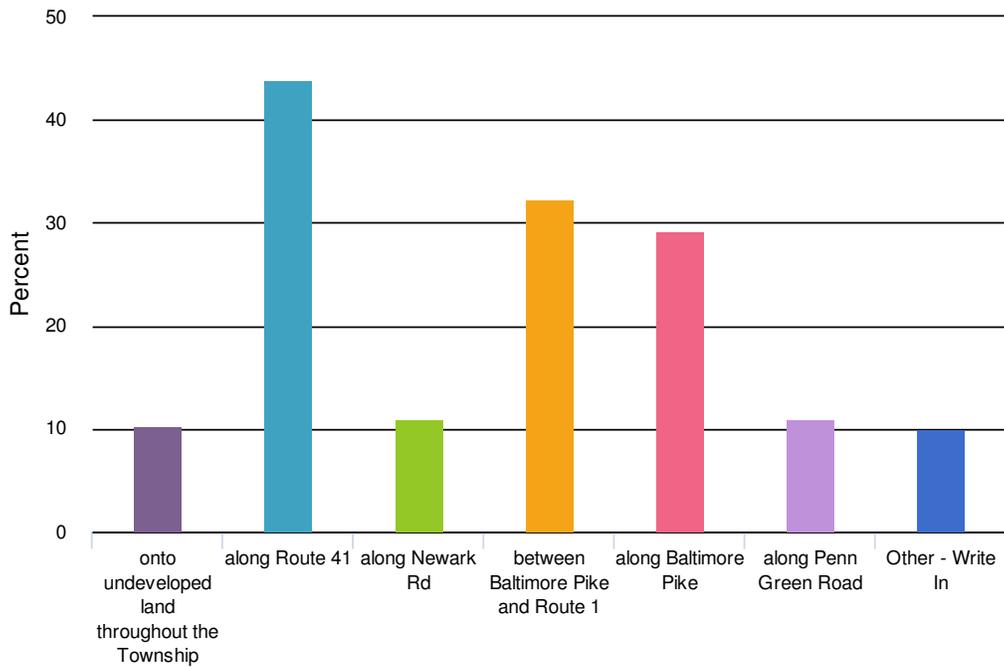


3. Please rank the top 5 issues that are most important to you with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Enhancing the appearance and function of Route 41	1		665	197
Preserving farmland and open space	2		587	179
Improving and expanding (trails and sidewalks) throughout the Township for people who walk and bike for transportation and recreation	3		495	145
Addressing the Baltimore Pike and Newark Road intersection	4		465	148
Protecting the natural, scenic and historic qualities of White Clay Creek and Broad Run	5		446	151
Economic development: Attracting more high paying employers to the Township	6		385	118
Constructing a new Police facility	7		263	89
Enhancing park and recreational facilities and programs at New Garden Township Park	8		230	86
Promoting agriculture related businesses, while working cooperatively to address impacts	9		217	78
Promoting more affordable housing for young families, farm workers, teachers, firefighters, police officers, and seniors in the Township	10		212	74
Protecting historic resources within the Township	11		211	84
Revitalizing Toughkenamon	12		210	76
Other:	13		100	35







Value	Percent	Responses
onto undeveloped land throughout the Township	10.3%	30
along Route 41	44.0%	128
along Newark Rd	11.0%	32
between Baltimore Pike and Route 1	32.3%	94
along Baltimore Pike	29.2%	85
along Penn Green Road	11.0%	32
Other - Write In	10.0%	29

### 5. Where would you like to see each of the following streetscape amenities?

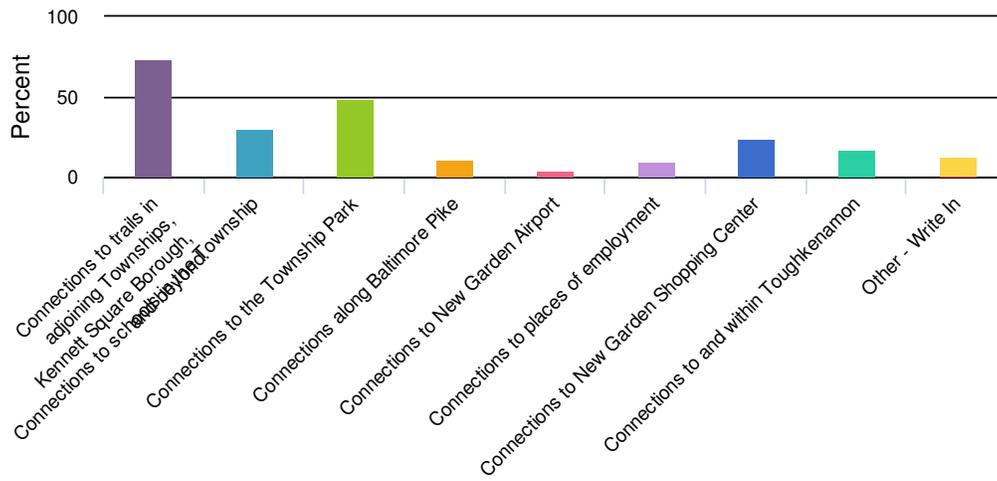
	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
Sidewalks Checks	96	120	96	30	342
Row Check %	28.1%	35.1%	28.1%	8.8%	

	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
<b>Pedestrian scaled street lights</b>					
Checks	82	112	70	18	282
Row Check %	29.1%	39.7%	24.8%	6.4%	
<b>Street trees and landscaping</b>					
Checks	89	103	146	34	372
Row Check %	23.9%	27.7%	39.2%	9.1%	
<b>Benches/seating areas</b>					
Checks	47	107	41	18	213
Row Check %	22.1%	50.2%	19.2%	8.5%	
<b>Bus shelters</b>					
Checks	97	52	100	16	265
Row Check %	36.6%	19.6%	37.7%	6.0%	
<b>Bike racks</b>					
Checks	62	87	38	20	207
Row Check %	30.0%	42.0%	18.4%	9.7%	
<b>Gateway features (banners, welcome signs, etc.)</b>					
Checks	85	58	132	10	285
Row Check %	29.8%	20.4%	46.3%	3.5%	
<b>Bicycle lane</b>					
Checks	2	0	0	0	2
Row Check %	100.0%	0.0%	0.0%	0.0%	
<b>Bike lanes</b>					
Checks	1	0	1	1	3
Row Check %	33.3%	0.0%	33.3%	33.3%	
<b>Bike path</b>					
Checks	1	0	0	0	1
Row Check %	100.0%	0.0%	0.0%	0.0%	
<b>Bike paths</b>					
Checks	3	3	3	2	11
Row Check %	27.3%	27.3%	27.3%	18.2%	
<b>Bike trails</b>					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
<b>Bury wires to eliminate poles</b>					
Checks	1	1	0	1	3
Row Check %	33.3%	33.3%	0.0%	33.3%	

	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
Modern roundabouts					
Checks	1	0	1	1	3
Row Check %	33.3%	0.0%	33.3%	33.3%	
More stores					
Checks	1	0	0	0	1
Row Check %	100.0%	0.0%	0.0%	0.0%	
Newark Rd Sidewalks 41 to Balt Pike					
Checks	1	1	0	0	2
Row Check %	50.0%	50.0%	0.0%	0.0%	
None of the prior options,if you want the city move there					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
None of these are good options					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
Not a priority item anywhere.					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
Occupied storefronts					
Checks	1	0	0	0	1
Row Check %	100.0%	0.0%	0.0%	0.0%	
have no real strong desire for any of these attributes					
Checks	1	1	1	1	4
Row Check %	25.0%	25.0%	25.0%	25.0%	
Brick roads					
Checks	0	1	0	0	1
Row Check %	0.0%	100.0%	0.0%	0.0%	
Improved landscaping/flowers					
Checks	0	1	0	0	1
Row Check %	0.0%	100.0%	0.0%	0.0%	
New Street lights					
Checks	0	1	0	0	1
Row Check %	0.0%	100.0%	0.0%	0.0%	
Test					
Checks	0	0	0	0	
Row Check %	0.0%	0.0%	0.0%	0.0%	

	Baltimore Pike	Within Toughkenamon	Route 41	Penn Green Road	Total Checks
Bike path that is safe					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Horticultural enclaves with wildflowers and native plantings					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Make route 41 a local road and fix it with the things from the previous questions					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Nice development - reasonably sized shops, restaurants, movie theater, small food store and open parks					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Re route truck traffic					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
Speed control devices.					
Checks	0	0	1	0	1
Row Check %	0.0%	0.0%	100.0%	0.0%	
<b>Total Checks</b>					
Checks	575	652	639	156	21133
% of Total Checks	2.7%	3.1%	3.0%	0.7%	100.0%

6. As the Township expands its network of trails and bike paths, which destinations are most important to you? Choose a maximum of 3.



Value	Percent	Responses
Connections to trails in adjoining Townships, Kennett Square Borough, and beyond.	74.2%	227
Connections to schools in the Township	30.1%	92
Connections to the Township Park	48.7%	149
Connections along Baltimore Pike	11.1%	34
Connections to New Garden Airport	3.9%	12
Connections to places of employment	9.5%	29
Connections to New Garden Shopping Center	23.9%	73
Connections to and within Toughkenamon	17.3%	53
Other - Write In	12.7%	39
Other - Write In	1.6%	5

7. How appropriate would the following forms of development be along Route 41/Newport Gap Pike?

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Single family houses Count Row %	52 18.2%	46 16.1%	66 23.1%	122 42.7%	286
Townhouses Count Row %	40 13.9%	70 24.3%	65 22.6%	113 39.2%	288
Apartments Count Row %	20 7.1%	60 21.2%	71 25.1%	132 46.6%	283
Active Adult Community Count Row %	72 24.7%	78 26.8%	69 23.7%	72 24.7%	291
Office Development Count Row %	124 42.6%	84 28.9%	43 14.8%	40 13.7%	291
Industrial/warehouses Count Row %	47 16.3%	44 15.2%	50 17.3%	148 51.2%	289
Agriculture and Ag-related businesses Count Row %	68 24.2%	63 22.4%	91 32.4%	59 21.0%	281
Strip commercial centers Count Row %	79 27.0%	70 23.9%	47 16.0%	97 33.1%	293
Village-type development with a mix of residential and commercial Count Row %	123 42.4%	78 26.9%	43 14.8%	46 15.9%	290
Neighborhoods with a mix of housing types Count Row %	60 21.1%	67 23.5%	74 26.0%	84 29.5%	285
41 too dangerous for anything residential :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Adult novelties:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Affordable housing for working families who can't afford \$300k houses:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Bike path:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Desirable commercial shopping:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Developer PREIT property, but in moderation. No big box stores. Put in stores that are appropriate for the residents who live around that location. :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Favor only small low density low traffic impact development:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Green space :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Higher-end retail stores (I.e Trader Joe's):How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Medical offices, emergency walk-in resource:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Movie theater:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Movie theater / Trader Joe's:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
None are appropriate without highway expansion:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Other retail / shopping/ grocery:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Preserving and fixing up what is already there:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Repurpose existing VACANT developments and buildings!:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Restaurants:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail & a movie theater:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail businesses.:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Safe bike paths and road development to decrease traffic congestion. :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Shopping center:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Specialty stores...restaurants :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Sports fields, turf complex:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Test:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
Theater/Restaurant complex:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Too much development on 41 already. It is too busy! :How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

Somewhat  
Appropriate    appropriate    Neutral    Not  
Appropriate    Responses

Town center:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Trader Joes:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Upscale stores and a theater:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Wal-mart:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
We need an athletic center for the community (indoor/outdoor tennis and other facilities). People are traveling far out of our areas to get the facilities they want and need.:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
open spaces to ease traffic needs of the road:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
restaurants:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
upscale shopping center like Exton Main Street:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
village type with no townhouses or apartments:How appropriate would the following forms of development be along <b>Route 41/Newport Gap Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Totals Total Responses					429

8. How appropriate would the following forms of development be along Baltimore Pike?

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Single family houses Count Row %	70 25.2%	61 21.9%	68 24.5%	79 28.4%	278

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Townhouses Count Row %	67 24.0%	89 31.9%	71 25.4%	52 18.6%	279
Apartments Count Row %	47 17.2%	87 31.9%	65 23.8%	74 27.1%	273
Active Adult Community Count Row %	72 26.1%	80 29.0%	74 26.8%	50 18.1%	276
Office Development Count Row %	107 38.4%	85 30.5%	50 17.9%	37 13.3%	279
Industrial/warehouses Count Row %	56 20.4%	67 24.4%	62 22.5%	90 32.7%	275
Agriculture and Ag-related businesses Count Row %	70 25.8%	75 27.7%	65 24.0%	61 22.5%	271
Strip commercial center Count Row %	80 28.9%	89 32.1%	37 13.4%	71 25.6%	277
Village-type development with a mix of residential and commercial Count Row %	94 33.6%	90 32.1%	60 21.4%	36 12.9%	280
Neighborhoods with a mix of housing types Count Row %	60 22.1%	82 30.1%	79 29.0%	51 18.8%	272
Affordable housing families that can't afford \$300k homes:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Brewery:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
Fast food restaurants:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Gentlemen's strip club:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	1 100.0%	1
Green spaces for traffic calming :How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Low traffic impact:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Mixed use:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Movie theater / Trader Joe's:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
None are appropriate without road expansion:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Park Space:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1
Preserving and fixing up what is already there:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail & a movie theater:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Retail choices of food stores Whole Foods Wegmans:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Safe bike paths. :How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1

	Appropriate	Somewhat appropriate	Neutral	Not Appropriate	Responses
Strip mall with upgraded tenants no more dollar stores etc.:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Upscale shopping centers and an upscale movie theatre:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Warehouse:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	1 100.0%	0 0.0%	0 0.0%	1
We need an athletic center for the community (indoor/outdoor tennis and other facilities). People are traveling far out of our areas to get the facilities they want and need.:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
test:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0
village type with no townhouses or apartments:How appropriate would the following forms of development be along <b>Baltimore Pike?</b> Count Row %	1 100.0%	0 0.0%	0 0.0%	0 0.0%	1
Totals Total Responses					429

9. How would you improve Toughkenamon?

non?  
sylvania

5 0.2 Miles



houses shops add development  
area pike road  
shopping lanes clean fix people  
housing newark  
businesses mushroom sidewalks  
balt bike  
street traffic

10. Rank the top 3 priority intersection improvements that are needed in the Township with 1 being the most important. Note: The following intersections are not included in the list below because improvements are under design/construction by PennDOT: Newark Road and Hillendale Road (8 on map): Left-turn lane for southbound Newark Road and shoulder widening Route 41 & Newark Road (9 on map): Left turn lanes on Newark Road and signal retiming



Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Route 41 & Sunny Dell Road (5 on Map): Left-turn lanes for northbound Route 41	1		446	196
Baltimore Pike & Newark Road (1 on Map): Turn lanes, signal retiming, sidewalks and crosswalks, and other safety and operational improvements	2		436	197
Route 41 & Limestone Road Interchange (7 on Map): Traffic signals, turn lanes, or new interchange configuration	3		259	133
Route 41 & Sharp Road (6 on Map): Signalization or reconfiguration	4		211	113
Newark Road & Bucktoe Road/New Garden Road (3 on Map): Safety improvements	5		131	71
Newark Rd & US 1 Interchange (2 on Map): Traffic signals, turn lanes	6		91	50
Route 41 & Penn Green Road (4 on Map): Left-turn lanes on Penn Green and signal retiming	7		75	46
Other - Write In	8		44	22



11. If you chose "other" for top intersection improvement in question 10, please write in here:

vehicles  
roundabouts  
bancroft  
sharp  
route  
southwood  
buttonwood  
signalization  
intersections  
stop lights  
garden starr  
traffic signals  
limestone  
hillendale

12. Beyond the intersection improvements listed above, rank 3 additional transportation needs that you believe should be addressed with 1 being the most important.

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Gateways, traffic calming, and improved appearances along Route 41	1		497	194
Gateways, traffic calming, and improved appearances along Baltimore Pike	2		201	122
Gateways, traffic calming, and improved appearances along Newark Road	3		200	111
Bicycle and pedestrian facilities along Baltimore Pike	4		186	87
New public transit service to Wilmington, DE	5		180	83
Transportation improvements in the Village of Toughkenamon to support revitalization	6		160	86
Enhanced SCCOOT bus stops and service along Baltimore Pike	7		55	30
New Park-n-Ride facilities	8		52	27
Other - Write In	9		25	14



13. If you chose, "Other" for transportation improvement in question 12, please write in your answer here:

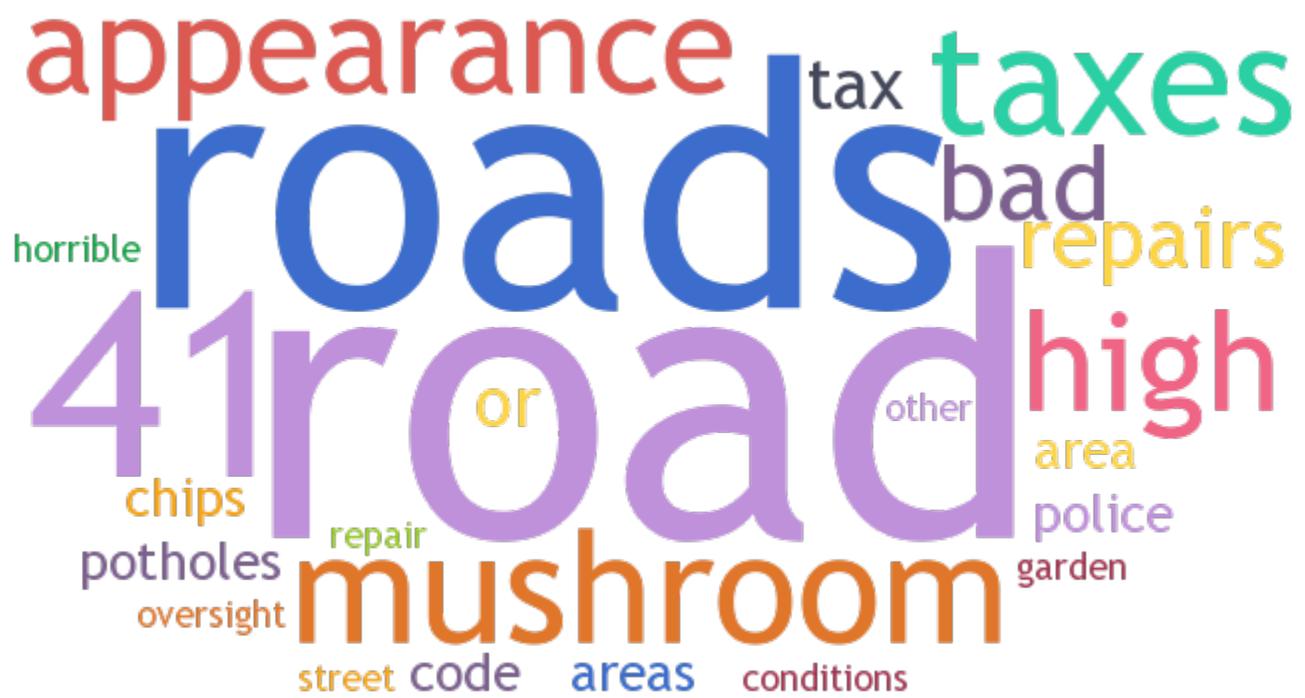


14. How satisfied are you with the following aspects of life in New Garden Township?

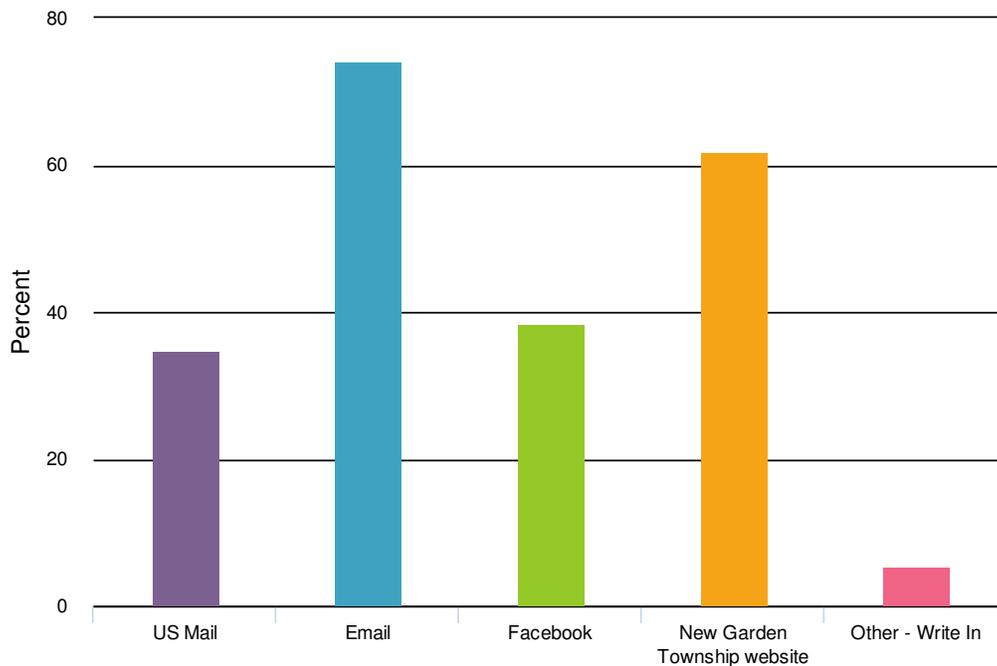
	Very Satisfied	Satisfied	Neutral	Dissatisfied	Don't know/Not Applicable	Responses
Police Services						
Count	134	121	33	11	9	308
Row %	43.5%	39.3%	10.7%	3.6%	2.9%	
Fire and EMS Services						
Count	124	122	26	2	33	307
Row %	40.4%	39.7%	8.5%	0.7%	10.7%	
Township Administrative Services						
Count	58	110	101	9	28	306
Row %	19.0%	35.9%	33.0%	2.9%	9.2%	
Township Code Enforcement						
Count	25	86	107	28	60	306
Row %	8.2%	28.1%	35.0%	9.2%	19.6%	

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Don't know/Not Applicable	Responses
Township Communications Count Row %	49 16.0%	115 37.6%	99 32.4%	25 8.2%	18 5.9%	306
Township Park Count Row %	40 13.1%	132 43.1%	88 28.8%	14 4.6%	32 10.5%	306
Township Recreational Programming Count Row %	23 7.5%	98 32.0%	110 35.9%	21 6.9%	54 17.6%	306
Road Conditions/Repairs Count Row %	11 3.6%	70 22.9%	90 29.4%	131 42.8%	4 1.3%	306
Snow Removal Count Row %	42 13.7%	164 53.6%	67 21.9%	20 6.5%	13 4.2%	306
Value of Services for Taxes Paid Count Row %	23 7.5%	92 30.0%	125 40.7%	61 19.9%	6 2.0%	307
General Appearance of the Township Count Row %	19 6.2%	112 36.6%	112 36.6%	60 19.6%	3 1.0%	306
Overall Quality of Life Count Row %	75 24.6%	171 56.1%	47 15.4%	11 3.6%	1 0.3%	305
Totals Total Responses						429

15. If you are dissatisfied with any of the above items, please explain your reasons below.

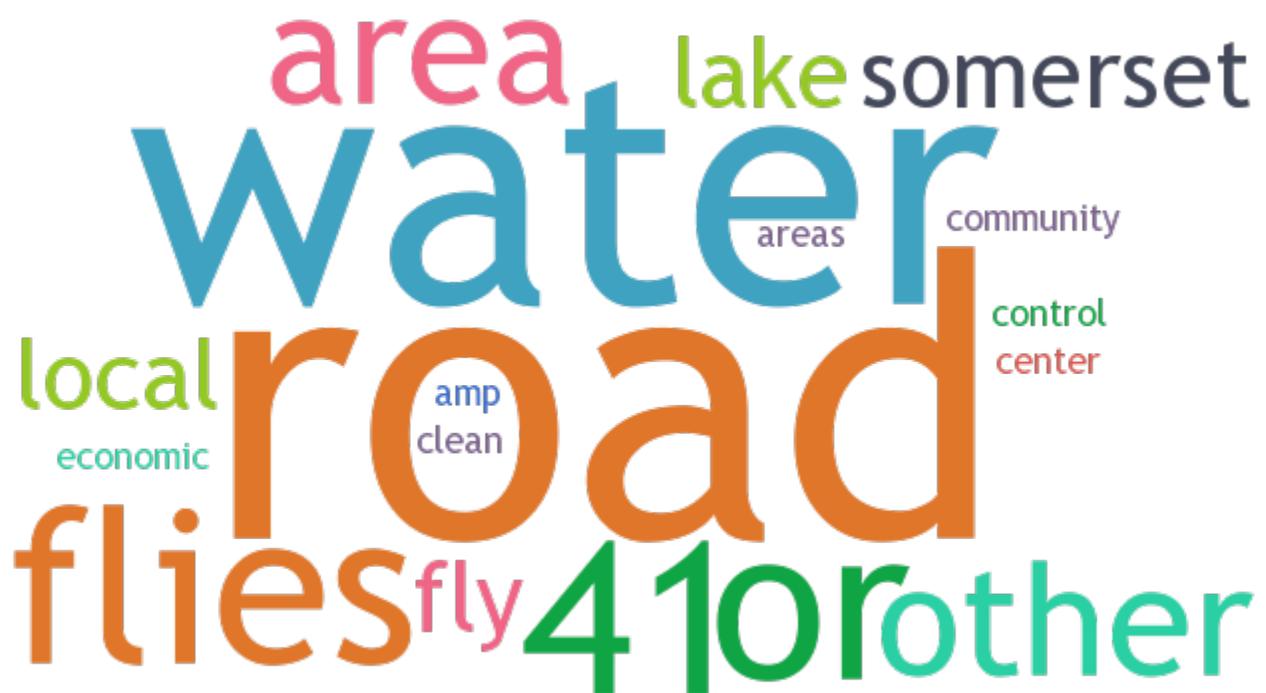


16. What is the best way for the Township to communicate information about news and events? (Check all that apply.)

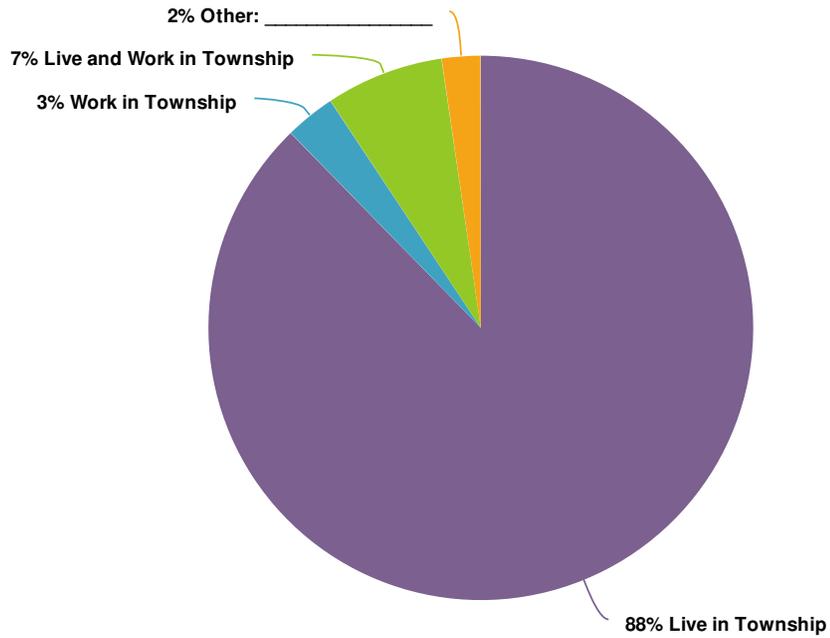


Value		Percent	Responses
US Mail		34.7%	107
Email		74.0%	228
Facebook		38.3%	118
New Garden Township website		61.7%	190
Other - Write In		5.5%	17

17. Are there any other issues/topics that you would like the Township to consider?



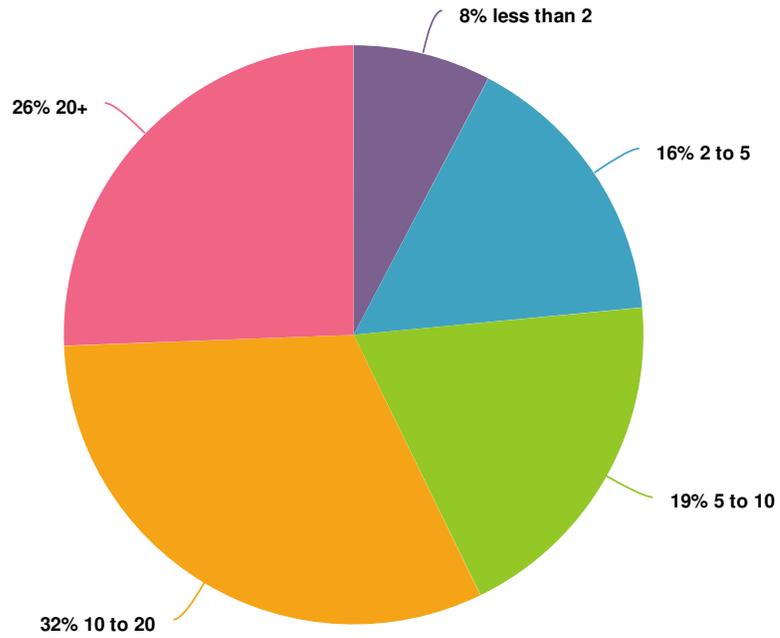
18. What is your association with New Garden Township?



Value	Percent	Responses
Live in Township	87.7%	265
Work in Township	3.0%	9
Live and Work in Township	7.0%	21
Other: _____	2.3%	7

Totals: 302

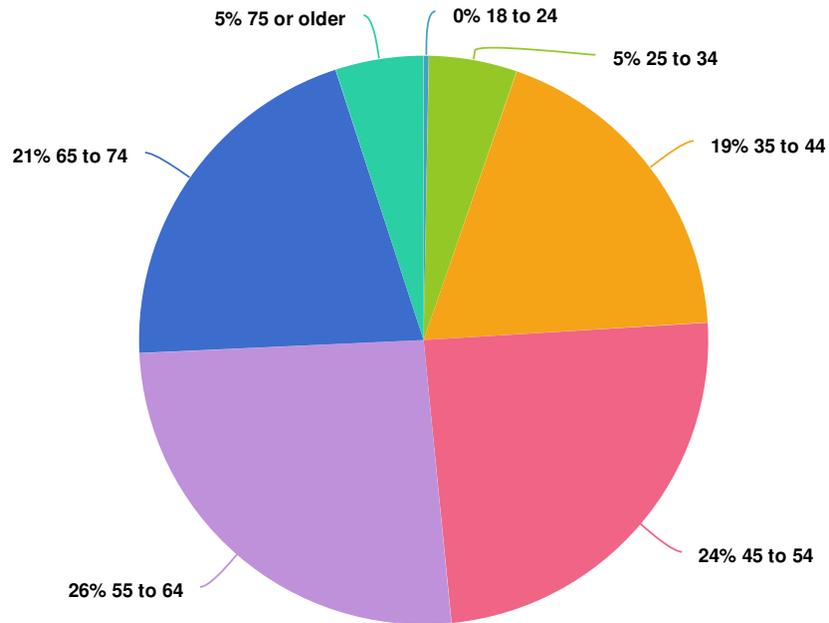
19. How many years have you lived in the Township?



Value	Percent	Responses
less than 2	7.7%	22
2 to 5	15.8%	45
5 to 10	19.3%	55
10 to 20	31.6%	90
20+	25.6%	73

Totals: 285

20. What is your age group?



Value	Percent	Responses
18 to 24	0.3%	1
25 to 34	5.0%	15
35 to 44	18.7%	56
45 to 54	24.4%	73
55 to 64	25.8%	77
65 to 74	20.7%	62
75 or older	5.0%	15

Totals: 299

**New Garden Township**  
**Comprehensive Plan Update**

**Stakeholder Interview Summaries, Part I**

Draft: June 12, 2017

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Chief Gerald Simpson, Southern Chester County Regional Police Force*

*What are your goals of the SCCRP?*

In the early 2000s, the police force in New Garden Township had little growth in its force, was using antiquated systems and policing models, and basically served a professional security guard function. They operated on a part time basis, from 6AM to 2AM, which meant that during night time hours, residents needed to rely on the State Police because there was no one available on the Township level.

Goals for the SCCRP are to:

- Modernize and update systems and facilities;
- Offer professional community policing with 24 hour enforcement; and
- Build a brand.

We will renegotiate contracts, reduce overtime, and have an evaluation system that “grows professionals”.

*What do you need to make the regional policing effort more sustainable in the long run?*

Ideally, we would like to add another community. London Grove Township is considering a contractual arrangement with us in the near future. This allows us to operate more like business and use the tax payer’s money wisely. It costs \$128,000 to \$138,000 per year for a full time officer. But we believe regional policing is a much better alternative for the community than the State Police. We have a 6 minute response time. If you ask the State Police what their response times are, they will tell you that they can not provide that information.

*What is the trend in police activity currently?*

Wilmington, Delaware is the source city for drugs in this area. New Garden Township is a “soft target” for this type of crime. In 2016-2017, both Part I crimes, the more serious crimes, and Part II crimes (more nuisance oriented) dropped. Miscellaneous calls were up by 4%, associated with the current opioid epidemic that we are dealing with across the country.

*What challenges does policing an area with a high immigrant Latino population present? Do you have a bilingual officer?*

No, we do not have a bilingual officer. Most officers have picked up some key phrases, though. Crimes are under reported in this community, but the crimes committed the most with this population are DUI, sexual and/or domestic assault within the family, and some gang activity (though this is not very visible currently).

The children of many of these families are out of control because their parents fear them and cant' parent them. However, the parents are more afraid of the police. Also, there needs to be better ordinance enforcement on housing.

*How can New Garden Township help to make your job easier?*

The Township's nuisance ordinance could be broken down into categories that lists behaviors that we can then enforce. There needs to be more specificity. Noise is a difficult one to enforce. Also, there needs to be more enforcement on the housing side.

*How would you suggest that the Township improve Toughkenamon?*

The township needs to find some leaders within the community that they can work with to improve relationships. Also, infrastructure and road improvements are needed.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Steve Cole and Matt Bessicks, Avondale Fire Company #23*

*Describe Company #23.*

We have 20 career firefighters: 1 full time and 19 part time, plus 35 to 40 volunteers. However only 15 of the volunteers are active.

The EMS has grown to be a 24-7 operation.

We receive about 2,000 calls per year. The average response time for EMS is 1 ½ minutes and for fire is 3 minutes. This all depends on weather and traffic, time of year.

*What are your biggest challenges looking forward?*

1. Staffing – Young people are not interested; employers are less flexible with allowing their employees to be absent for a fire. We will eventually have to hire more people. There are school programs that are introducing and training young people on the classroom aspect of fire training prior to graduation, which allows them to be ready for field training once they graduate. These could be helpful in this area.

2. Funding – Being a 24-7 operation puts a lot of wear and tear on the ambulances. We will also need to replace one of the pumper trucks in a couple of years. We do have a truck fund and New Garden is a good partner and contributor.

3. There is some language barriers. We have some personnel who speak Spanish, but not many.

4. Fires today burn faster and hotter than ever before because of the materials used in new buildings. 99% of residential units do not have sprinklers.

*Any other comments specific to New Garden Township?*

1. In general communication is good, but sometimes we do not know if our requests for code enforcement are being followed up on as we don't hear back from the Township in that regard.

2. We would like to see better code enforcement regarding the hay bales on the mushroom farms. There are regulations for height, spacing and how many in a row, but at least a couple of times a year, we are using valuable resources watching hay fires that should have been prevented or stopped much sooner had they been spaced properly or not so high.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Shane Morgan, Management Plan Coordinator, White Clay Creek Wild and Scenic River Program and Resident of New Garden Township*

White Clay Creek was designated a Wild and Scenic River in 2000. Shane manages the funds that come in through the Wild and Scenic Program and put them toward implementing the Management Plan. The Management Plan is water quality driven and their focus has been on preserving land to protect it from development and also providing land upon which water quality best management practices can be implemented to reduce storm runoff. Education and restoration is another key aspect of the Management Plan. The program requires partners to leverage additional funds for projects in the watershed.

The number one issue concerning Shane and water quality in White Clay Creek is storm runoff from development and the mushroom industry. Shane is supportive of and most concerned with projects that would improve infiltration or protect open space.

Shane mentioned both the Open Space Review Board (and their prioritizing of parcels for protection) and the Greenways Plan as actions that she feels has New Garden moving in the right direction to help her reach the objectives and goals of the Wild and Scenic Program. She also mentioned that it would be beneficial if there were ways to better manage and capture storm runoff and provide infiltration possibilities on conservation easements and other protected lands in the township. Shane believes there are opportunities to do some of these things at the Township Park and Municipal Offices properties.

The topic of mushroom producers came up and how better management of runoff and/or compost storage may help alleviate some of the water quality issues, but Shane was unsure of the powers that the Township may have in addressing these issues.

I asked Shane about how educational outreach may help her work. Shane mentioned that they have done workshops throughout the watershed and have educated public works departments on how to deal with some of the green infrastructure projects such as bioswales. Shane is also currently active in reaching out to homeowners to implement green infrastructure on their properties through the Catch the Rain program (<http://whiteclay.org/catchtherain/>) and a workshop was held at the New Garden Township building for this purpose. Shane believes the Catch the Rain program could be a perfect fit for a Township such as New Garden that saw a lot of development in the 1990s.

Shane believes there might be opportunities to partner with New Garden Township on new development projects or new road projects that might benefit from or be

able to incorporate green infrastructure as part of the process. Shane also believes that it would be beneficial for a staff member from New Garden Township to attend White Clay meetings and staying abreast of what is going on in the Wild and Scenic Program.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Jon Martin, Director of New Garden Flying Field*

*Describe New Garden Township airport.*

New Garden Airport is considered a “reliever” airport in that it relieves the larger airports of a portion of small aircraft operations (takeoffs and landings) in the region. You will never see a 747 landing there, but it relieves some of the busy airspace over Philadelphia airport and others. We are an uncontrolled airport in that we do not have a control tower, but operate under the model of “see and avoid”.

The facility itself consists of a runway with T-hangars and box hangars that house 130 aircraft tenants on a month-to-month agreement. We also have outdoor tie-down space.

New Garden Airport has 130 aircraft based there and sees 30,000 operations (take offs and landings) per year. We have a waiting list of owners who would like to rent space at the airport.

*What are your goals for the airport?*

I have two primary goals:

1. The airport should be a community pillar and source of pride.
2. The airport should be self sustaining.

In order to do that we needed to start with some basic clean up and maintenance. We have also introduced a variety of programs and events that invite the community in:

1. Future Aviators program: The airline industry is struggling to attract young pilots. This program is a summer camp for kids ages 7 to 18 years old to expose them to flying and the aviation industry. We had 160 kids from across the country last summer.
2. Community events, like the Hot Air Balloon Festival and the Air Shows, but also pancake breakfasts.

*What are the pros and cons of being owned by a municipality?*

The biggest positive is the cooperative approach to zoning and regulations. We are on the same team and therefore work on grants and can address regulations and requirements. We can plan for the area around the airport cooperatively as well. For example, there is acreage around the airport that is also owned by the Township

and that we will sell. The 12-acre parcel to the south will go up for auction later this month. There is also a 25-acre parcel to the north. The vision is that these acreages be an economic opportunity to the Township, whether a business/technology center, other more intense uses, or potentially a recreational facility that allows the community to come in and see more of the airport, while doing other things.

*What improvements are being made to the Airport?*

We could not add another cross runway, but the existing runway could be widened. Widening will allow for LPV instrument approach in inclement weather. There is also room for additional hangars.

*Are you a resident of New Garden?*

No, but I grew up in London Grove Township and continue to live there.

*As an area resident, what would you like the comprehensive Plan to focus on and address?*

Balance – I think the Township needs to balance the potential for growth with the qualities that make it an attractive place to live. Also, I'd like to see more public access trails and biking opportunities.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*MaryFrances McGarrity, Chester County Economic Development Council*

*What does the CCEDC do?*

The CCEDC is a nonprofit that:

- Finds appropriate sites for new businesses (business attraction);
- Helps retain and expand existing businesses;
- Offers financing through the Small Business Administration; and
- Focuses on workforce development in 5 industries:
  - Agriculture;
  - Manufacturing;
  - Technology and IT;
  - Healthcare; and
  - Energy

*How can NGT attract more high paying employers?*

- Be development ready- if there are environmental concerns, get it cleaned up; have zoning in place;
- Be upfront about NPDES and development timelines
- Ensure commercial districts allow for appropriate and market-feasible development;
- Have a ready list of developable properties, provide tours to potential buyers/developers.
- All of this sends a message about being open for business

Ms McGarrity believes that NGT is actively trying to get this message out. The sale of the sewer and the regionalization of police send a message that the Township is professional, forward thinking, and looking to work as efficiently and professionally as possible.

*Tell me about the Route 1 initiative.*

The Route 1 initiative is based on the idea of making the most of the infrastructure surrounding Route 1 to the railroad in order to attract businesses to existing commercial and industrial areas, not an expansion of them. There is an underlying focus on putting development where it is appropriate. It is a partnership and we believe the cooperation of municipalities along the corridor will have a ripple effect.

*How can the NGT improve Toughkenamon?*

- Prepare a vision and make it happen;
- Walkable main street;
- Redevelopment of existing commercial;
- Consider LERTA
- Match to existing infrastructure

- Send a message that you're willing to work with developers and set a timeline on reviews, make it predictable.

*Other thoughts on emerging issues, agriculture, affordable housing, etc. ?*

In terms of the agriculture industry, the County has a huge commitment to retaining this industry. The focus is on beauty, tourism, mushroom and equine in SCCC. Balancing development with Chester County's reputation for a beautiful setting, open spaces, and agricultural industry is key to its attractiveness.

The buzz in the mushroom industry is indoor agriculture and continued influence of technology and keeping pace with these. In terms of crop agriculture, we have a "first time farmers" program to assist people who want to get into agriculture.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Ken Batten, London Grove Township Manager*

*When did you start with London Grove Township?*

I started in January of this year.

*What are the big issues in London Grove?*

1. On-street parking. We are having a town hall meeting to discuss the continuance of allowing such parking in certain neighborhoods that have narrow streets.
2. Police services: We are looking at contracting with the Southern Chester County Regional Police force. When we initially looked at the potential of shared police services there was a study done that concluded that we didn't need it now, but would in the future. It is now back on the table.

*What are other potential areas for shared services and potential cost savings to the Townships?*

- Fire Marshal
- Shared in-house planner
- LG has its own sewer and water, which is currently working for the Township.

*What are your thoughts on Toughkenamon?*

Of course, the intersection of Newark Road and Baltimore Pike is a big issue. Aside from that, there is no destination. What would people go there for?

*Is affordable and housing of the mushroom workers a big issue in LGT?*

Mushroom growers have to be managed for the environmental and nuisance aspects, but housing of the farm workers is not as big an issue in LGT as in NGT.

*What other thoughts would you like to share?*

We need to have a greater focus on multimodal and trails; build on our parks and recreation committee; and expand opportunities for biking in the Township.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Charles Wilkinson, Developer*

### *Background:*

Mr Wilkinson grew up in the Township and was the first developer to bring in high end housing into the area. He did not want to see low end housing and apartments, but rather, well built housing that He is the developer of Brittany Hills. Since then, Mr. Wilkinson has developed more than 80 communities in the Southern Chester County Region. He also owns agricultural property in the southern portion of the Township.

### *What concerns do you have about New Garden Township?*

Weaknesses: Overregulation. There has been an anti-development attitude in the Township where the Township professionals ask for over and above code requirements, particularly in engineering and stormwater management. The Township costs to review a plan can be higher than those to engineer the plan. With current costs to acquire the land, engineer the plan, put in the septic, and the storm-water management (dry wells), the numbers do not add up, even if land is given for free. You have spent over \$100,000 for these items before you've even built a house. This is why you can't build affordable housing. Mr. Wilkinson indicated that he is done developing in the Township and has heard from many developers who feel similarly.

Township needs the ratables, but regulations will deter these from coming in.

The Natural resource regulations are too stringent. Not a parcel in the Township that can be built without some constraint.

### *What do you think the Township's priorities should be going forward?*

1. Preserve agriculture
2. Direct growth, make the "what" and "where" predictable: zoning is not enough.
3. The market is not supporting more large lot, large housing. The demand is for more diverse housing, smaller lots, smaller housing, particularly age targeted.

### *What do you think the character of Route 41 should be?*

It is a commercial corridor and should have retail, car dealers, etc. all along it. Also believe that a special study of the UD zoning district and the PREIT property should be conducted in order to move the redevelopment of the site along.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Dr. Barry Tomasetti, Superintendent and Dr. Mark Tracy, Business Director*

*Future projections not just for New Garden, but also Kennett and East Marlborough continue to show fairly rapid growth for the foreseeable future. How far into the future do you calculate enrollment and capacity?*

Enrollment has been declining and we like to see new housing, keep new families coming into the District. No issues with capacity.

*Would you be willing to share those projections?*

Yes. See attached.

*What is the Impact of the growing Latino population on the schools system?*

The mushroom industry is good for the area, but the revenues do not balance with the impact of the Latino population, which has a high demand for ESL and other services. If possible to better correlate these through tighter ordinances.

*What kind of regular communications are there with the Township? How could communications with the Township be better? Any sources of negativity in working with the Township?*

Regular: liaison meetings, board representation, good communication with Tony Being in the Borough, they have good communication with the Borough and Kennett Twp. They understand that the school district standings have a direct impact on housing value/land prices. They are impressed with the Borough and KT's ability to jointly plan and partner on economic development along their mutual borders. The KCSD has agreed to look at some potential LERTA areas for the Borough. May wish to consider this for NGT.

*How do you interact regarding development proposals? What do you wish happened as part of the development review process that does not? Would like it is the Township could notify the SD of new plans as they come in or at least post them on the website. The website is checked regularly by KCSD staff.*

In regards to KCSD proposals, in the past there has been difficulty in getting applications through. This has gotten better in recent years. With the Borough and Kennett Twp there is a standing agreement that fees are waived mutually. This has not happened in NGT.

*Any specific ordinance or access issues with the schools in NGT?*

The only thing is the intersection of Sunny Dell and Route 41. The School District contributed funds to having it fixed, but haven't seen any improvements yet.

*Does the School District have adequate recreational facilities? What is the policy regarding public use of facilities during off school hours?*

Facilities are open to the public outside of school hours. There is an online scheduling system.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Barclay Hoopes, Farmer, Former Supervisor*

*What concerns do you have with existing conditions in the Township? What do you see as its strengths and weaknesses?*

There was too much obstruction in the past. Change has to be allowed to happen, while planning to preserve the best parts of the Township.

Its strengths are its beautiful farms.

*What trends/issues do you think the Comp Plan Committee should keep in mind when preparing the Comprehensive Plan?*

1. Preserve as much of farmland left as possible, though there is not a lot left. It is up to the farmer and what's in their heart. It is a difficult choice as the agricultural economy is not good and it is difficult to find someone to farm the land when this generation is done. Young people are not interested in the hard work that farming entails. We should be looking into transfer of development rights to save the farmland that is left.

2. Allow for development along Route 41 and Old Baltimore Pike/Toughkenamon and preserve the rest.

3. Toughkenamon is a jewel in the waiting.

*Any other comments?*

Mr. Hoopes would like to see the Annand Farm adjacent to his preserved.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Lisa Moore, Township Manager, Kennett Township*

*What are the opportunities for better cooperation between Kennett Township and New Garden Township?*

- Trail connections (for example, would like to see one along Sharp Road to the New Garden Preserve;
- Sidewalk connections (currently advocating to work with NGT on a sidewalk connection to the New Garden Shopping Center;
- Connectivity on Baltimore Pike
- Act 537 Plan updates
- Cooperation on road materials (salt, etc.)

*What are your biggest concerns regarding New Garden township and impact on Kennett Township?*

- truck traffic on local roads

*What would you suggest to NGT going forward?*

- Participate in the KARPC, which meets every month, currently NGT is only participating once per year

## **New Garden Township Comprehensive Plan Update**

### **Stakeholder Interview:**

Mike Pia, Owner, South Mill Mushrooms/Real Estate Developer

*How would you describe the relationship between NGT and the mushroom industry?  
What can the Township do to better support/work with the mushroom industry?*

Whether intentionally or not, the Township has systematically outzoned the industry in a variety of ways and made it very difficult for existing businesses to upgrade and renovate or for new businesses to locate in the Township. The mushroom industry is a very low margin business that requires growth to prosper. Growth requires flexibility that allows businesses to renovate existing buildings or build new ones.

Some thoughts:

- Buffering incompatible uses from each other is one of the core tenants behind zoning. Why then should suburban residential uses and intensive mushroom farming uses only be permitted by right under the same zoning district (in this case the R-1 district) and not be encompassed by their own separate zones? The mushroom industry should have a specific overlay district or zoning district in which it operates, particularly in the area between Penn Green Road/Starr Road and Ellicott Roads.
- Current NGT regulations for mushroom industry is too stringent:
  - Setbacks are very restrictive (200 feet from the road)
  - impervious coverages are too limiting and more restrictive than those in adjoining townships (currently 65%, consider 75% to be reasonable);
  - Would recommend a mechanism in which impervious coverage is evaluated annually.
  - Nonconforming regulations are also very restrictive. The highway commercial district allows a 75% maximum impervious coverage, but an existing mushroom operation is only permitted 10% coverage. Even if impervious isn't changed and the operator wants to raise the roof, it has to go through land development and it becomes a \$300,000 process.
  - Kennett Township's ordinance for the mushroom industry is a good ordinance.
- As the mushroom industry grows and changes, so do the composters. Three of the five largest compost production facilities in the world are located in New Garden Township.

## **Mike Pia interview (cont)**

*What in your view is the best way to address housing for the farm workers?*

There are some good models for worker housing, mostly on the west coast in the citrus industry and others.

- There is a very high demand for such housing;
- New construction would never look like the barracks that people have as a stereotype in their minds. Existing multifamily buildings in the region do not meet today's standards and they are grandfathered.
- In this area, a mushroom company would have to invest \$60,000 per employee unit with the goal of charging as little rent as possible. For 60 employees, that's a \$3.5 million investment, so they're not going to make it look shabby.
- Other areas allow mobile homes (which I doubt NGT would want) or even container homes. There's an example in Lancaster County and they lend themselves to temporary housing units.
- The municipalities have to allow the multifamily residences on the farm sites in order to address the problem.
- NGT's ordinance is very vague and outdated. I doubt they've ever had an application under it.
- The Township needs to explore multifamily housing options for the Township as their fair share is very low and they are vulnerable to lawsuits, in my opinion. In that case, someone could come in and build what they want, where they want, rather than having a planned outcome.
- It's not worth putting a multifamily ordinance in place that isn't functional or viable, because that is not worth it.

*If you put your real estate hat on, what are your thoughts on New Garden Township?*

If the Township wants economic development, it should be along Baltimore Pike, the Route 1 bypass, and Route 41.

- We have witnessed one of the biggest commercial booms in history over the past 15 years and New Garden Township saw 4 nonprofits built along Route 41 (2 churches, a municipal use, and a fire company). This may have been intentional, but the flip side of that is that the only development the Township has seen has been in the Landenberg area and sprawl type development that puts a stress on municipal budgets, school district, and infrastructure.
- The zoning is way outdated and you can't develop under it. Again, this may be intentional, but it means a lack of economic development and tax base.
- White Clay Point probably failed because the process took so long that the uses were no longer viable.

### **Mike Pia interview (cont)**

- The PREIT site will never develop as the type of big box shopping center that was proposed. There is no market for that type of retail and suburban office campuses are not being built anymore either. Some type of mixed use may be a good use for that area, but the UD district needs to be updated- it's a very tired ordinance. The cost to buy the property would never justify recreational uses either. If the Township is serious about its development, they have to be open to what the market wants and get aggressive with zoning.
- Toughkenamon is in dire need of attention. It could be a borough in and of itself. It has inexpensive homes, vacant land and it wouldn't take a lot to bring it back:
  - Code enforcement is a key aspect;
  - Fix the intersection;
  - Streetscape;
  - New zoning.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Frank Manfredi, Manfredi Companies*

*Tell me about your business.*

Manfredi Companies has the largest year-round, chilled distribution hub in the USA. We've been in business for over 25 years. We have 250 employees and 125-130 trucks that leave this facility every day, 7 days a week, delivering chilled food across the country. The Delaware River is the largest fruit river in the US. 80-85% of the food we distribute is fruit-pineapples, apples, grapes, blueberries.

*So your business does not rely on the mushroom industry? Why are you located in New Garden Township?*

We started delivering mushrooms. One day a customer asked us to pick up 2 pallets of pineapples from the Port to deliver along with their mushrooms. My brother said no, we don't do that. Then the customer said, "yes, you will or you won't deliver the mushrooms." ..... Well, 2 pallets turned into 4, turned into 8....and here we are.

*What should New Garden Township be focusing on as part of the comprehensive plan?*

The Township is already moving in the right direction for the things they should be doing:

- focusing on traffic infrastructure- the intersections of Route 41 & Newark Rd, and Baltimore Pike and Newark Rd;
- being more proactive to work with businesses and appearing to be more business friendly when a plan comes before the Board; and
- bringing in more moderately priced housing, not just the half million dollar units.

*What do you think will help Toughkenamon to revitalize?*

Toughkenamon has gotten to a point where things will start to rebound and go a different direction. It is ripe for attention and interest because it is only  $\frac{3}{4}$  mile down the road from Kennett and uses on the outside of Kennett are going to start wanting to locate in Toughkenamon because of the prices. Investors are actively looking for property in the area to consider developing. The airport is right up the road and the intersection will improve over time, so Toughkenamon is going to start going back the other way.

*There is a tension in the Township between those who believe it is a rural township and should remain that way and those who believe it is suburban and who want their shops and other destinations. Where do you think development should be directed in the Township?*

South of Route 41 is and should remain residential with open space, bike paths, walking trails, and agriculture. The area between Route 41 and Baltimore Pike should be a mix of things, not high intensity, but businesses, residences, open space, etc. Between Baltimore Pike and Route 1 should be blacktopped from road to road. Forget coverage limitations, forget natural resource restrictions. It should be where businesses are directed. The Township is doing a great job with the airport up there. The tax base generated in this area can then be used to maintain the southern half of the Township as 'heaven'.

*I have been told that the Township is effectively trying to "outzone" the mushroom industry. Do you think this is true?*

No, I don't. I think the mushroom industry has some things to do- containing run off, etc. But there is a difficult role the Township has to play to balance out the residents who move

into an agricultural area and then complain about the odors, spraying, etc. and the needs of an industry that is intensive and needs to continually modernize.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*James Jordan, Executive Director, and Robert Struble, Watershed Conservation Director*

Bob Struble started off by encouraging New Garden Township to continue land application for sewage treatment (innovative at the time of its implementation in New Garden) as they have been doing in the north-east corner of the Township. He mentioned that in the distant past (1990s) there had been some discussion about Kennett working with New Garden to facilitate a joint land application system to cover both Townships (Kennett currently has a stream discharge system into the West Branch of the Red Clay just across the township line – Bob believes this has a major impact on the West Branch), but most of the land identified lay in New Garden and Kennett Borough was not that interested in being a customer of New Garden Twp.

Bob also wondered if there was any means for New Garden to work with the Borough of Avondale to facilitate land application of their sewage as they also have a stream discharge system. He thought this could help meet TMDL requirements for both the Borough and the Township. Bob mentioned the pilot study currently underway as part of the Christina Cluster to see if municipalities in the area could work together to meet some of these TMDL requirements rather than working individually to meet them – he didn't know if joint land application systems were part of that discussion/pilot.

Bob also mentioned a Growing Greener grant that they have submitted with the Township for restoration work along Bucktoe Creek in the Township. The idea being that this would help the Township meet some of their TMDL requirements, sediment primarily.

Bob mentioned the need for a strong stormwater ordinance, along the lines of the County model, which I believe the New Garden one is based upon.

Bob wondered whether the Township would consider a stormwater fee as part of their TMDL reduction plan.

James mentioned that some developments that have gone in in the past may not have had adequate stormwater management facilities and that it might be beneficial to find ways to improve inadequate stormwater facilities. Bob also mentioned the need for appropriate management and maintenance of existing facilities, especially on HOA properties.

Bob wondered if an Environmental Advisory Committee (EAC) would be beneficial for the Township as some municipalities have used them effectively.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Peggy and Pownall Jones (Historical Commission; Ag Landowners)*

John Theilacker and Rob Daniels met with Peggy and Pownall Jones on May 2<sup>nd</sup>, 2017 at their farm at 251 New Garden Rd. Peggy is a current member of the Historic Commission and has been for some 20+ years. Pownall has also served the Township as a member of the planning commission in the past. Pownall is also a current associate member of the Historical Commission.

Peggy's main concern with respect to historic resources is that the Historic Preservation Ordinance has no teeth in actually helping protect historic resources in the township. She would like to see the Ordinance strengthened. She stated several cases where historic structures have been lost over the years, one on a township owned parcel where the current spray fields are.

Both Peggy and Pownall are a wealth of information regarding the history and historic resources of the town. Peggy has written extensively on the history of the Township and was involved in the inventory that is attached to the Historic Preservation Ordinance. She also has extensive information on around 30 historic structures that was collected through a joint project with the University of Delaware.

Peggy cited three success stories with regard to Historic Preservation in the Township.

- Saving the Landenberg Bridge being the first she mentioned. A long campaign was fought to save the superstructure of the bridge when the bridge was slated for replacement by PennDOT. The superstructure was saved and used as an ornamental feature on the new bridge that was designed for much heavier loads.
- Saving the Lamborn house was the second. The house was left vacant and unused for some time and fell into disrepair. After campaigning for work to be completed on the house, Peggy was able to convince the BoS to undertake some repairs on the property and it is now utilized as a Boy Scout meeting place and to house the Early Medical Response Team. It is located within the Township Park off Route 41.
- The saving and moving of the Lyceum was the third success story she spoke of. This structure was saved and relocated (on a new concrete foundation with walkout access) to a spot adjacent to the Lamborn House in the Township Park.

Peggy was asked about the use of Historic Districts as tools for preservation. While she is in support of Historic Districts, she is concerned that many areas that may be

## **Peggy and Pownall Jones Interview Summary (Cont)**

suitable or worthy of consideration (Landenberg, the “five-points” village) have too many intrusions to make them successful candidates for being designated as Historic Districts.

One other interesting issue that Peggy raised was the idea of creating “village like” zoning for the area at the intersection of New Garden Rd., Newark Rd, and Buck Toe Rd. Sewer and water exist along Newark and Buck Toe Roads and the area houses a few historic structures that could act as key properties to anchor a village setting with small commercial and residential opportunities.

In addition, Peggy talked about their efforts to permanently protect their farm (approximately 130 acres – 60-3-157 & 60-3-149.1), which they tried to do a few years back through the County Agricultural Preservation Program. However, the appraisal they received was less than favorable in their opinion and they did not move forward with protecting the farm at that time. They also seemed to suggest that if their farm were protected, it may also be possible to protect their relative’s farm (60 acres – 60-3-108) along Route 41 just to the west.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Anthony Vietri, Owner, Va La Vineyards*

*Tell me about your property and your plans for it.*

We own 15 acres on the south side of Route 41, west of Newark Road. It has been family owned since 1928, when my grandfather started in the mushroom business. We operate Va La Vineyards and all of our wine is sold on the property where we get visitors from all over the world.

What are the challenges facing agriculture?

Being a wholesaler requires size. At our size, all could easily be lost with one bad season. We are good neighbors, but the Township needs to focus on communicating the positive aspects of living close to ag lands and help people to understand the industry. More education and awareness is needed.

Increasing regulation is also a challenge.

Farming in a populated area comes with its own unique challenges. For instance, the regulations require that trees be installed along property boundaries in order to buffer residential uses from the farm. In our case, as a new development came in next door, those trees would have shaded the grape vines and done irreparable harm. The Township waived the requirement, but it shows the need for case by case basis judgement for these regulations.

We need to stay involved. In our experience with the Route 41 project many years ago, I was told that the plans would not impact our property, but then when the draft plan was released, it went right through our property. Nothing came of it, but it was a very negative experience and we always try to stay involved and keep informed.

*Tell us about your involvement in the Chester County Agriculture Development Council and Landscapes3 (Chester County Comprehensive Plan Update process).*

I am a member of the County's Agriculture Development Council, whose mission is to raise awareness of the economic impact of the local farming industry and promote excellence in farming. We discuss the ways in which to increase the focus on agriculture in the local community. Its great that New Garden has the Growers Market and there is a lot of good agricultural information on its website. Another option is to have a listing of farms and direct sales opportunities with hours and locations. I also participated in the committee for Landscapes3.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Joel Schlector, longtime Toughkenamon resident*

Joel Schlector has lived at his current address along Center Street in Toughkenamon since 1974. He prides himself in knowing everyone in Toughkenamon and offered to provide a walking tour of the area.

We walked the length of Center Street, to Church Street to Newark Road. Up to the corner store and then back south along Newark Road, then west on Reese Street, south to Pine Street. At Newark Road we crossed to the north and walked east along Main Street.

We noted that there are many well-kept houses, where residents maintain their properties, but that there are also many that appear neglected. Mr. Schlector prided himself on knowing most of the residents in Toughkenamon. He noted that over the years he has noticed that more families have moved in. Anecdotally, he noted areas where he has seen overcrowding and workers who come and go at all hours of the day, as the mushroom industry is a 24-hour operation. However, these particular workers also work in low wage restaurant and retail jobs, as well as in the construction industry. He does not believe that code enforcement is doing a good job to ensure that this housing is safe and adequate for residents and that there are many absentee landlords who neglect their properties.

When asked if there was a place where people of the community could gather together or simply run into each other, he did not know of any such place. He noted that there was a church on Main Street that was popular.

As part of our observations, Toughkenamon had a complete lack of open space/park areas. Sidewalks were few and far between in an otherwise very walkable place. The housing stock is older and has character that could be an asset to its attractiveness. We did not see any abandoned dwellings or buildings. The close proximity of mushroom houses could be seen as a challenge to reinvigorating the “downtown”, as well as some of the more industrial/heavy commercial type uses.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*William and Ellen Marsden (Landowners)*

*Tell me about your property and your hopes/plans for it.*

The Marsdens own 60 acres of land located between New Garden Road and Route 41. Currently they board horses on some of the land, while the remainder is leased for farming. They have 3 grown children who co-own half of the land. Two of the three children will not stay in the area, while the third may but is not a farmer. They know the kids will most likely want to sell the land in the future, but they do not want to see single family dwellings on it. It has access to sewer, water and the Route 41 corridor and therefore it could be a good location for a new high quality employer, similar to Gore. The Township needs these types of employers to offer high paying jobs, support the tax base, and better balance the many low paying jobs currently available.

Ellen's parents, the Jones (see individual interview) had an appraisal done for their farm in the interest of potentially preserving it. They believe the appraisal was low due to the current R-1, low density residential, zoning. The Marsden's property is similarly zoned and the low appraisal is discouraging and impractical if there were any hope of preservation.

*What are the challenges that New Garden Township faces?*

1. Truck traffic and indoor storage facilities are a threat to Toughkenamon.
2. Roads in general
3. Regarding PREIT: the idea of the working group that developed the UD district was to avoid strip commercial and provide desired services.
4. The Township should preserve open space and agriculture in the southern portion of the Township.





**BRANDYWINE  
CONSERVANCY**

### **Comprehensive Plan Update**

New Garden Township- Chester County, PA  
June 6, 2017

### **Community Visioning Session Summary**

1. Places Loved and Places to be Improved
2. New Garden Galleons: Spending Priorities
3. Board: What Issues are most important to you?
4. Board: What type of bike/pedestrian trail connections are most important to you?
5. Board: How would you improve Toughkenamon?
6. Development Preferences

### **Attendees:**

33 people signed in

31 people placed stickers on "Where do you live or work?"



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

**New Garden Township Comprehensive Plan**  
**Chester County, PA**

June 30, 2017



**Places Loved (in alphabetical order)**

1. Airport
2. Broad Run Valley
3. Bucktoe Preserve
4. Grower's Market at New Garden Park
5. Hillendale Road
6. Landenberg: Village, Church, Store, Trails
7. Marsden Jones Farms
8. Mill Race Trail
9. Mrs. DuPonts Spring
10. New Garden Meeting House
11. Somerset Lake
12. Va La Vineyards
13. New Garden Park
14. St Anthony's in the Hill
15. White Clay Creek Preserve



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

**New Garden Township Comprehensive Plan**  
**Chester County, PA**

June 30, 2017

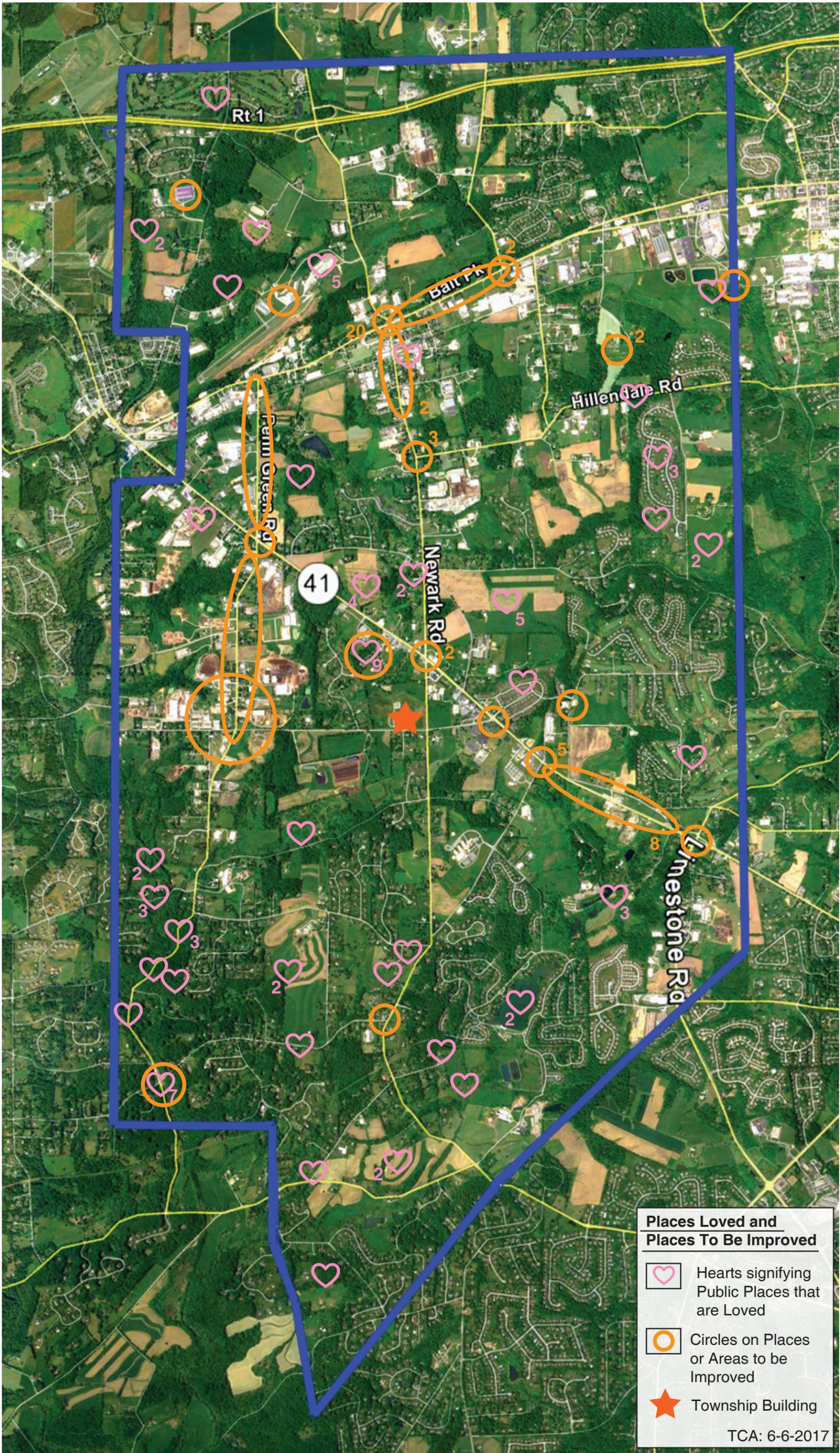


**Places or Areas to be Improved** (in alphabetical order)

1. Development Proposed (“Brown Site”)
2. Intersection Improvements
3. Landenberg Village: Enhancement Needed
4. McLaren Machine
5. Mushroom houses in Residential area
6. PREIT site

**Needs/Wants for the Township** (in alphabetical order)

1. Restaurants/Stores
2. Sidewalks



**Places Loved and Places To Be Improved**

-  Hearts signifying Public Places that are Loved
-  Circles on Places or Areas to be Improved
-  Township Building

TCA: 6-6-2017



**Comprehensive Plan Update**  
**New Garden Township- Chester County, PA**

**2. Spending Priorities**

Open Space preservation	\$400	}	<b>High Priority</b>
Trails	\$320		
Road Improvements/Maintenance	\$280		
Rt 41 Improvements (gateway/PREIT)	\$240		
Balt Pike/Newark Rd Intersection	\$180	}	<b>Medium Priority</b>
Rt 41 Improvements (Trans)	\$160		
Gateways (general)	\$120		
Lyceum Hall	\$120		
Park Improvements	\$110	}	<b>Low Priority</b>
Toughkenamon	\$100		
Restrict Res Development	\$100		
Landenberg	\$80		
Improve general appearance	\$60		
Historic Preservation	\$50		
Police facility	\$50		
Affordable housing/mushroom workers	\$45		
Airport	\$40		
Restaurant and shops	\$30		
Move McGovern vehicles from Scarlet Rd	\$20		
Monitor mushroom farms for environmental issues	\$30		
Sustainability	\$10		
Wildlife corridors	\$5		
Tony's salary	\$20		
No more mcmansions	\$20		
Balance bike/ped w/vehicles	\$10		
Support farming	\$20		
<b>TOTAL "SPENT"</b>	<b>\$2,620</b>		



**Comprehensive Plan Update**  
**New Garden Township- Chester County, PA**

**3. Board: What Issues are most Important to you?**

Addressing the Baltimore Pike & Newark Rd intersection	16
Enhancing the appearance and function of Route 41	16
Revitalizing Toughkenamon	11
Improving and expanding trails and sidewalks for people who walk and bike for transportation and recreation	5
Preserving farmland and open space	14
Protecting historic resources within the Township	6
Attracting more high paying employers to the Township	4
Promoting affordable housing for young families, farm workers, teachers, firefighters, police officers, etc.	2
Enhancing recreational amenities at Township Park	1
Construct a new Police facility	4
Other:	0



**Comprehensive Plan Update**  
**New Garden Township- Chester County, PA**

**4. Board: Which type of bike/pedestrian trail connections (destinations) are most important to you?**

Connections to trails in adjoining municipalities, Kennett Square Borough, White Clay Creek Preserve, and the regional trail network	0
Connections to Township schools	2
Connections to Township Park	8
Connections to New Garden Airport	3
Connections along Baltimore Pike	2
Connections to Places of Employment	0
Connections to New Garden Shopping Center	2
Connections to and within Toughkenamon	4
Connections to and around Landenberg	4
Connections to my neighborhood	0
Other:	Kennett Trails/Town (2)



**Comprehensive Plan Update**  
**New Garden Township- Chester County, PA**

**5. How would you improve Toughkenamon?**

- Sitting Area
- Kids Playground
- Sidewalks
- Clean it up
- Street Lamps/Signs
- Trees
- Food – upscale
- Ice Cream
- First Friday walk around
- Food – Pizza, Coffee Shop
- Tower Center – Boutiques, Food, Market
- Connector Trails
- Flooding on Willow St.
- Newark Rd.
- Sidewalks and Street Plantings
- Barber shop
- Sidewalks
- Bike Lanes

**Streetscape**

- Sidewalks
- Bike lanes
- Sitting Area
- Trees
- Street lamps/Signs
- Connector Trails

**Shops**

- Food –upscale
- Ice Cream
- Food – pizza, coffee
- Boutiques, market
- Barber Shop

**Other**

- Kids Playground
- First Friday Walk around
- Flooding on Willow St
- Newark Rd



**Comprehensive Plan Update**  
**New Garden Township- Chester County, PA**

**What form should future development take in the following areas of the Township?  
(Please place an “X” next to the types of development that you prefer for each area  
of the Township.)**

	Baltimore Pike	Within Toughkenamon	Route 41
Conventional Suburban Subdivision	<b>2</b>	<b>1</b>	<b>6</b>
Open Space Subdivision	<b>9</b>	<b>5</b>	<b>15</b>
Townhouse development	<b>12</b>	<b>18</b>	<b>2</b>
Active Adult development	<b>5</b>	<b>10</b>	<b>8</b>
Traditional design with a mix of housing types	<b>9</b>	<b>14</b>	<b>5</b>
Conventional commercial/office	<b>20</b>	<b>5</b>	<b>12</b>
Mixed use village (nonresidential and residential)	<b>11</b>	<b>18</b>	<b>11</b>
Agriculture/Ag related businesses	<b>8</b>	<b>5</b>	<b>14</b>
Open Space	<b>7</b>	<b>6</b>	<b>14</b>
Let the Market Decide	<b>5</b>	<b>1</b>	<b>3</b>

**Comments:**

- Need affordable active adult
- Give Toughkenamon a name, face, and identity
- Baltimore Pike & Route 41 should be most flexible
- Mixed use village if small scaled
- Keep ag related businesses between Route 41 and Baltimore Pike





# Appendix C: Background Report

*NEW GARDEN TOWNSHIP- CHESTER COUNTY, PA*



April 5, 2018

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## *Key Planning Considerations*

A Comprehensive Plan Background Report lays the foundation for this plan and is comprised of relevant inventories of existing conditions, data, and demographic trends related to land use and transportation planning, housing, historic resources, natural resources, and community facilities. A complete copy of the Report can be found in the appendix. After a thorough analysis of the data and trends, the key issues that this plan considered include:

- *Changing Demographics:* From the aging Baby Boomers to the evolving desires of Millennials and increasing Latino population in this area of the County, changing demographics present a tremendous challenge for local and regional planning. The needs and demands from these populations will greatly impact transportation needs, household types and living situations (decline in families as a percent of the population, rise in nonrelated congregate living). Taking such trends into account is a key consideration in the planning process.
- *Lack of Housing Choices:* The Township's housing stock is currently comprised of 83% single family detached dwellings with limited opportunities to develop alternative housing types under the current regulations. This lack of housing diversity could pose challenges to meeting the needs of the aging population and ability to attract new residents and families to the area.
- *Open Space and Greenways:* Open space serves a variety of vital functions. In response to the rapid development in the 1990s, the Township prioritized the preservation of open space. Many acres of open space have been protected, but as development pressure has again begun to grow, threatening remaining open spaces. There are limited opportunities to connect these spaces into greenways that provide wildlife and recreational corridors.
- *Route 41 Corridor:* The entire corridor of Route 41/Newport Gap Pike is a key concern for residents and business owners alike. The combination of several dangerous, congested intersections with an incohesive and unappealing appearance detract from this primarily commercial corridor. Furthermore, the stalled redevelopment efforts at the former Kaolin mushroom facility (now owned by PREIT) leave a negative impression at a key entrance into the Township.
- *Baltimore Pike Corridor:* The Baltimore Pike Corridor is a primary commercial corridor in the region. The intersection of Baltimore Pike and Newark Road in Toughkenamon is the top intersection identified for improvements in Chester County. With steep topography, a skewed alignment, and narrow roadway widths, the current infrastructure has serious safety issues, chronic congestion, and a lack of bicycle and pedestrian connections.
- *Economic Development:* Residents and the Comprehensive Plan Steering Committee have expressed the desire for more high quality employment opportunities in the Township. While retention of the mushroom industry is of vital importance to the Township, it is also important to diversify the industries and businesses that support local employment and encourage a stable tax base.
- *Pedestrians, Cyclists and Public Transportation:* In addition to trails, opportunities for those residents and employees who do not have access or choose not to use a car will become an increasing concern in the future. Opportunities to improve transit

access as well as bike and pedestrian accommodations, particularly in the growth areas of the Township, is a key consideration for this plan.

- *Village of Toughkenamon*: The village of Toughkenamon, anchored by the failed intersection at Baltimore Pike and Newark Road, is a historic village with the “bones” of a successful town - gridded streets, a mix of housing types, and some retail and community uses. However, the village appearance is lackluster at best, businesses struggle to be successful, and a large proportion of the residents struggle with poverty and unsafe conditions. Market forces have stalled revitalization efforts thus far.
- *Mushroom and Agricultural Industry*: The mushroom industry and its supporting composting industry are the largest land users in the Township. However, economic pressures, including labor shortages, threaten the industry’s stronghold in Chester County.<sup>1</sup> For New Garden Township, this is a double sided threat to both its tax base and its agricultural character as trends show a continued loss of agricultural land to residential development.
- *Water Quality and Natural Resources*: The Township is replete with natural resources that contribute to air and water quality and the Township’s character. Many of these are protected by regulatory means. However, the vast majority of streams do not meet water quality standards. Impairment, due to a variety of sources, is exacerbated by a lack of riparian buffers or buffers without proper planting. Additionally, fragmented woodlands, invasive species, and the need to minimize erosion and sedimentation will continue to require the Township’s attention.
- *Historic and Scenic Resources*: The Township’s historic resources and scenic beauty richly endow residents with a sense of the Township’s long history and context. Incompatible development threatens to erase these features from the landscape or hinder their vitality. Stronger and more refined protection measures on the regulatory side, coupled with an actively involved public are needed.
- *Parks and Recreation*: The Township has one designated park of 53 acres. However, the Township also owns the 46.6 acres Phelps and Szymanski properties to the southwest and has additional properties under discussion. The northern portion of the Township is underserved in terms of public recreation space. Attention is needed to ensure that recreational amenities and programming meets the needs of an increasingly diverse and aging population.
- *Community Facilities*: The Township’s community facilities, including public safety, administration, sewer and water infrastructure and parks and recreation facilities are in the process of being updated and modernized. The continuation of these services in the most cost effective and efficient manner to the benefit of existing and future residents is a key planning focus for this plan.

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<sup>1</sup> Wood, S., (Jan 22, 2018). Chester County’s powerhouse mushroom farms have a new vision to expand: growing veggies indoors. [www.Philly.com](http://www.Philly.com)

## I. Demographics

### National Trends

Across the region and nation, demographics are evolving and resulting in new patterns and demands for housing, recreation, circulation, and municipal planning. Some of the most important trends to understand and incorporate into strategic planning include:

- Rise of Millennials (20-37 years old): Millennials now represent the largest age cohort in history<sup>2</sup>. Studies focusing on this age group show a preference for walkable communities and smaller homes, delayed/decreased home ownership rates, and high likelihood of moving in the next 5 years.<sup>3</sup>
- Continued aging of the population and influence of the Baby Boomers (50 to 69 years): The now second largest cohort of 74 million Americans creates an increased demand for services, connectivity and the ability to “age in place”, a concept defined by the Center for Disease Control as “the ability to live in one’s own home (home of choice) and community safely, independently, and comfortably, regardless of age, income, or ability level.”<sup>4</sup>
- Decline in homeownership: Nationally, the homeownership rate has fallen from a high of 69.1% in the first quarter of 2005 to a low of 63.6% in the first quarter of 2017.<sup>5</sup> This is attributed to many factors following the Great Recession, but is in large part due to the slow and delayed participation of Millennials as first time homebuyers.
- Decline in families with children: As a percentage of the national population, the proportion of households comprised of married couples with children has decreased by half from 40% in 1970 to 20% in 2012.<sup>6</sup>

These trends are echoed throughout Chester County and New Garden Township, where the median age has risen from 33.6 years (US Census 2000) to 37 years in the US Census Bureau’s 2012-2016 American Community Survey (ACS) as shown in Figure 2.

Conversely, the proportion of the population comprised of families with children has fallen from 46.9% in 2000 to 44.31% in the 2011-2015 ACS. The overall impact of these trends is a significant change in preferred land use pattern from what was seen over the last 50 years and therefore the potential for increased demand for mixed-use development, more walkable areas, and more diverse housing options.

In New Garden Township, these trends are somewhat offset by growing Latino population, which tends to be younger and single, though the trends also show more families living in the Township.

### New Garden Township Demographics

#### Population and Growth

- The Township’s current population of 11,984 (2010) represents a rapid, 39.2% growth rate since 2000. This rapid rate of growth is expected to plateau in comparison to surrounding municipalities, declining to 10% between 2020 and 2030.

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<sup>2</sup> Pew Research Center: Millennials have overtaken Baby Boomers as America’s largest generation

<sup>3</sup> Gen Y and Housing: What They Want and Where They Want It, Urban Land Institute

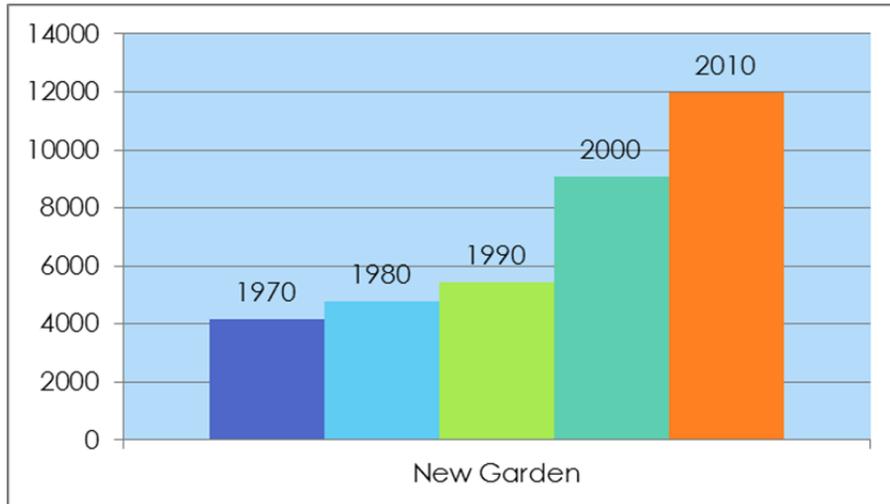
<sup>4</sup> Center for Disease Control [www.cdc.gov/healthyplaces/terminology](http://www.cdc.gov/healthyplaces/terminology)

<sup>5</sup> Quarterly Residential Vacancies and Homeownership, First Quarter 2017, (April 27, 2017) U.S. Census Bureau

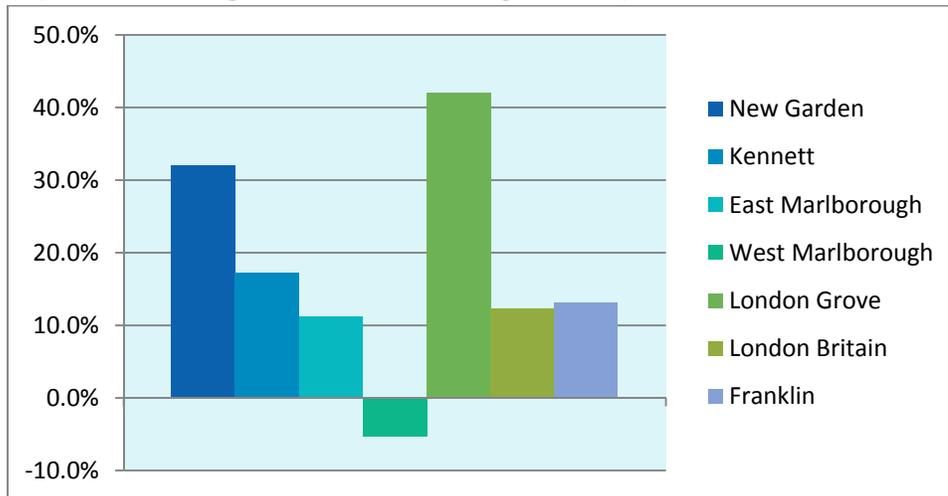
<sup>6</sup> America’s Families and Living Arrangements: 2012; U.S. Census Bureau

- Among the neighboring townships (of which, New Garden is the most populous) this growth rate is second only to London Grove Township, which grew by 42%.
- New Garden is projected to have an estimated 15,284 new residents and a cumulative growth rate of 27.3% between 2020 and 2045.

*New Garden Township, Population, 1970- 2010*



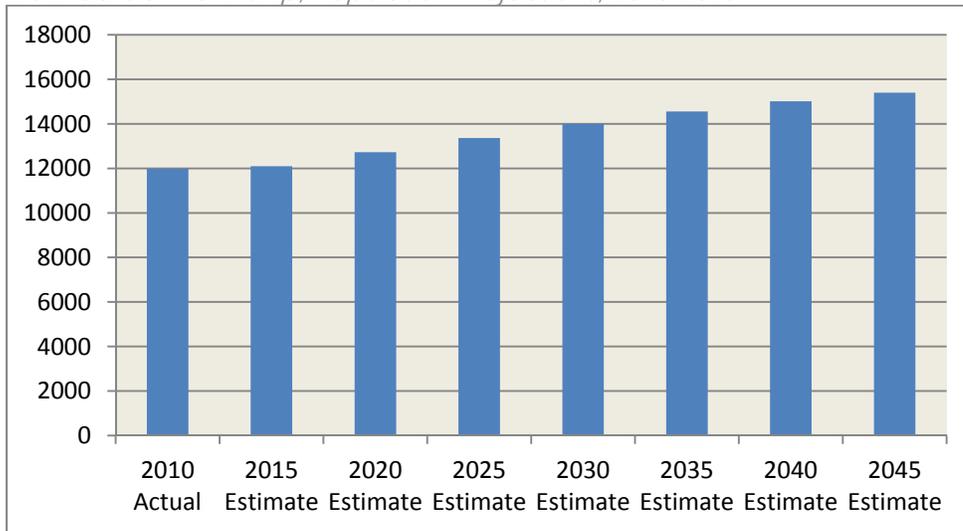
*Population Change, NGT & Surrounding Townships, 2000-2010*



### Population Projections

According to the Delaware Valley Regional Planning Commission, the Township is estimated to add another 3,300 residents by 2045, an increase of 27.3%.

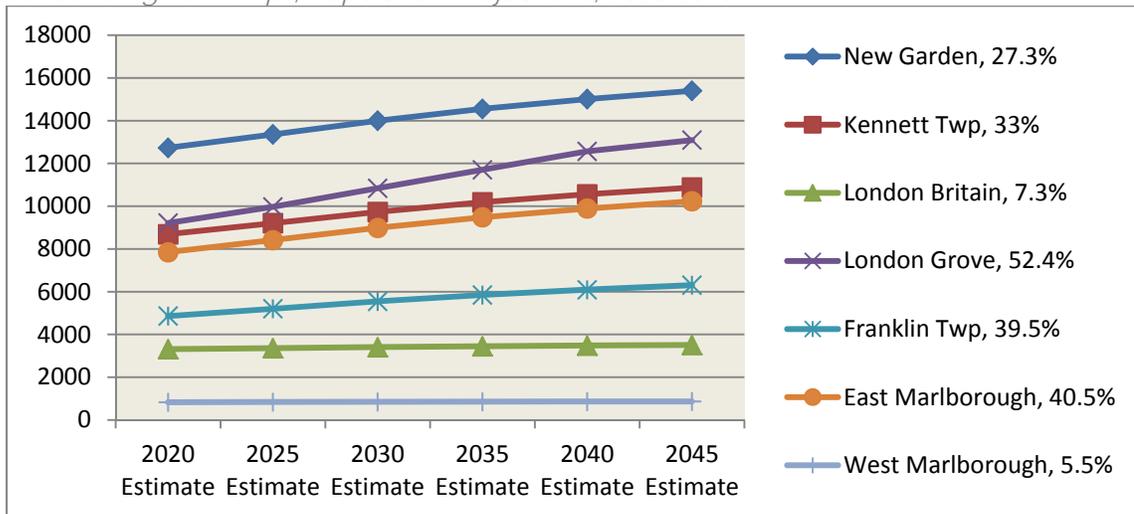
*New Garden Township, Population Projections, 2010-2045*



Source: DVRPC, 2016

The Township will continue to grow with the region, though its growth rate is expected to decline slightly.

*Surrounding Townships, Population Projections, 2020-2045*



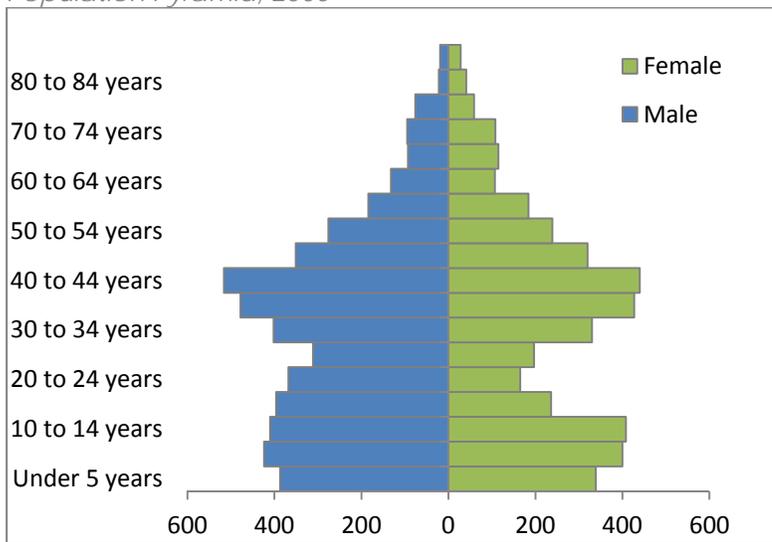
Source: DVRPC, 2016

### Who Lives in New Garden Township?

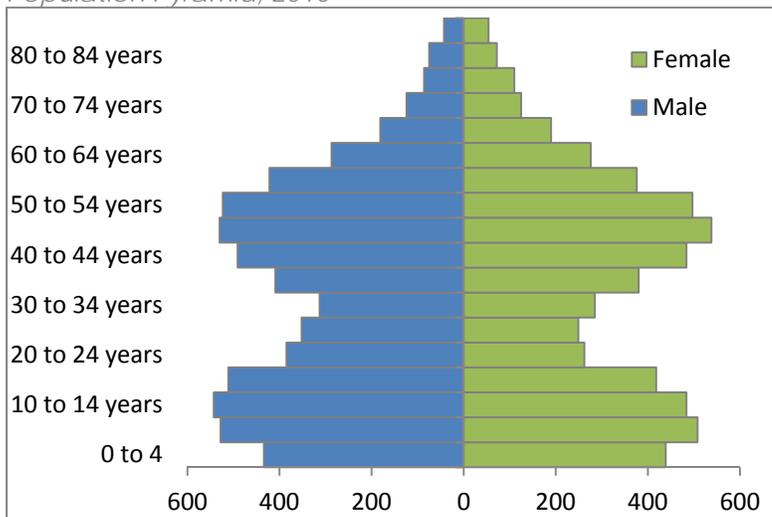
- The two largest segments of New Garden's population are the 10-14 years olds and the 45-49 year olds. The median age increased from 33 to 37 between 2000 and 2010. The number of people in the Township who are 65 years and above increased from 7.2% to 8.8%.
- New Garden is predominantly characterized by **families with children** under 18 years of age (44.3%). This is a decline since the 2000 census of 46.9%.
- New Garden Township's population is 26.4% Latino, an increase of 4% since the 2000 census.

### Age cohorts from 2000 to 2010

Population Pyramid, 2000



Population Pyramid, 2010



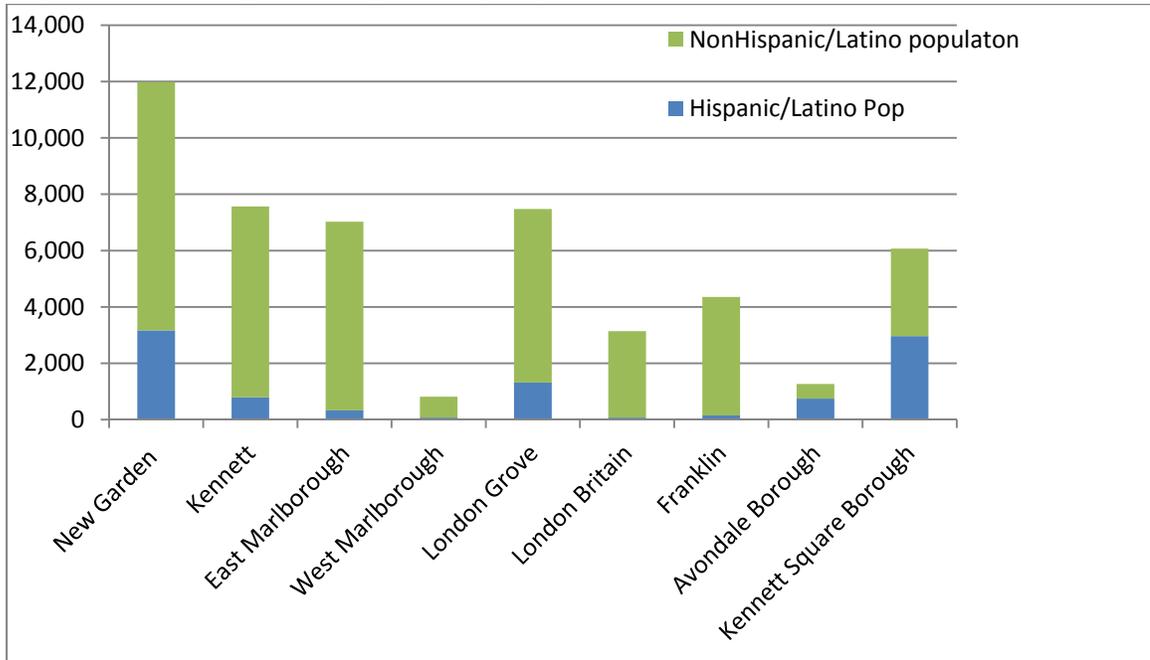
Source: U.S. Census

*Gender distribution and change, New Garden Township*

	2000	2010
<b>Male/Female (%)</b>	54.4/45.6	52/48
<b>Median Age</b>	33.6	37

Source:

*Hispanic/Latino Population by Municipality*



- While 48% of the Latino population in Southern Chester County lives in one of the four boroughs (Kennett Square, West Grove, Avondale and Oxford), New Garden Township has the highest concentration of Latino households among the Townships, paralleling the fact that it also has the highest concentration of mushroom farms and industry. Conversely, New Garden has the lowest concentration of households with seniors.

*Income, Education, and Poverty.*

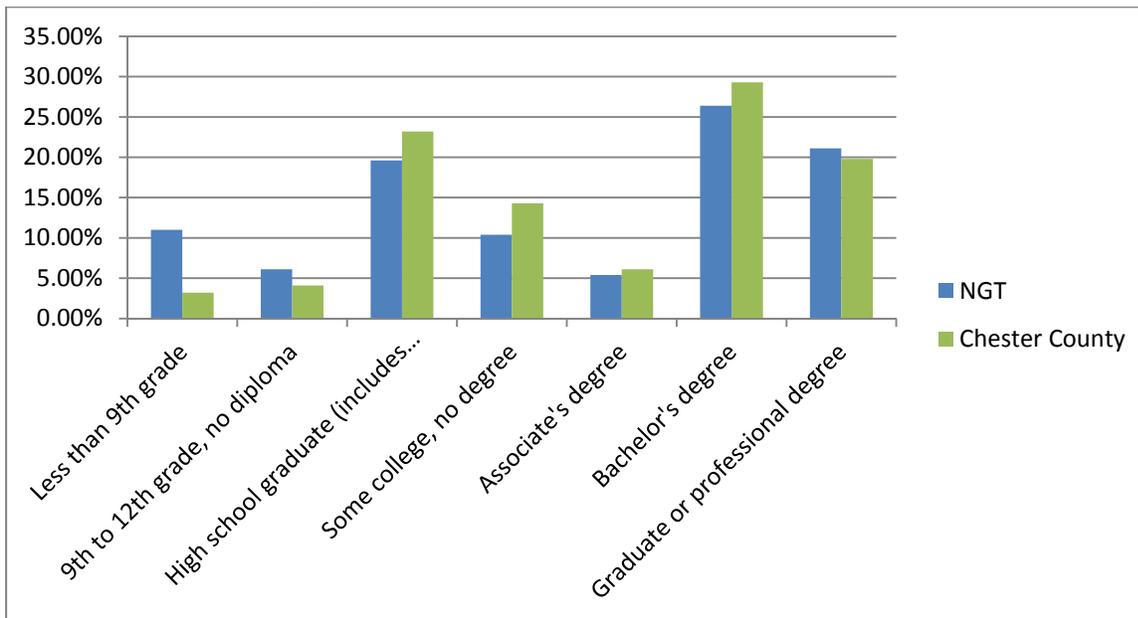
- The median income of approximately \$111,300 in New Garden is 30% higher than that of Chester County's \$85,976.
- However, the higher than average median is coupled with a higher than average poverty rate. Eight percent (8%) of the Township's residents live in poverty, disproportionately affecting children under 18, who have a 14% poverty rate.
- More than 82.9% of New Garden residents have high school diplomas, with 47.5% having a bachelors degree or higher. In the County, 92.7% of residents have graduated from high school and 49.1% have attained a bachelors degree or higher.

*Overview of Socio-Economic Characteristics*

	NGT	Chester County	PA
Population	11,984	498,886	12,702,379
Households	3,694	182,900	5,018,904
% Family HHs	83.8%	70.6%	65.0%
% Family w/related children, 2010	44.3%	49.4%	45.4%
% HH with 65 +	8.8%	24.4%	15.4%
Average HH Size	3.2	2.65	2.45
HS Graduate or higher	82.9%	92.7%	89.2%
Poverty	8.1%	7.1%	13.5%
Median Income	\$111,272	\$85,976	\$53,599

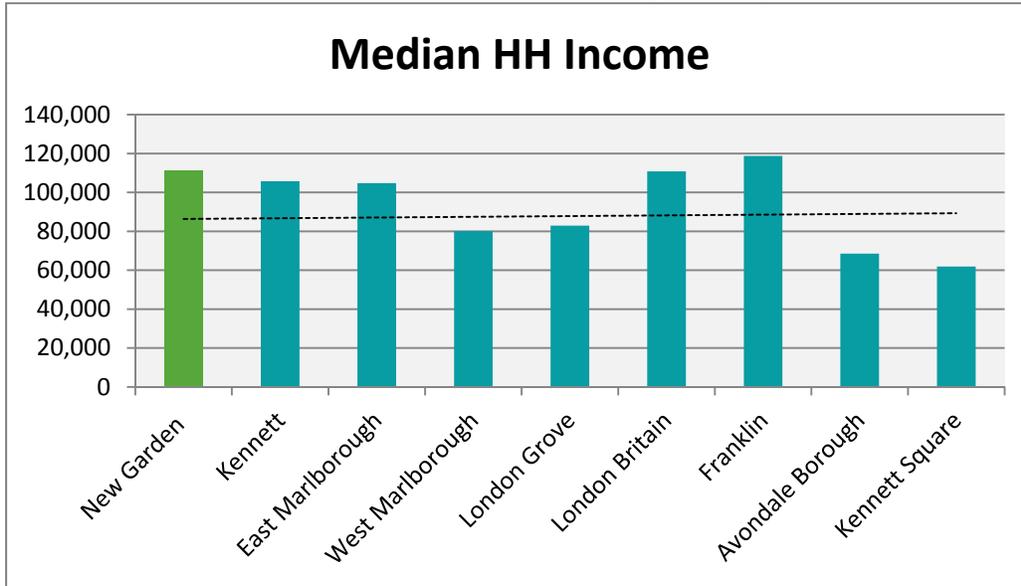
Source: US Census 2010, 2015 ACS

*Educational Attainment, 2010*



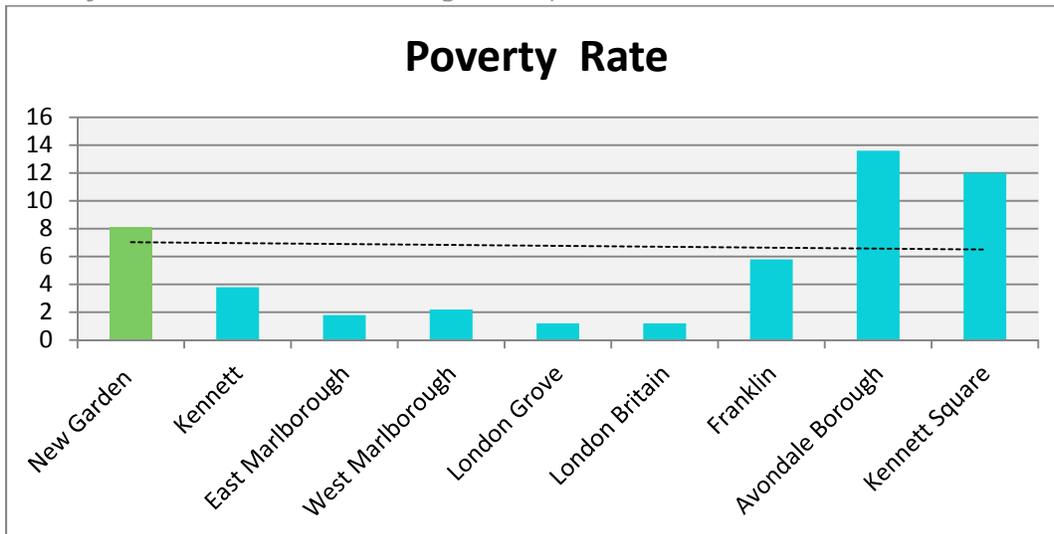
## Household Income

Median Household Income of NGT and Surrounding Municipalities, 2015



----- Chester County Median HH Income, 2015

Poverty Rate, NGT and Surrounding Municipalities, 2015



----- Chester County Poverty Rate, 2015

## Housing

- New Garden has 3,873 housing units made up of a variety of dwelling types, predominantly characterized by single family detached units.
- Housing units are predominantly owner-occupied (75.1%), though the rate of ownership has slightly decreased from 76.3% in 2000. The median home value is \$393,800. Median Rent is \$1,138.
- Housing affordability: the number of homeowners considered to be “cost-burdened” (paying more than 30% of their income on housing costs) is 21.7%, while nearly half of households who rent are considered to be cost burdened with a median rent of \$1,138.

### Overview of Housing Characteristics, 2010

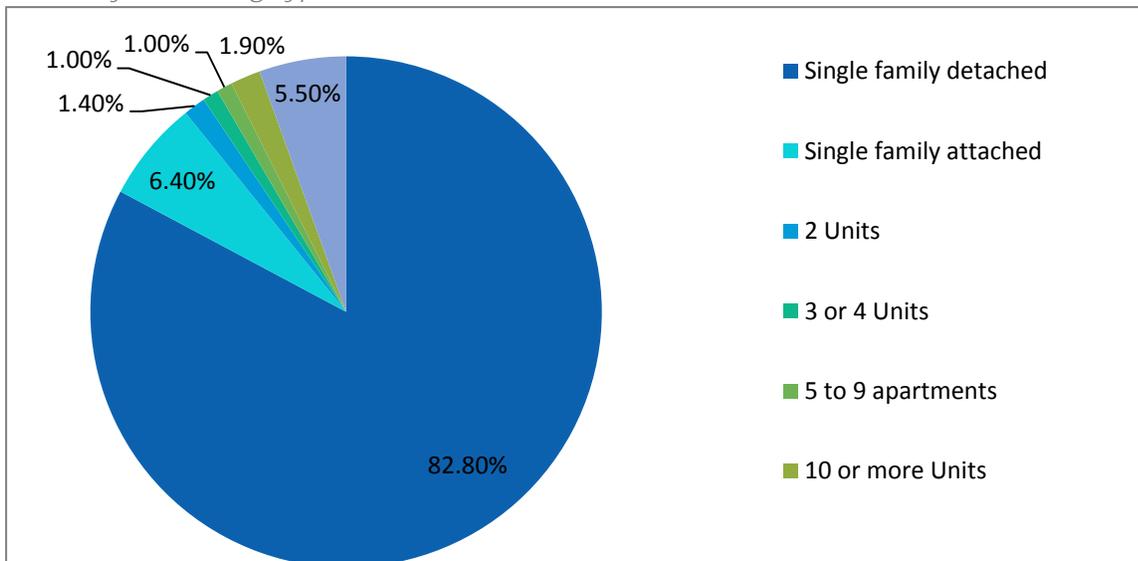
	Total housing units	Owner-occ.	Renter-occ.	Vacant housing units	Median home value	Owner cost 30%+ of Income	Median gross rent	Gross rent 30%+
NGT	3,873	76.2%	23.8%	4.6%	\$393,800	21.7%	\$1,138	48.7%
Chester County	194,892	75.1%	24.9%	4.5%	\$325,800	30.4%	\$1,197	49.5%

Source: 2010 US Census

### Housing Units, 1990 – 2020, Existing and Projected

	US Census			Projected		
	1990	2000	2010	2020	2030	2040
NGT	1,778	2,831	3,873	3,978	4,375	4,690

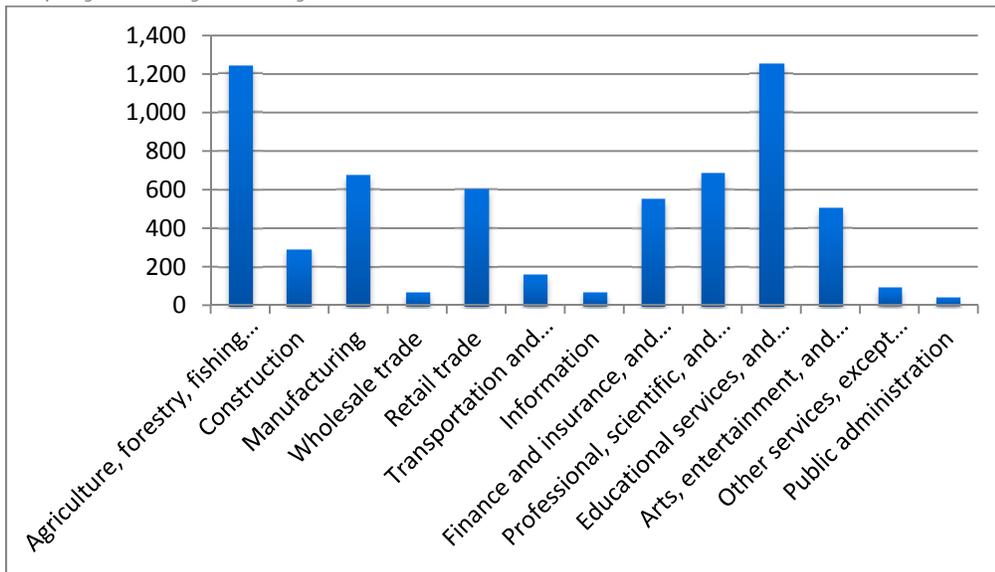
### Summary of Housing Types, 2010



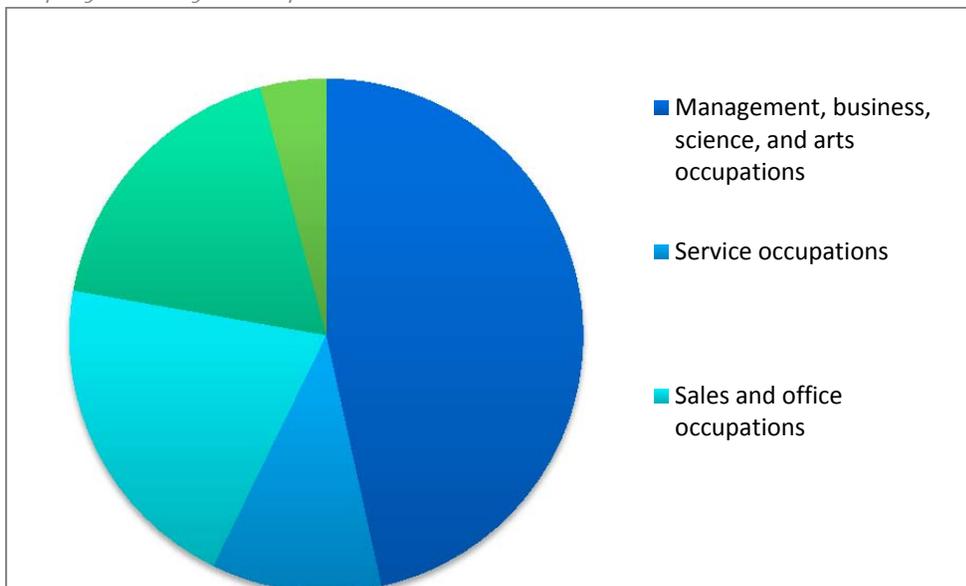
## Employment

- Nearly 69% of New Garden's population (over 16 years of age) is in the workforce, the same as the County as a whole.
- Top three employment industries:
  - 20% of workers are employed in educational services, healthcare, and social assistance;
  - 19.9% employed in the agricultural industry; and
  - 11% in professional, scientific, and management.

*Employment by Industry*



*Employment by Occupation, 2015*



## II. LAND USE AND DEVELOPMENT POTENTIAL

### Existing Land Use

- **Existing Land Use:** The [Existing Land Use Map](#) and the table below depict the current land use as of 2015 for New Garden Township as depicted by data obtained from the Delaware Valley Regional Planning Commission (DVRPC). Agriculture (33.6%) is the single largest land use in the Township, though it is closely followed by residential uses (27.9%).

*Land Uses in New Garden Township (2015)*

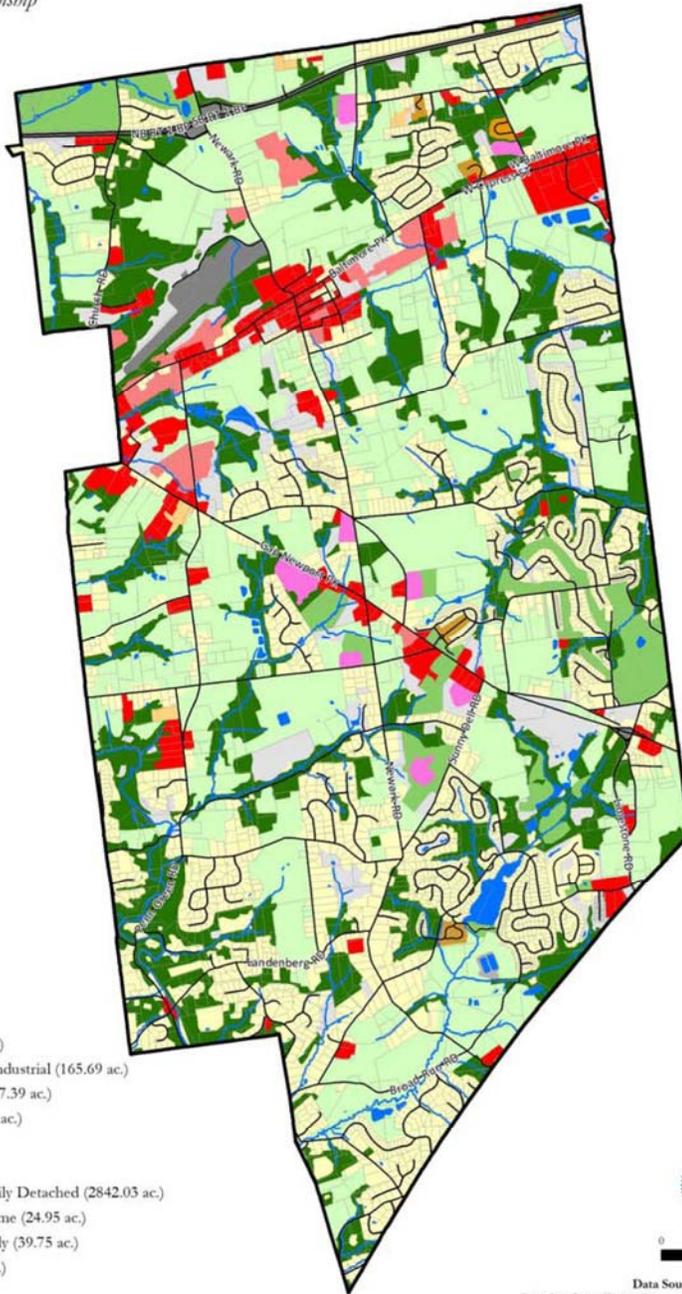
Land Use	Acres	% of Township
Commercial	528	5.1
Manufacturing: Light Industrial	166	1.6
Community Services	77	0.7
Transportation	151	1.4
Utility	9	0.1
Vacant	586	5.6
Residential: Single-Family Detached	2842	27.3
Residential: Mobile Home	25	0.2
Residential: Multi-Family	40	0.4
Agriculture	3499	33.6
Recreation	426	4.1
Water	108	1.0
Woodland	1964	18.8
<b>Total</b>	<b>10421</b>	<b>100</b>

*Source: DVRPC, 2015*

- **Development since 2005:** When compared to data from 2010, land use changes have been minimal, although there has been some loss of farmland (120 acres) and woodland (33 acres) in that time. The recession of 2008 is most likely the reason larger changes have not been seen in the Township.

# Existing Land Use Map

New Garden Township



**Legend**

- Township boundary
- Tax parcels
- Roads
- Water resources
- Bodies of water

**Land Use Type**

- Commercial (527.97 ac.)
- Manufacturing: Light Industrial (165.69 ac.)
- Community Services (77.39 ac.)
- Transportation (151.20 ac.)
- Utility (9.12 ac.)
- Vacant (585.90 ac.)
- Residential: Single-Family Detached (2842.03 ac.)
- Residential: Mobile Home (24.95 ac.)
- Residential: Multi-Family (39.75 ac.)
- Agriculture (3499.07 ac.)
- Recreation (426.05 ac.)
- Water (108.45 ac.)
- Wooded (1964.12 ac.)



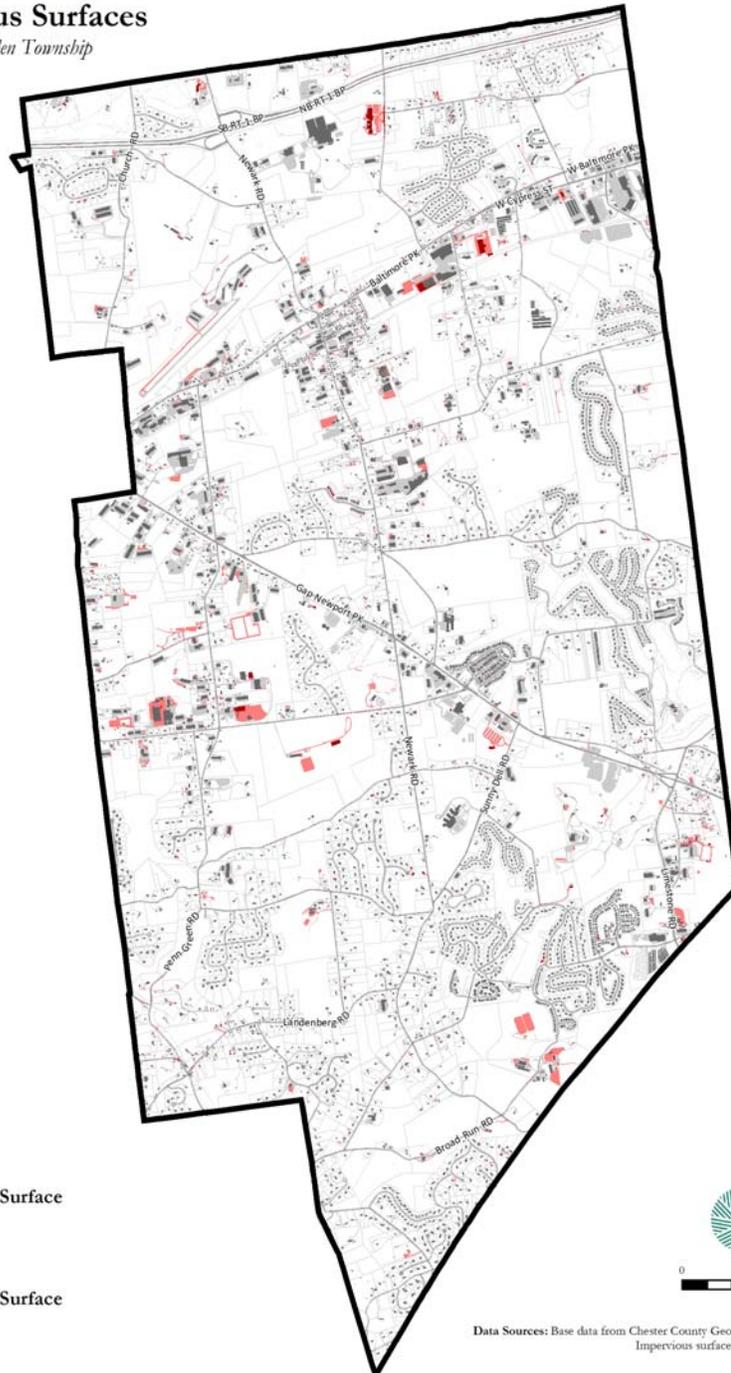
Data Source: Land use data from DVRPC, 2015.  
Base data from Chester County Geographic Information Services, 2017.

Map created: March 6, 2017

- The **Impervious Surfaces Map** highlights changes in impervious cover between 2013 and 2015 for New Garden Township. This data from DVRPC shows that across the township there has been an additional 93 acres of impervious coverage - a 6.7% increase- in just two years. Over 14% of the Township is now covered in impervious surfaces. This is important because impervious surfaces cause increased stormwater runoff and pollutants that reduce water quality, both of which are challenges for the Township now and in the future.

## Impervious Surfaces

*New Garden Township*



**Legend**

**2013 Impervious Surface**

- Building
- Road
- Other

**2015 Impervious Surface**

- Building
- Road
- Other



Data Sources: Base data from Chester County Geographic Information Services, 2017.  
Impervious surface data from DVRPC, 2013 and 2015.

Map created: April 19, 2017

## Development Potential

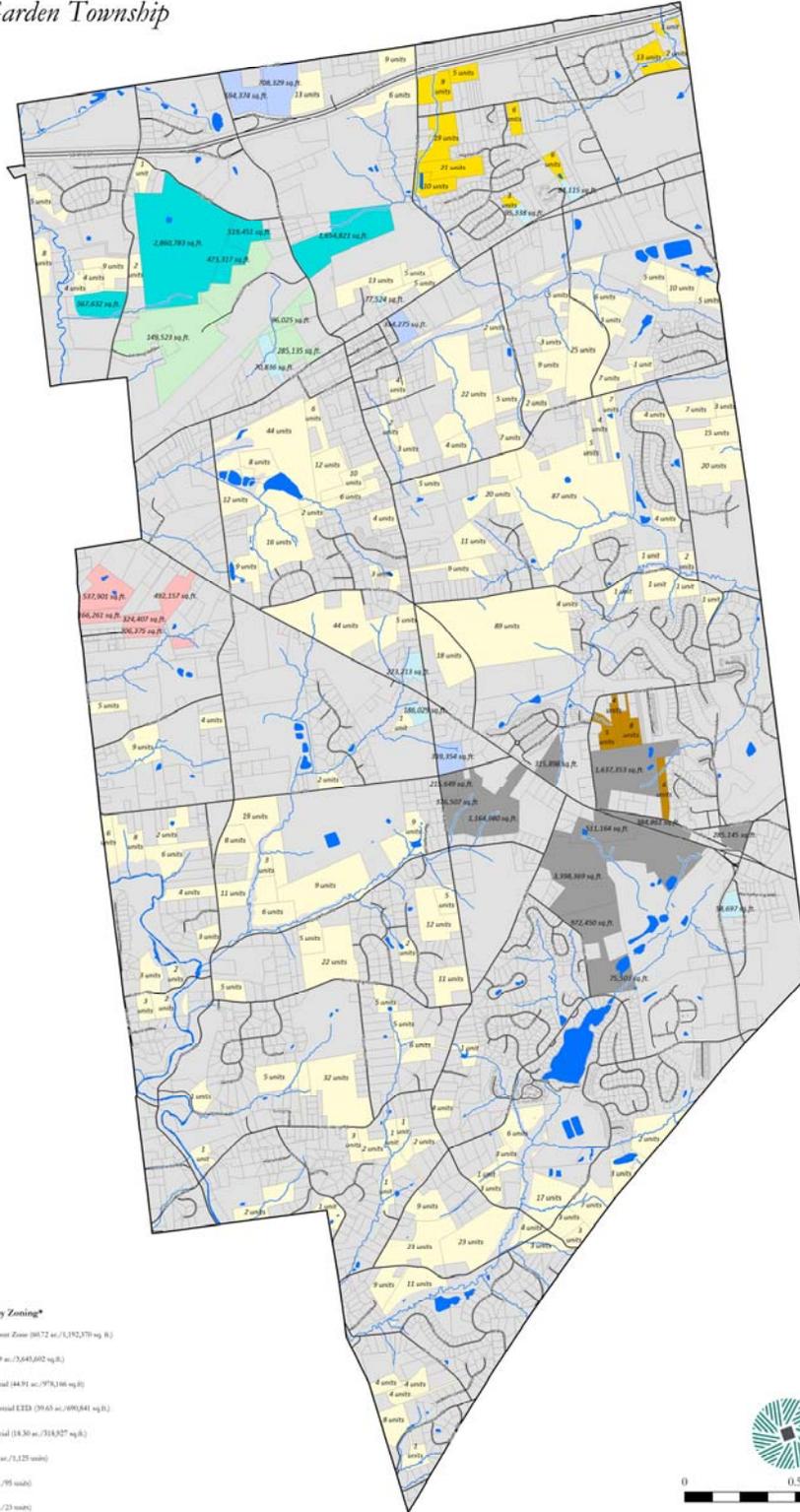
- Developable lands. There are 1,368 acres of protected open space, leaving 1,782.1 acres of land in open space and in agriculture that could be developed.
- A development potential, or build-out analysis, was performed for the Township utilizing existing zoning provisions (and by-right uses) on land that is still available for development. [The Available Developable Acreage Table, Build Out Analysis](#), and [Build Out Analysis: Toughkenamon](#) graphics show the results of this analysis.
- Full build-out would result in an additional 1,200+ residential units, which at the current average household size for New Garden (2.88 in owner occupied) would result in an additional 3,400+ residents, a 29% increase over 2010 levels.
- Findings show that, currently, there is limited land available for the development of apartments and townhouses and it is primarily in Toughkenamon.

### *Available Developable Acreage*

Zoning Code	Zoning Name	Available Developable Acreage	Maximum Square Footage or Residential Units Allowed
ADZ	Airport Development Zone	60.72	1,192,370 sq. ft.
BP	Business Park	139.49	3,645,602 sq.ft.
C/I	Commercial/Industrial	44.91	978,166 sq.ft.
C/I-2	Commercial/Industrial LTD.	39.65	690,841 sq.ft.
H/C	Highway/Commercial	18.30	318,927 sq.ft.
UD	Unified Development	214.37	3,268,258 sq.ft.
R-1	Residential	1193.56	1,125 units
R-2	Residential	49.38	95 units
R-4	Residential	25.22	23 units

# Build-Out Analysis

## New Garden Township



**Available for Development, by Zoning\***

- ADZ - Airport Development Zone (90.72 ac./1,192,370 sq. ft.)
- BP - Business Park (139.49 ac./3,643,602 sq. ft.)
- C-1 - Commercial/Industrial (44.91 ac./978,160 sq. ft.)
- C-1.2 - Commercial/Industrial E2D (39.63 ac./890,841 sq. ft.)
- H/C - Highway/Commercial (18.36 ac./318,927 sq. ft.)
- R-1 - Residential (1193.56 ac./7,125 units)
- R-2 - Residential (49.38 ac./95 units)
- R-4 - Residential (25.22 ac./23 units)
- UD - Unifed Development (214.37 ac./268,258 sq. ft.)

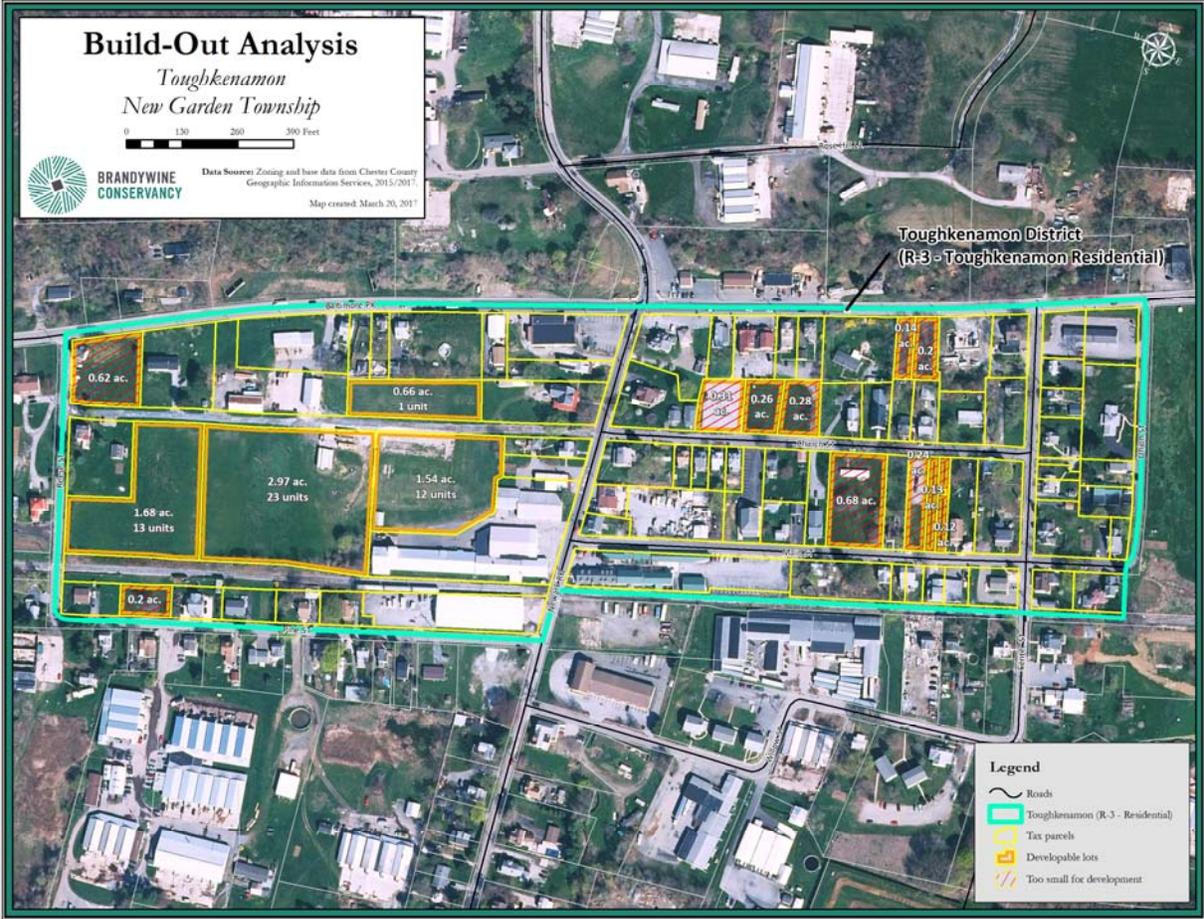
\*Available Developable Acreage/Maximum Square Footage or Residential Units Allowed



0 0.5 1 Mile

Data Source: Zoning and base data from Chester County Geographic Information Services, 2015/2017.

Map created: March 20, 2017



## [Land Use Related Plan Highlights](#)

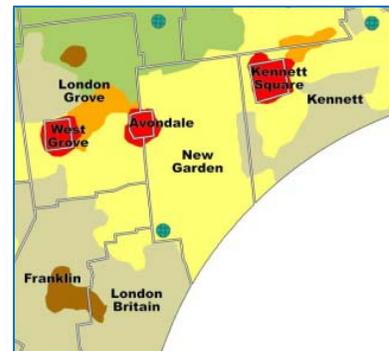
### 2005 New Garden Township Comprehensive Plan Update

The Township's 2005 Comprehensive Plan adopted a land use policy that primarily fell into two categories: Resource Conservation Areas and Growth Areas. Growth areas were further divided into village development (Toughkenamon), business park development (airport area), rural center (route 41 and route 7), suburban residential and economic development (Baltimore Pike and parts of Route 41).

The 2005 Update addressed the need for medium to higher density housing, as well as housing diversity for the aging population and farm workers. These were targeted around the Toughkenamon Village area as well as the rural center in order to help preserve open space and agricultural areas. Economic development was focused on the development of the business park at the airport, unified development area/rural center, and the continued support of agriculture and agricultural related businesses.

### Landscapes2

As seen right, the Chester County Comprehensive Plan designates New Garden Township as a primarily suburban landscape with small swaths of rural and agricultural landscapes to the eastern and northern boundaries respectively. There is also an area of urban growth area surrounding Avondale Borough to the west, which spills into New Garden Township. This Comprehensive Plan Update is intended to be consistent with the goals and objectives of Landscapes2. However, it should be noted that the County is in the process of updating its Comprehensive Plan.



## [KEY COMPREHENSIVE PLAN CONSIDERATIONS](#)

**Housing stock:** There are limited opportunities for housing units other than single-family detached residential development. Housing diversity will continue to be an issue in the planning period, as the aging population and millennials continue to impact the housing market and development trends.

**Village of Toughkenamon:** The village of Toughkenamon, anchored by the failed intersection at Baltimore Pike and Newark Road, is a historic village that has the “bones” of a successful town with gridded streets, a mix of housing types, and very limited retail and community uses. However, the appearance shows signs of neglect, there are a lack of pedestrian facilities in an otherwise walkable area, and it is inhabited primarily by a population that struggles with poverty, a lack of education, and unsafe conditions. Its demographics are similar to that of Kennett Square and Avondale Boroughs. The vision of the 2005 Comprehensive Plan Update has met challenges in implementation.

**Route 41:** The entire corridor of Route 41/Newport Gap Pike is a key concern of residents and business owners alike. The combination of an incohesive and unattractive appearance and



dangerous, congested intersections detract from the quality of life for many residents, as well as those passing through from Delaware and Western Chester County. At the eastern boundary of Route 41 is the abandoned PREIT site, a former mushroom house, where redevelopment efforts have thus far failed. Finally, the lack of welcoming entrances or gateways to the Township at both municipal borders present a future opportunity to improve Township appearance.

**Baltimore Pike Corridor:** The Baltimore Pike Corridor represents the primary commercial corridor and connector within the Township to surrounding municipalities. The intersection of Baltimore Pike and Newark Road is a key concern as it is ranked worst in the County. However, Baltimore Pike also lacks the pedestrian amenities (sidewalks and bike lanes) that are becoming increasingly necessary for the population,

**Economic Development opportunities:** Residents and the Comprehensive Planning Committee have expressed the desire for more high quality employment opportunities in the Township. Current opportunities reside along Route 41 and in Baltimore Pike, and in the business park area adjoining the New Garden Airport. While retention of the mushroom industry is of vital importance to the Township, diversifying the employment base with employers who offer better wages and benefits is important for future vitality.

### III. Natural Resources

#### Existing Natural Features

##### AG SOILS

The **Land Features Map** shows the distribution of prime agricultural soils, hydric soils, and steep slopes throughout New Garden Township, as well as those areas within the Township that are highly developed.

- Prime agricultural soils, those which are generally free draining and are comprised of silty loam, are prevalent throughout much of the undeveloped areas of New Garden Township where slopes don't exceed 15%.
- Hydric soils, those that are seasonally or permanently wet, occur in several areas throughout the Township, primarily along the East Branch of the White Clay and Broad Run. Hydric soils are good indicators of wetlands and often provide habitat for important and/or rare plants and animals.
- Steep slopes within the Township occur, for the most part, along major water courses, especially the East Branch of White Clay Creek and Broad Run drainages. A geologic feature known as Setters Quartzite, located around the New Garden airport and just north of Baltimore Pike, also contains slopes in excess of 15%.

##### WATER FEATURES

The **Water Features Map** shows the water features of New Garden Township

- New Garden Township falls within both the White Clay and Red Clay watersheds, the boundary between the two being north and east of Route 41 and Newark Rd.
- Of the 55 miles of stream contained within the Township, the vast majority (all but around a quarter of a mile) are impaired, or non-attaining, streams (they do not meet water quality standards) as identified by DEP. Impairment is due to a variety of sources and causes. Streams may be impaired by more than one cause (siltation, nutrients, etc.).
- A section of the East Branch of White Clay Creek, just north of the Borough of Avondale, is considered an Exceptional Value (EV) and High Quality (HQ) stream.

##### WOODLAND AND RIPARIAN AREAS

The **Riparian Forest Gaps Map** shows the woodlands and riparian areas of New Garden Township

- New Garden Township currently has around 2,000 acres of fragmented woodland throughout the township, with larger blocks occurring along the East Branch of White Clay Creek and along the eastern side of Church Rd. by new Garden airport.
- Very little interior woodland (those areas of woodland contained by an additional 300 feet of woodland buffer) exists within the Township. Interior woodland provides for 'deep woods' areas which lie beyond many of the edge influences that degrade a forest from the outside.

- Research by Stroud Water Research Center suggests that 100' wide riparian woodland buffers offer the most effective means to remove pollutants from water courses. They also offer flood control and improve instream habitat.
- When buffered by 100', the riparian areas of streams in New Garden Townships represent some 1,275 acres, of which 590 acres (46%) are currently wooded.
- Areas of Broad Run and the West Branch of Red Clay Creek are most deficient with regard to riparian woodland.

#### EXCEPTIONAL NATURAL AREAS AND RARE SPECIES

The [Exceptional Natural Areas Map](#) highlights the distribution of Exceptional Natural Areas and Rare Species throughout the Township as a result of a 2010 Botanical Survey of the Township.

- Exceptional Natural Areas are areas comprised of relatively intact, species-rich, native plant dominated communities.
- One endangered, seven threatened, two rare and one undetermined species of special concern were identified as a result of the study.
- The survey also found nearly 300 non-native species of plant, 75 of which are considered invasive.
- Invasive species compete with natives for resources and are unencumbered by pests, predators, or diseases. They spread quickly, reducing the flora in many areas to a small group of contending aliens.

#### EXISTING NATURAL RESOURCE PROVISIONS IN TOWNSHIP ZONING ORDINANCE

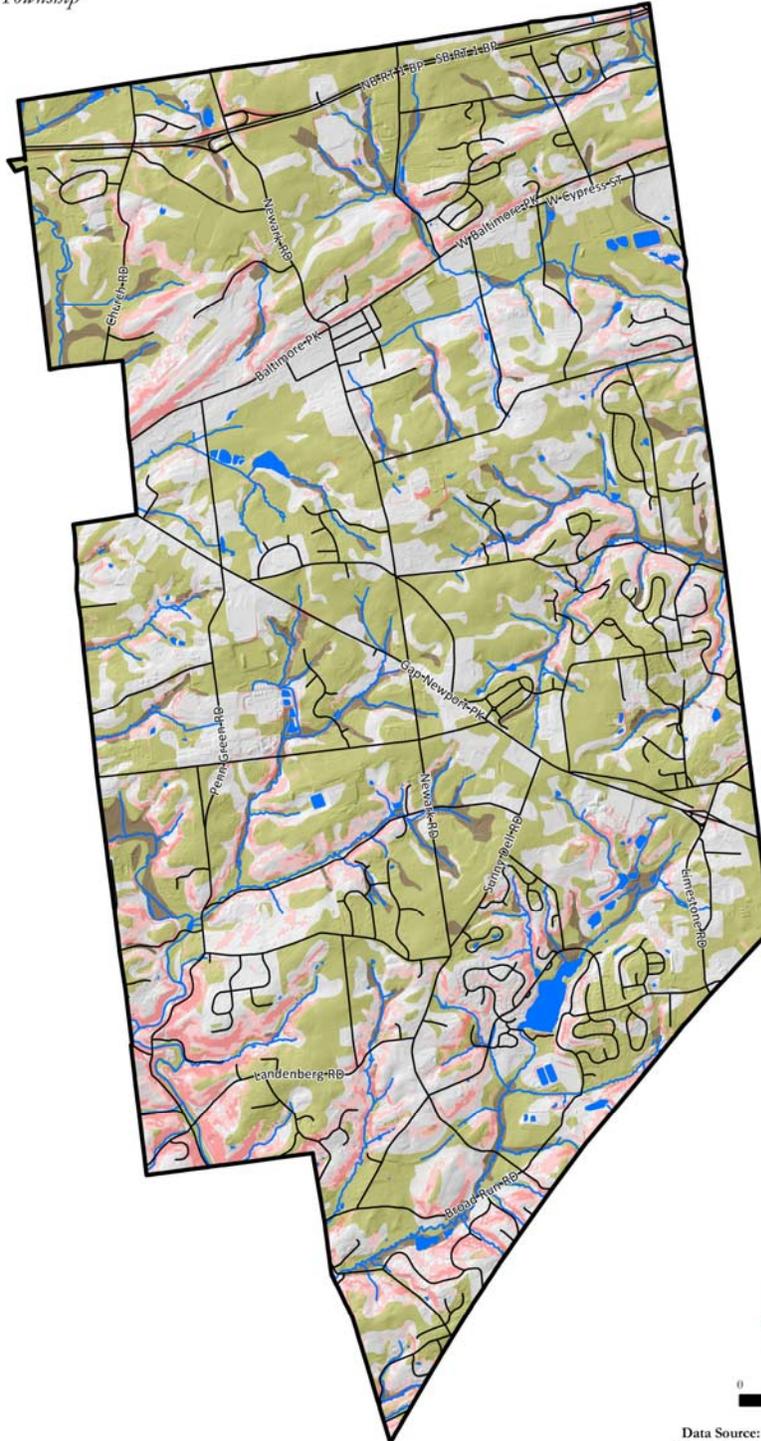
[Table C](#) shows the current maximum disturbance allowed to natural resources as defined by the Natural Resource Protection provisions contained in the Zoning Ordinance. Protection provisions are triggered with an addition to any parcel of 1,000 sq. ft. or more of impervious cover or any earthmoving on any parcel that disturbs 5,000 sq. ft. or more of land. They are also triggered by any special exception or variance hearing and applications for conditional use, subdivision or land development.

*Table C: Existing Natural Resource Regulations*

Protected Resource	Maximum Disturbance Allowed (%)
Floodplain	0
Slopes	
<i>Steep (25+%)</i>	10
<i>Precautionary (15-25%)</i>	25
Wetlands	0
Wetland Margins (75' buffer)	20
Riparian (no greater than 75' total)	
<i>Zone 1 (min 25') buffer</i>	0
<i>Zone 2 (min 50') buffer</i>	20
Woodlands	
<i>All Uses</i>	15
<i>Agriculture</i>	40
Rare Species (min 35' buffer)	0
Exceptional Natural Areas	10

# Land Features

*New Garden Township*



### Legend

- Township boundary
- Roads
- Water resources
- Bodies of water
- Hydric soils
- Prime agricultural soils
- Steep Slopes**
  - Slopes 15-25%
  - Slopes 25% and greater



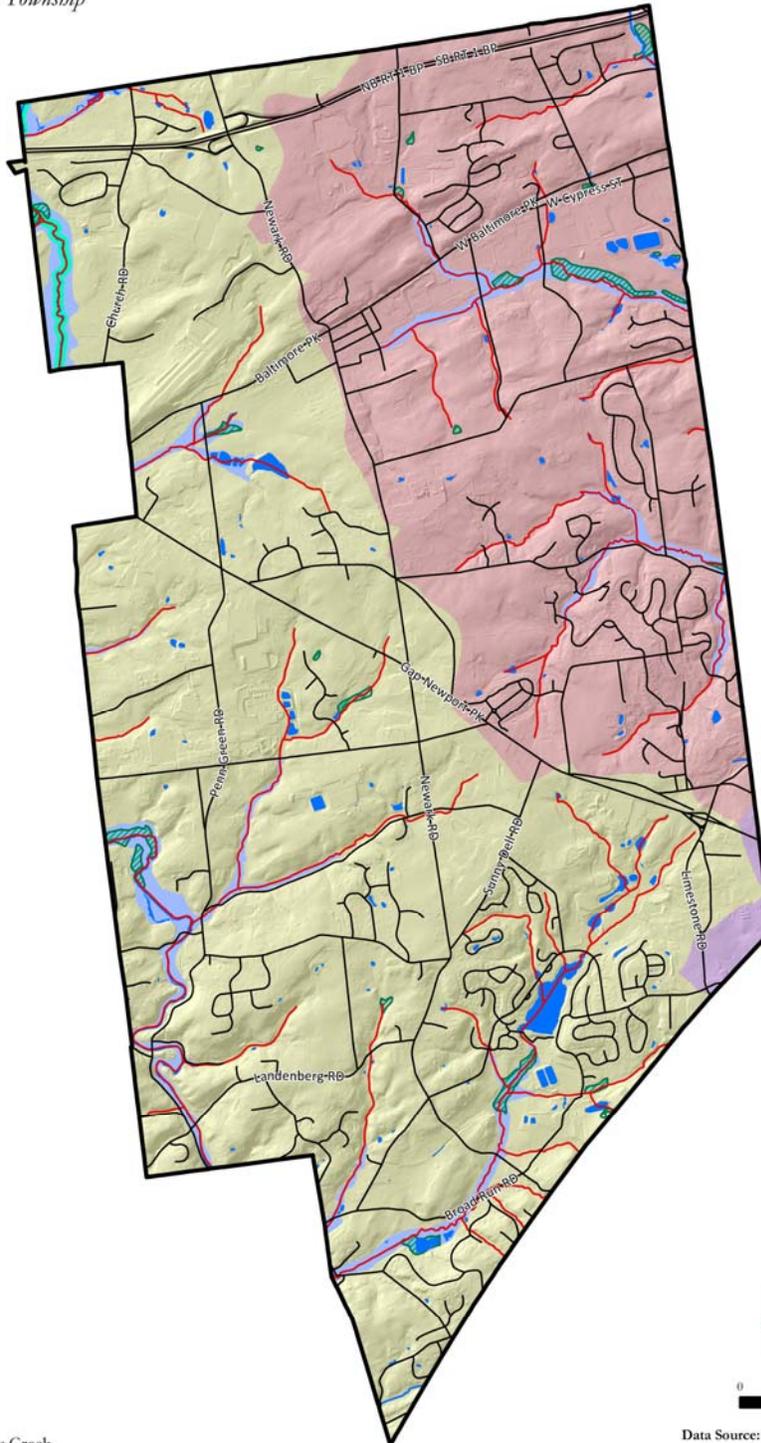
0 0.5 1 Mile

Data Source: Soils from NRCS, 2016. Base data from Chester County Geographic Information Services, 2017.

Map created: February 14, 2017

# Water Features

New Garden Township



### Legend

- Township boundary
  - Roads
  - Attaining streams
  - Non-attaining streams
  - EV/HQ streams
  - Bodies of water
  - Wetlands (NWI)
  - 100-year floodplains
- Watershed (HUC12)**
- East Branch White Clay Creek
  - Lower White Clay Creek
  - West Branch Red Clay Creek



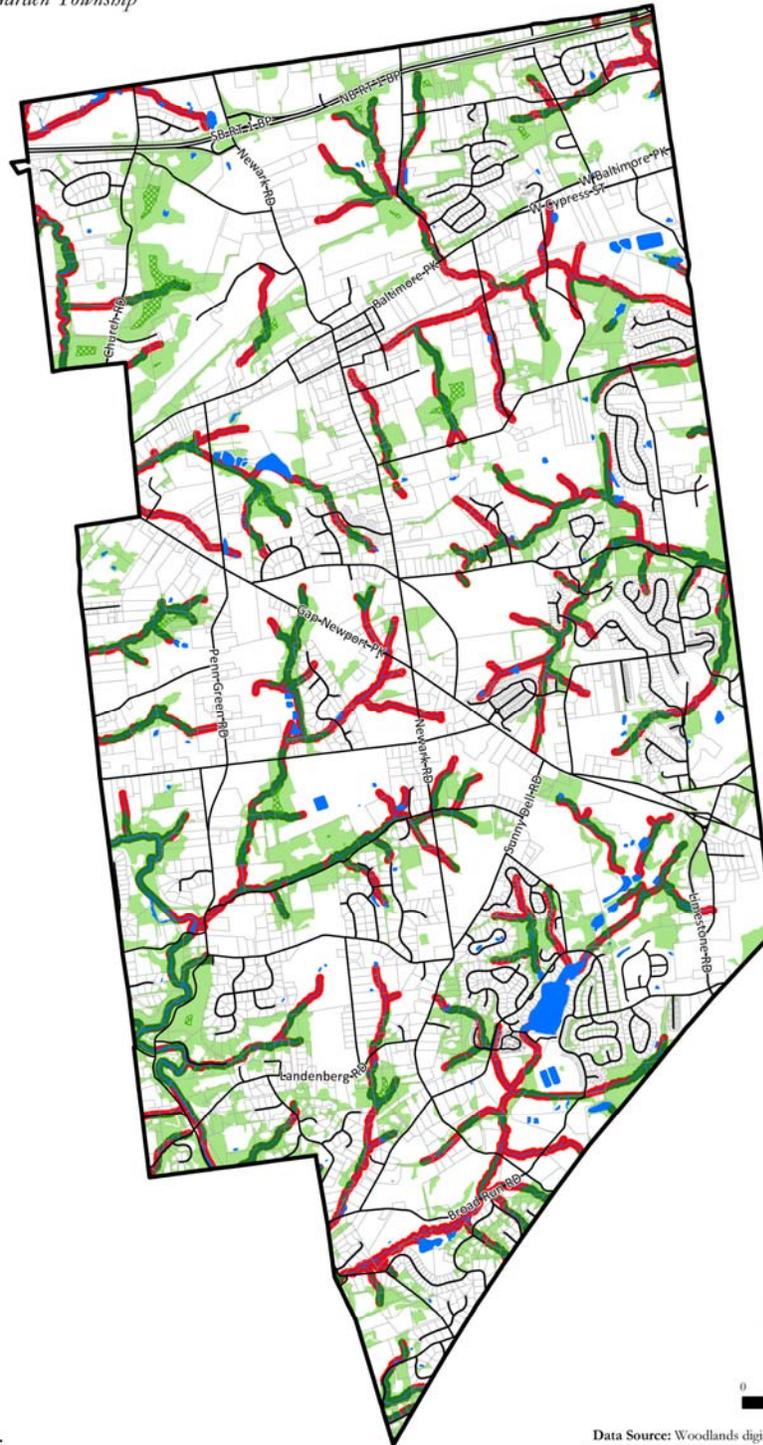
0 0.5 1 Mile

Data Source: Wetlands from NWI, 2009. Floodplains from FEMA, 2006. Watersheds from USGS, 2014. Base data from Chester County Geographic Information Services, 2017.

Map created: February 16, 2017

# Riparian Forest Gaps

New Garden Township



### Legend

- Township boundary
- Tax parcels
- Roads
- Water resources
- Bodies of water
- Woodlands
- Interior woodlands
- 100-ft Riparian Buffer**
- Unforested
- Forested

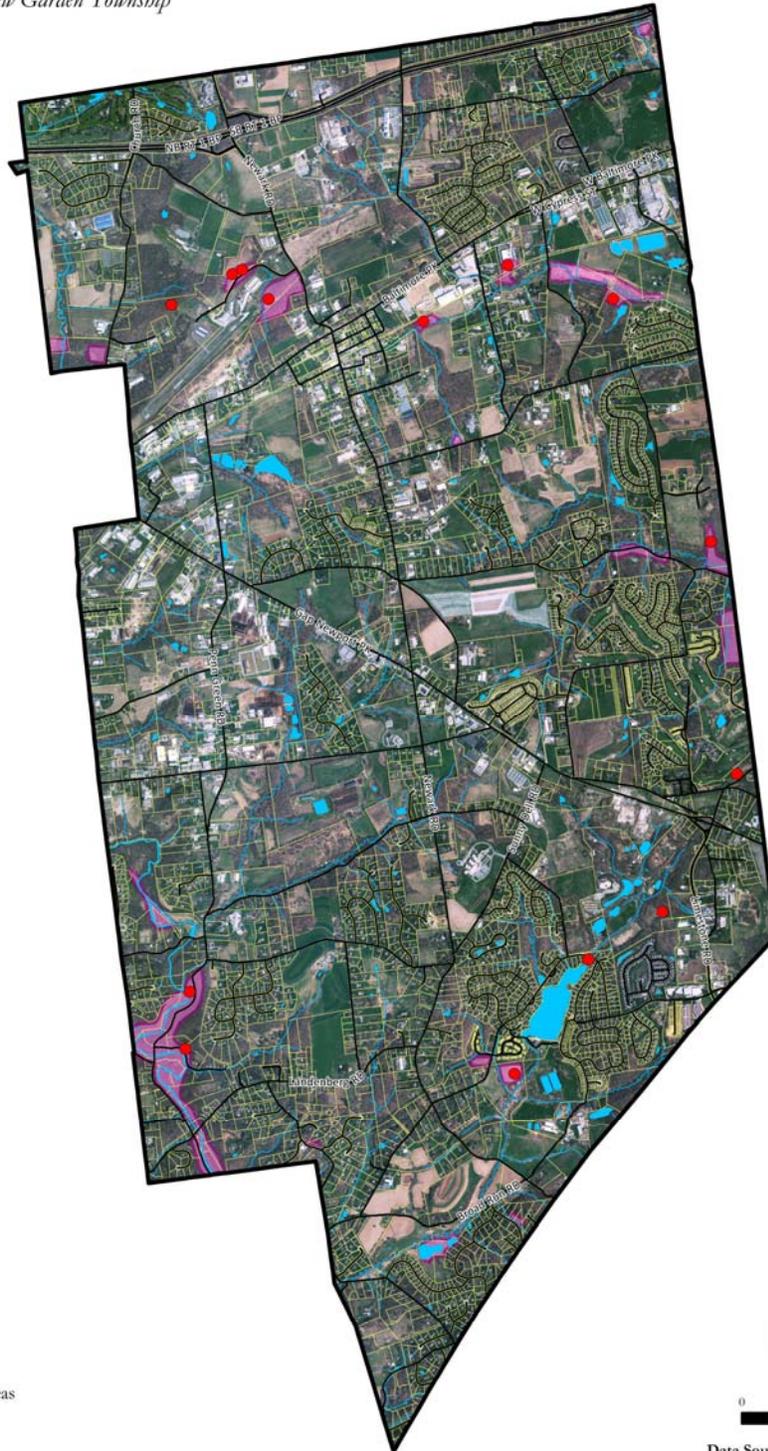


Data Source: Woodlands digitized by Brandywine Conservancy, 2017.  
Base data from Chester County Geographic Information Services, 2017.

Map created: February 16, 2017

# Exceptional Natural Areas

*New Garden Township*



### Legend

- Rare plant species sites
- Exceptional natural areas
- Tax parcels
- Roads
- Water resources
- Bodies of water



**BRANDYWINE  
CONSERVANCY**



Data Source: Base data from Chester County  
Geographic Information Services, 2017.

Map created: March 29, 2017

## Natural Resource Related Plan Highlights

### **2005 Comprehensive Plan Update**

Key objectives of the Township's previous planning efforts pertaining to natural resources include:

- *Direct growth away from sensitive resources*
- *Consider protecting scenic resources in the Township*
- *Protect water resources, prime agricultural soils, and natural diversity*
- *Participate in regional protection and education efforts*

### **Botanical Survey of New Garden Township, May 2011**

<https://www.newgarden.org/botanical-survey>

A botanical survey of New Garden Township was conducted in 2010 by Janet Ebert and Jack Holt, as authorized by the New Garden Township Board of Supervisors and with the recommendation and oversight of the Open Space Review Board.

## KEY COMPREHENSIVE PLAN CONSIDERATIONS

**Water Quality:** The vast majority of streams in New Garden do not meet water quality standards as defined by DEP. Many of New Garden's streams are tributaries to the White Clay Wild and Scenic River, so water quality in New Garden has a direct influence on those uses downstream.

**Fragmented Woodland:** The further fragmentation of woodland through development will impact the native fauna and flora and lessen the benefits derived from intact woodlands.

**Invasive Species:** The continued introduction of invasive species will further impact the extent and number of beneficial native plants found throughout the Township

#### *IV. Historic and Scenic Resources*

New Garden Township's historic resources richly endow residents with a sense of place and quality of life rooted in the lives and work and landscapes of our forebears. Historic resources can be buildings, structures, objects, sites, landscapes, or archaeological artifacts that have been identified as historically significant in their community context. Historic resources also can be defined in terms of historic districts, larger areas which possess a significant concentration or continuity of historic buildings, structures, objects, or sites, even while also including sites within their bounds that may not contribute to the historical context.

##### Existing conditions and Inventory

- New Garden has established a Township Historical Commission which has inventoried 107 properties of historical significance throughout the Township. The Township has adopted regulatory provisions to discourage demolition of identified historic resources.
- Efforts to date aim to stem the loss of structures by demolition or irrevocable alteration of historic resources and their landscape settings. They also help foster pride and appreciation of the historic built environment, and consequently contribute to community quality of life.
- Table X and Map Y depict currently inventoried resources.
- Inventoried historic properties are identified by location and ownership. Principal historic structures on each property, mostly residences, are photographed and clearly are the focus of the inventory.
- In addition to historic resources, the Township's character is comprised of "scenic resources", such as landscapes, particular uses or features within those landscapes, roadways/corridors, or the viewsheds from those roadways. In New Garden Township, these might include the agricultural landscape, the village of Landenberg, the Broad Run Valley, and New Garden Meetinghouse.
- Protecting the integrity of these scenic resources is an important part of maintaining the character and visual image of the Township that residents hold dear. Currently there is no inventory of areas of particularly scenic qualities within the Township, nor are there protection standards within the Ordinances.

##### Related Historic and Scenic Plan Highlights

###### **2005 New Garden Township Comprehensive Plan Update**

Key objectives of the 2005 Comprehensive Plan Update include:

- Documenting the Township's historic resources;
- Coordinating planning efforts at the regional level;
- Adopting ordinance provisions to protect historic resources;
- Promoting adaptive reuse and rehabilitation of historic structures;
- Protect scenic viewsheds;
- Promoting public education and awareness.

## **Brandywine Battlefield Preservation Plan:**

<http://www.chescoplanning.org/HisResources/bbpb.cfm>

Spearheaded by Chester County in cooperation with Delaware County, the 2013 Battlefield Preservation Plan is a concerted effort to document and protect the features - whether historic, natural, or land- of this significant landscape, as well as the short and long term factors that threaten its existence as a cultural landscape.

### Key Comprehensive Plan Considerations

#### **Continue to inventory historic resources:**

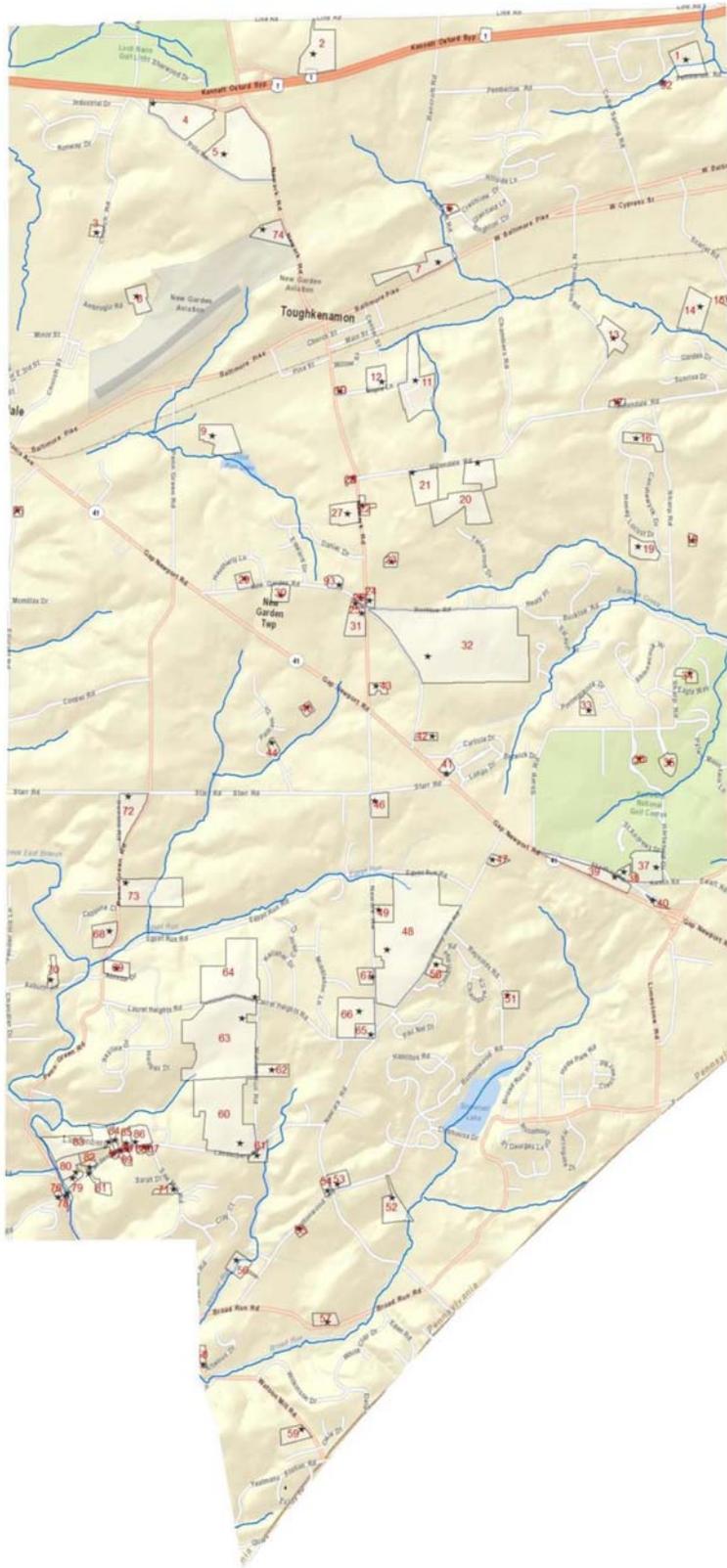
- Include resources that are currently listed on the National Register of Historic Places on the New Garden Historic Resources inventory, these include:
  - “Merestone” property on Yeatman’s Station Road
  - the Mason & Dixon boundary markers placed along the Delaware line between 1763 and 1767.
- Include all resources that have received determinations of eligibility for the National Register from the Pennsylvania Historic and Museum Commission (PHMC), including but not limited to:
  - the “Philadelphia & Baltimore Central Railroad.”
  - the trace of the “Pomeroy and Newark Railroad” is not listed in any inventory, including the PHMC list of properties receiving a “determination of eligibility for the National Register. It is recommended that all resources receiving National Register listing or determination of eligibility be included in the Township inventory.

#### **Expand Ordinance Protection Provisions:**

- Identify secondary or accessory structures and other resources that are not specifically identified within the Historic Resource list, whether contributing to the historical character of the property or not.
- Clarify in the text and HR list which resources on a property are covered and which are contributing. Include structures that are not buildings, such as the Delaware line markers, railroads and railroad traces, road traces, fencerows, stone walls and other landscape features.
- Expand opportunities for rehabilitation or adaptive reuse of historical structures in a manner consistent with historic preservation objectives and design standards. New Garden Township provides for a number of expanded use opportunities, area and bulk modifications, and additional density as incentives.

**The Township lacks protections for the myriad scenic features that contribute to its character and should consider protecting the scenic qualities of the Township identifying and inventorying those features and exploring ordinance provisions for their protection.**

# New Garden Historic Resource Map



\* Historic Building  
□ Property Boundary

N

0 0.25 0.5 1 Mi

Map created by New Garden Historical Commission, September, 2008

<b>Number</b>	<b>1883 Name</b>	<b>Tax Parcel</b>	<b>Owner (2008)</b>	<b>Address</b>
<b>1</b>	Joel M. Walton	60-2-24.4	HUTMACHER	231 PEMBERTON RD
<b>2</b>	Sammel Pyle	60-1-42.1	ROBERTS STUART W JR	370 LINE RD
<b>3</b>	William J Crowell	60-1-5.5	SWICK MARK	466 CHURCH RD
<b>4</b>	Moses B. Carpenter	60-1-38	MANFREDI ROCCO	145 POLO RD
<b>5</b>	Harvey Stockhouse	60-1-39	MANFREDI ROCCO	145 POLO RD
<b>6</b>	Enoch Milhouse	60-1-91	JUDD CHRISTOPHER M	122 BANCROFT RD
<b>7</b>	Thompson Richards	60-1-56	RICHARDS WILLIAM J JR	1225 BALTIMORE PK
<b>8</b>	John Thomas	60-1-25.2	GEIST NANCY J	447 AMBROGIO RD
<b>9</b>	Charles J Morton	60-3-43	REYNOLDS WARREN E	973 PENN GREEN RD
<b>10</b>	Vincent Quarell	60-3C-33	TAYLOR LEWIS H	125 MAPLE LA
<b>11</b>	Sarah Marshall	60-3-132	MARRS CHRISTINE	218 MAPLE LA
<b>12</b>	Sarah Marshall	60-3-131	REGESTER GEORGE	197 MAPLE LA
<b>13</b>	Saml Thompson	60-2-81	JOHNSON DEFOREST	150 THOMPSON RD
<b>14</b>	Abiah Scarlett	60-2-93.1	PARRISH LAWRENCE T JR	120 SCARLETT RD
<b>15</b>	Jos. A. McFarlon	60-2-92	LION RICHARD P	170 SCARLETT RD
<b>16</b>	Washington Alexander	60-4-19.1	MENDENHALL M ROBERTA	485 SHARP RD
<b>17</b>	Abiah Scarlett	60-2-96	WAITES ROBERT A	420 HILLENDALE RD
<b>18</b>	Joseph Gregg	60-4-28.7	BATES WILLIAM A	436 SHARP RD
<b>19</b>	William Agnew	60-4-20	MORTON HARRY J	173 CANDLEWYCK DR
<b>20</b>	Charles Wagoner	60-3-141	WAGNER DESMOND FARM LLC	633 HILLENDALE RD
<b>21</b>	Mary Ann Otley	60-3-140	M & V ENTERPRISES INC	653 HILLENDALE RD
<b>22</b>	Henry Thomas	60-3-138	KIERNAN CAROLEE W TRU	984 NEWARK RD
<b>23</b>	John Yerkes	60-3-146.2	DIBENEDETTO VINCENT P	928 NEWARK RD
<b>24</b>	John Brown Susanna and Lydia Webster	60-3-148	MAGANA ARTURO A SR	461 BUCKTOE RD
<b>25</b>	Nelson Woodward	60-3-113	DIFILIPPO GINO J	192 NEW GARDEN RD
<b>26</b>	Ezra Michener	60-3-81	RJL& J CO LLC	189 NEW GARDEN RD
<b>27</b>	Elwood Michener	60-3-72	MILLER JOHN JACOB	947 NEWARK RD
<b>28</b>	Sammuel Wickersham	60-3-68	JEFFERSON KEITH J	993 NEWARK RD
<b>29</b>	Townsend Wickersham	60-3-107.1	LANNAN MARK A	121 NEW GARDEN RD
<b>30</b>	NGTN Meeting	60-3-108.1	MARSDEN ELLEN JONES	146 NEW GARDEN RD
<b>31</b>	James W. Mendenhall	60-3-114	NEW GARDEN FRIENDS	875 NEWARK RD
<b>32</b>	J. Walker Hoopes	60-3-157	JONES G POWNALL	251 NEW GARDEN RD
<b>33</b>	Wm. Davis	60-4-40	HARTEFELD LP	129 PORTMARNOCK DR
<b>34</b>	Lebnon Pierson	60-4-46	240 SHARP RD LLC	240 SHARP RD
<b>35</b>	Daniel Kellaher	60-4-62.2	ROBINSON / FAULDS	1790 LOWER FARM LA
<b>36</b>	Charles B. Wilkinson	60-4-47.22	SILVON MICHAEL P	114 HARTEFELD DR
<b>37</b>	Edward K. Taylor	60-4-62.6	HARTEFELD LP	9 COLONIAL FARM DR
<b>38</b>	Edward K. Taylor	60-4-61	CHAFFIN PR NEW GARDEN/CHESCO LIMITED	139 SHEEHAN RD
<b>39</b>	Edward K, Taylor	60-6-17.3	LUCHT JEFFREY	9085 GAP NEWPORT PK
<b>40</b>	W. L. Thomas	60-6-18	WILKINSON HERITAGE LLC	162 SHEEHAN RD
<b>41</b>		60-4-33		9003 GAP NEWPORT PK

42	Samuel P. Baily Friends Orthodox Meeting	60-4-31	CANSLER DALE B	291 NEW GARDEN RD
43	Amos Idall	60-3-150	TESTA MARIO	812 NEWARK RD
44	Pennock Hoopes	60-3-247.1	CONROY KEITH E SR	6 PELHAM DR
45	T. Sheehan	60-3-243.6	NEW GARDEN TOWNSHIP	8936 GAP NEWPORT PK
46	John G. Wilson	60-3-266.2	WOLLASTON THOMAS H PR NEW GARDEN LIMITED PARTNERSHIP	300 STARR RD
47	Taylor Thompson	60-6-35.4	KENNETT CONSOLIDATED SCHOOL DISTRICT	316 SUNNYDELL RD
48	Thomas Wollaston	60-5-36-E	GUIZZETTI VICTOR A	Newark Rd
49	John Thompson	60-5-35	BLACK MICHAEL	546 NEWARK RD
50	Peter P. Marvel	60-6-25	COOK LYNN J	148 SUNNYDELL RD
51	Pennock Palmer	60-6-32.1	WILKINSON CHARLES L	225 REYNOLDS RD
52	James H. Hollingsworth Dr. Benjamin Thompson	60-6-69	WILLMATT HOLDINGS LLC	323 BUTTONWOOD RD
53	Sharpless Moore	60-5-109.1	HERTLER RUSSELL W	300 BUTTONWOOD RD
54	Benjamin W. Pasey	60-5-156	WITHERS MICHAEL S	303 NEWARK RD
55	Thomas B. Hoopes	60-5-160.1	WINTERLING MICHAEL S	255 BUTTONWOOD RD
56	S. John Pyle	60-5-135	WILKINSON CHARLES L	216 BUTTONWOOD RD
57	Saml Moore	60-5-167	BRIDGES JAMES R	941 BROAD RUN RD
58	Edward W. Pierson	60-7-4.13	RICKERMAN HENRY G	182 WATSON MILL RD
59	F. Gottier	60-7-13	ANNAND DAVID S TRU	21 WATSON MILL RD
60	Thomas K. Jefferis	60-5-76	LIEBERMAN RANDALL S	101 WALNUT RUN RD
61	Hoopes C. Barclay Jr.	60-5-146	DURANT DAVID EDWARD	302 LANDENBERG RD
62	Catherine Shortledge	60-5-96.11	HOOPE C BARCLAY JR	138 WALNUT RUN RD
63	Swithin Shortledge	60-5-74.1	PIERSON JAMES ROBERT	138 LAUREL HEIGHTS RD
64	Swithin Shortledge	60-5-27	MIDDLETON EVELYN T	191 LAUREL HEIGHTS RD
65	Ellen P. Sharpless	60-5-34.1	MIDDLETON J NELSON TRU	449 NEWARK RD
66	Jeremiah Starr	60-5-34	MIDDLETON JOSEPH	505 NEWARK RD
67	Mary M. Fredd	60-5-34.33	LEECH JACOB N JR	523 NEWARK RD
68	Hannah G. Pierson	60-5-11	CHASE WILLIAM B	500 PENN GREEN RD
69	William M. McMahon	60-5-23.1	NOEL JOHN V II	435 PENN GREEN RD
70	Charles T. Starr	60-5-14	MORGAN SHANE A	258 AUBURN RD
71	Richard Moore	60-3-262	FIENI JAMES	182 SAWMILL RD
72	Benjamin P. Hoopes	60-5-16.4	PRILUTSKI GERARD	162 STARR RD
73	Joel Pussey	60-1-25.4	STAR GAZER PARTNERSHIP	625 PENN GREEN RD
74	Landenberg P.O.	60-3-183.1	REYNOLDS WARREN E	1259 NEWARK RD
75	Landenberg store	60-5-54	LANDENBERG VILLAGE LLC	332 ELLICOTT RD
76	Landenberg Hotel	60-5-113	LANDENBERG VILLAGE LLC	103 MERCER MILL RD
77	Landenberg	60-5-114	LANDENBERG VILLAGE LLC	100 LANDENBERG RD
78	Sheehan Warehouse	60-5-114	SECKLER JOE DAILEY	104 LANDENBERG RD
79	W. Ewing	60-5-59.1	SHEPPARD BANNER A	107 LANDENBERG RD
80	E. Fisher	60-5-59	PENNINGTON ROBERT	111 LANDENBERG RD
81	E. Fisher	60-5-122	DERR KELLY PAUL	120 LANDENBERG RD
82	E. Fisher	60-5-91	CHRISTIE MARJORIE H	117 LANDENBERG RD
83		60-5-60		125 LANDENBERG RD

<b>84</b>	E. Fisher Landenburg School	60-5-89	HAWK DAVID R	131 LANDENBERG RD
<b>85</b>	House Landenburg School	60-5-88	LEJA MICHAEL & WERTH MARGARET	137 LANDENBERG RD
<b>86</b>	House	60-5-87	CIVILETTI ANDREW	143 LANDENBERG RD
<b>87</b>	W. McMahon	60-5-130	FELCH F/B/O BERNARD J TRU	144 LANDENBERG RD
<b>88</b>	Brown	60-5-129.1	BUTTERBAUGH DAVID E	142 LANDENBERG RD
<b>89</b>	J.W. Merritt	60-5-127	MARTIN PATRICIA ANNE	138 LANDENBERG RD
<b>90</b>	Ezra Lund	60-5-126	CROSSAN RAYMOND	136 LANDENBERG RD
<b>91</b>	Ezra Lund	60-5-125	BIRMINGHAM JOSEPH O	134 LANDENBERG RD
<b>92</b>	Joel M. Walton	60-2-20	KENNEDY PETER J	239 PEMBERTON RD
<b>93</b>	Joseph Barnard	60-3-83.2	OSCAR MICHAEL J SR	173 NEW GARDEN RD

## V. *Open Space, Greenways and Trails*

### EXISTING FEATURES AND CONDITIONS

#### OPEN SPACE

- Currently, 1,368 acres of the township (13%) is protected open space the largest proportion of which (456 acres) is under HOA administration, while Agricultural and Conservation Easements make up a further 400 acres of protected open space.
- While low in comparison with some neighboring communities, New Garden Township has increased its land under protection since 2005 by almost 60% (this does not include the land held by the Township for the municipal airport).
- **Table E** shows the natural resources currently protected by the lands under protection throughout the Township.
  - Most notable is that there are over 500 acres of unforested riparian areas that are under protection. These offer great opportunities to improve water quality and riparian and instream habitat throughout the Township.

#### GREENWAYS and TRAILS

**Greenways and Trails Map** shows the current distribution of trails and sidewalks in New Garden Township.

- Greenways provide for an interconnected network of trails, as well as provide for wildlife passage and environmental services. They generally follow natural features such as riparian areas, woodlands, or protected open space.
- Trails provide for passive recreation (and encourage walkability) as well as providing non-motorized connections between neighborhoods, between neighborhoods and schools, businesses and other community facilities.
- Trails and Greenways promote a sense of community, foster an appreciation for nature and the environment, and improve health and fitness throughout the community. In certain cases they may enhance property values to nearby properties. They can also promote and increase sales at local businesses located adjacent to trails or near trailheads while they may also spur economic development of trail associated businesses in nearby communities.
- Since the 2005 Comprehensive Plan, New Garden Township has taken some initial and important steps toward developing trails and greenways. A 2008 Greenways plan identifies potential trail linkages within the Township and proposes several opportunities to improve walkability and trail linkages within the Township.
- In addition to the Greenways Plan, nearly 3 miles of trails have been open in the Landenberg area of the Township. A highly active Friends of New Garden Trails provides stewardship and promotion of the trail network throughout the Township. Future trails in this portion of the Township have been identified and planned for.

- Regionally, several trail and Greenway initiatives offer opportunities for the Township to link into broader trail networks.
  - The Kennett Greenway is an initiative to connect areas of the Kennett Community with areas of open space, recreational facilities and local businesses with nearly 12 miles of trails. A potential link into the Kennett Greenway is provided through a proposed trail linking the privately owned Bucktoe Preserve (located on the eastern side of the Township) to the Kennett Greenway.
  - The Mason-Dixon trail is an informal trail that links the Appalachian Trail (AT) with the Brandywine Trail in Chadds Ford, PA. Currently, the trail follows roadways within New Garden Township, but it is hoped that this will become a more formal off-road trail in the future.
  - The Circuit, a Philadelphia region planning effort, aims to build 500 miles of trails in the Philadelphia region by 2025. The Circuit currently identifies the Octoraro Rail Line and the White Clay Creek Valley Trail (linking the Pomeroy Trail in Newark, DE to Avondale) as potential trails in the New Garden area.

### [Greenway Related Plan Highlights](#)

#### **2005 New Garden Township Comprehensive Plan Update**

Key objectives of the 2005 Comprehensive Plan update regarding greenways and trails included:

- Strengthen regulatory protections for natural and environmental resources
- Prioritize available open space parcels for preservation
- Establish a greenway network
- Evaluate funding for open space preservation
- Identify potential trail corridors, such as:
  - Octorara Railroad
  - While Clay creek
  - Mason Dixon trail
  - Kennett region

#### **New Garden Township Greenways Plan and Phelps Property Plan, September 2008**

<https://www.newgarden.org/open-space-review-board/pages/greenways-phelps-property-plans>

The purpose of the Greenways Plan was to:

1. Conduct study of the community and effectively identify and delineate existing natural areas, "green corridors" and other greenway enhancement opportunities within the community;
2. Develop a set of planning policies for how natural areas, roadways, and easements may be utilized and appropriately integrate these policies with the comprehensive plan;

3. Articulate acquisition policies for obtaining greenway areas for a variety of public benefits; and,
4. Examine municipal ordinance provisions to ensure compatibility with Chester County planning and ensure that greenway areas are appropriately protected as important natural features for the benefit of the public.

### **The White Clay Creek Inter-Municipal Trail Link Study, 2009**

<http://friendsofthenewgardentrails.org/linkpage.php?content=intermunicipal&classname=trailsy&titlename=Inter-municipal>

The White Clay Creek Corridor Inter-Municipal Trail Link Study is a feasibility level study and final document that outlines steps necessary for future implementation including any additional engineering studies or investigations that may be required for a functional, sustainable, and easily maintainable solution.

### KEY COMPREHENSIVE PLAN CONSIDERATIONS

**Connectivity:** Open space within the Township is, for the most part, fragmented and offers few opportunities to provide for more extensive walking opportunities or linkages between open space, both within the Township or to neighboring municipalities.

**Protecting natural resources:** While current protected open space proportionally protects more of the resources within the Township than the land under protection, many of the natural resources found within the township remain on unprotected land.

**HOA Ownership:** Almost a third of the protected land in the Township is under HOA management. Active and appropriate stewardship of these lands is key to ensuring the long-term quality and effectiveness of these lands for providing important environmental services and critical habitats.

**Opportunities:** Taking advantage of opportunities as they arise through development or road projects to make connections to existing or planned trail connections will be key in developing a broader network of trails and greenways.

**Other planning tools:** Consider other planning tools, such as the Official Map, to help inform and educate landowners and developers of the Township's desire for improved trail connections across the municipality.

**Engage with neighboring and regional efforts:** New Garden is geographically well positioned to take advantage of several neighboring and regional trail planning efforts that could benefit the residents of New Garden.

## VI. TRANSPORTATION and CIRCULATION

### Existing Transportation Features

New Garden Township has a truly multi-modal transportation network. Key features of the Township's transportation system are highlighted below and on the map on the following page:

- Regional highway access: US 1 Interchange at Newark Road
- New Garden Airport
- ChescoBus SCCOOT Route with service and stops along Baltimore Pike
- Octoraro Freight rail line parallel to Baltimore Pike, which is owned and operated by East Penn Railroad

New Garden Township is responsible for ownership and maintenance of transportation infrastructure in the Township, specifically:

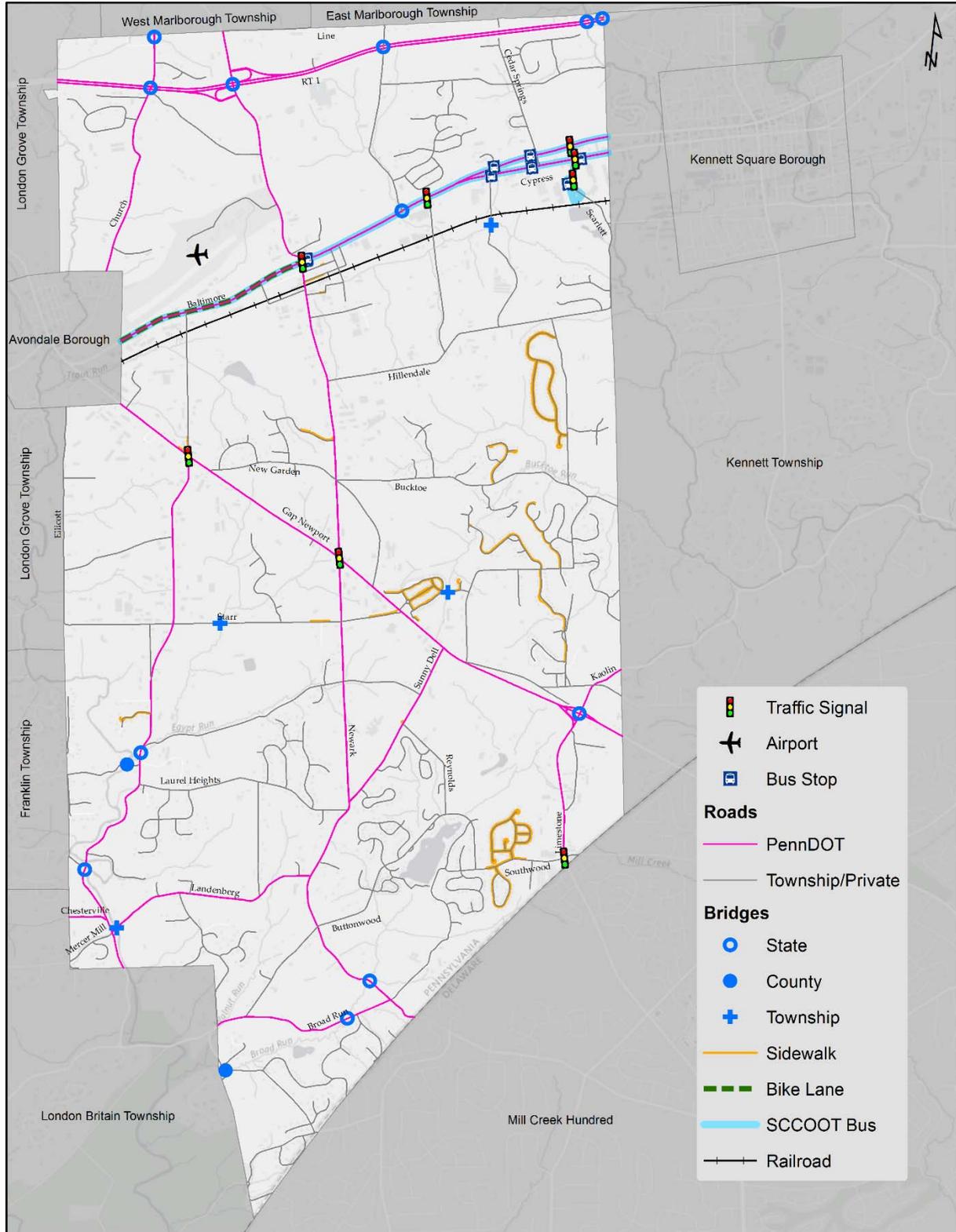
- 60.85 miles of roads (out of 85.73 total miles of roads)
- Traffic signals at 8 intersections
- 4 bridges (over 20' long)
- New Garden Airport

Generally, bicycle and pedestrian facilities in the Township are limited. Select residential developments have sidewalks and there is a bicycle lane on Baltimore Pike from the Township border to just west of Newark Road. *Note: Trails are covered in a separate section of the Comprehensive Plan update.*

Policies and priorities related to the Township's transportation network for consideration in the Comprehensive Plan update include:

- Continuing to leverage key transportation assets, including the US 1 Interchange at Newark Road and New Garden Airport
- Improving the intersection of Baltimore Pike and Newark Road
- Maintaining Township owned infrastructure
- Expanding bicycle and pedestrian connections
- Improving the policies and procedures related to traffic calming

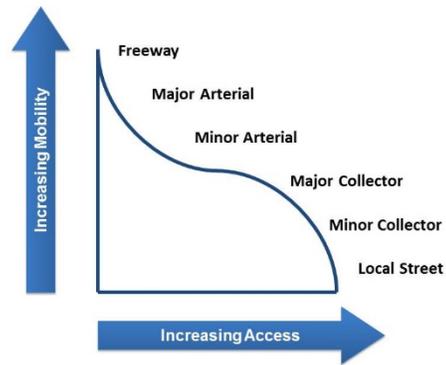
Transportation Features Map



## Roadway Functional Classification

Functional classification refers to the categorization of roadways according to the function they serve. Different roadways serve varying traffic volumes, trip lengths, and accommodate different travel speeds. Functional classification can be used to establish roadway design guidelines, access management policies, and prioritize improvements. Function also reflects the relationship between access and mobility. Typically, the higher the roadway's capacity to facilitate traffic flow, the lower its ability to provide efficient access to adjacent properties, and vice versa.

PennDOT has a statewide roadway functional classification that is used to identify appropriate roadway design guidelines, as well as federal funding eligibility. Chester County Planning Commission also has roadway functional classification for the County that reflects local conditions and has been used to promote consistency across municipal borders. The table below presents Chester County's Road Functional Classification Variables and Criteria from the *Multimodal Transportation Handbook (2016)*, which identifies key differences between the roadway classifications.



### Chester County Planning Commission Road Functional Classification—Variables and Criteria

Variables	Expressway	Major Arterial	Minor Arterial	Major Collector	Minor Collector	Local Distributor	Local
Daily Traffic Volume Range (1)	15,000 to over 100,000 vehicles	10,000–60,000 vehicles	8,000–20,000 vehicles	4,000–10,000 vehicles	1,000–5,000 vehicles	Less than 1,500 vehicles	Less than 1,000 vehicles
Mobility	Strict priority to moving vehicles	Mobility more critical than property access	Mobility more critical than property access	Even priority to mobility and access	Even priority to mobility and access	Access more important than mobility	No priority to mobility
Access	Only at interchanges	Strict median access control	Some control of property access	All roads and properties have access	All roads and properties have access	Priority is given to property access	Priority is given to property access
Corridor Length	Over 15 miles	Over 15 miles	Over 10 miles	4–15 miles	2–10 miles	Less than 4 miles	Less than 2 miles
Connections (Relationship to LANDSCAPES)	Connects states, regions, counties, cities and landscapes urban centers	Connects regions, counties and multiple landscapes centers	Connects multiple landscapes centers some inter-county trips	Connects landscapes centers and villages, primarily intra-county trips	Connects villages and multiple neighborhoods primarily intra-county trips	Connects neighborhoods some intermunicipal trips	Links individual properties to distributors and collectors
Truck Traffic	Highest truck mobility	High truck mobility	High truck mobility	Moderate truck mobility	Moderate truck mobility	Local delivery only	Local delivery only
Basic Geometry and Design	Wide lanes and shoulders; medians; more than 2 through lanes	Wide lanes and shoulders; occasional median; turning lanes	Wide lanes and shoulders; no medians; turning lanes	Two lanes; no medians; limited turning lanes	Two lanes; no medians; limited turning lanes	Narrow Lanes	Narrow Lanes
On-Street Parking	Prohibited	Only in urban areas	Only in urban areas	Discouraged outside "centers"	Discouraged outside "centers"	Limited use outside "centers"	Appropriate on selected streets
Through Traffic (2)	Over 50%	Over 50%	Over 50%	25–50%	25–50%	Less than 25%	Less than 10%
Vehicle Speed (Posted)	55–65 mph 40 mph minimum	35–55 mph	35–55 mph	35–55 mph	35–55 mph	Less than 45 mph	Less than 35 mph
Bicycle Pedestrian Access	Only through separate facilities	Specially designed facilities	Adjacent facilities and crossings	Adjacent facilities and crossings	Adjacent facilities and crossings	High priority to bike and pedestrian access	High priority to bike and pedestrian access

(1) Wide range of traffic volumes accounts for differences between urban, suburban, and rural areas.

(2) Through traffic has no origin or destination in the immediate neighborhood, community, village or center.

Source: Adopted by Chester County Planning Commission, 2003

The 2005 Comprehensive Plan included a proposed Roadway Functional Classification Map and Table. The table below compares the PennDOT, Chester County, and Township's 2005 Comprehensive Plan roadway functional classifications, including minor differences in the Township's map and table in the previous Comprehensive Plan. A summary of the Township's current functional classification is also presented in a map below. Additionally, Kennett Township's Comprehensive Plan was reviewed and functional classifications for roadways on the Township border are consistent with New Garden's 2005 Comprehensive Plan designations. *Note: London Britain Township's roadway functional classification was not readily available to review for consistency.*

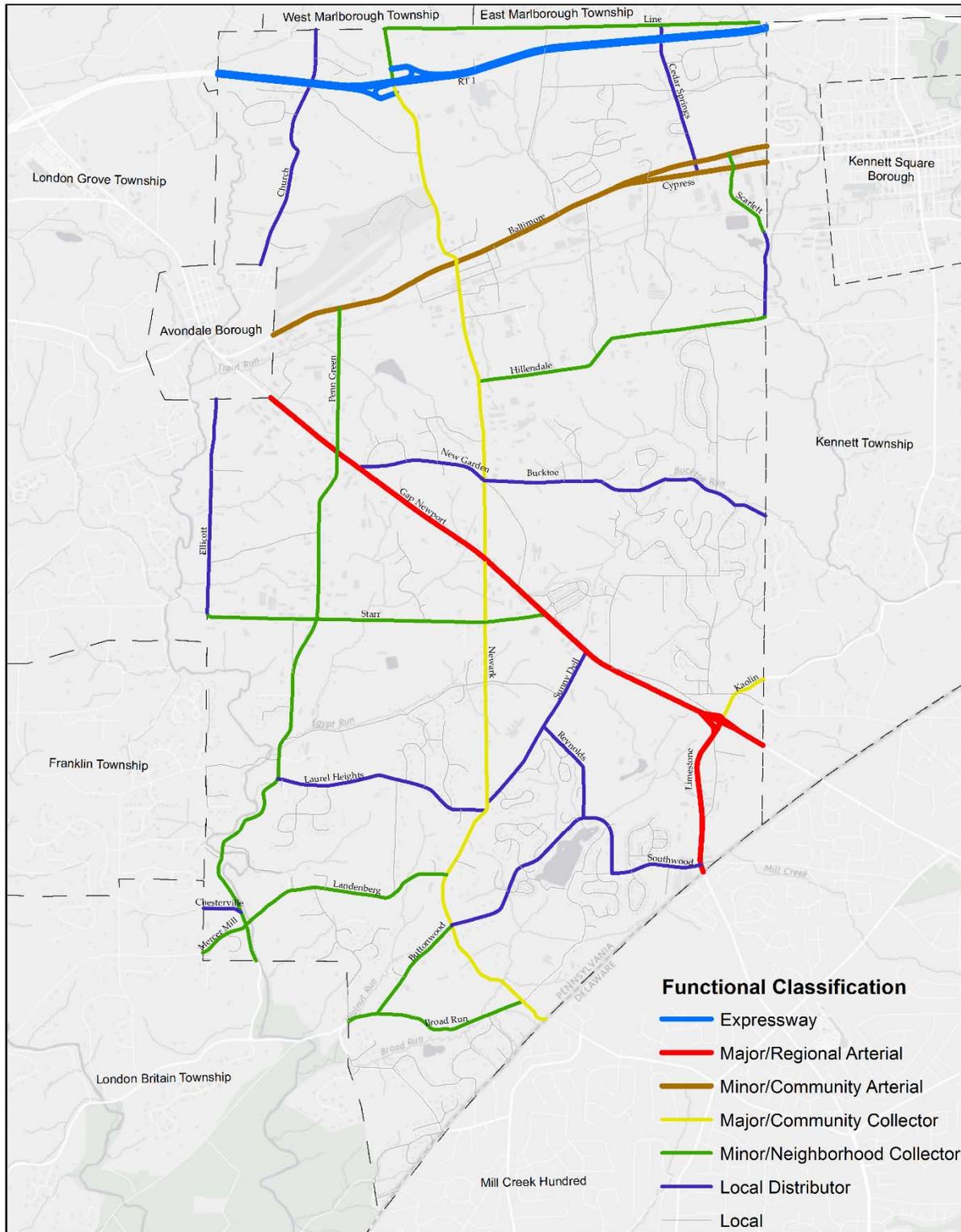
As part of the Comprehensive Plan update, minor revisions to the Township's roadway functional classification may be considered to promote consistency, reflect current and desired roadway characteristics, and correspond with other Township policies.

*New Garden Township Roadway Functional Classification Table*

<b>Focus Roadways</b>	<b>Township Functional Classification <i>Comp Plan 2005 Map</i></b>	<b>Township Functional Classification <i>Comp Plan 2005 Table</i></b>	<b>Chester County Functional Classification</b>	<b>PennDOT Functional Classification</b>
U.S. Route 1	Expressway	Expressway	Expressway	Expressway
PA Route 41 (Gap Newport Pike)	Major Arterial	Major Arterial	Major Arterial	Principal (Major) Arterial
PA Route 3013 (Limestone Road) <i>Between Rt. 41 &amp; DE State Line</i>	Major Arterial	Major Arterial	Major Arterial	Principal (Major) Arterial
PA Route 3013 (Limestone Road) <i>Between Rt. 41 &amp; Kaolin Road</i>	Major Collector	-	Major Collector	Major Collector
PA Route 3013 (Kaolin Road) <i>Between Limestone Road &amp; Kennett Township</i>	Major Collector	-	Major Collector	Major Collector
PA Route 3046 (Baltimore Pike)	Minor Arterial	Minor Arterial	Minor Arterial	Minor Arterial
PA Route 3046 (Cypress Street)	Minor Arterial	Minor Arterial	Minor Arterial	Minor Arterial
PA Route 3033 (Newark Road) <i>Between DE State Line &amp; Rt. 1</i>	Major Collector	Major Collector	Major Collector	Major Collector
PA Route 3033 (Newark Road) <i>Between Rt. 1 &amp; W. Marlborough Twp</i>	Minor Collector	Major Collector	Minor Collector	Major Collector
Hillendale Road <i>Between Newark Road &amp; Kennett Township</i>	Minor Collector	Minor Collector	Minor Collector	Major Collector
PA Route 3024 (Broad Run Road) <i>Between Newark Road &amp; London Britain Township</i>	Minor Collector	Minor Collector	Minor Collector	Local
PA Route 3024 (Landenberg Road) <i>Between Newark Road &amp; Penn Green Road</i>	Minor Collector	Minor Collector	Minor Collector	Major Collector
Mercer Mill Road	Minor Collector	-	-	-
Scarlett Road <i>Between Baltimore Pike &amp; South Street</i>	Minor Collector	Minor Collector	Minor Collector	-

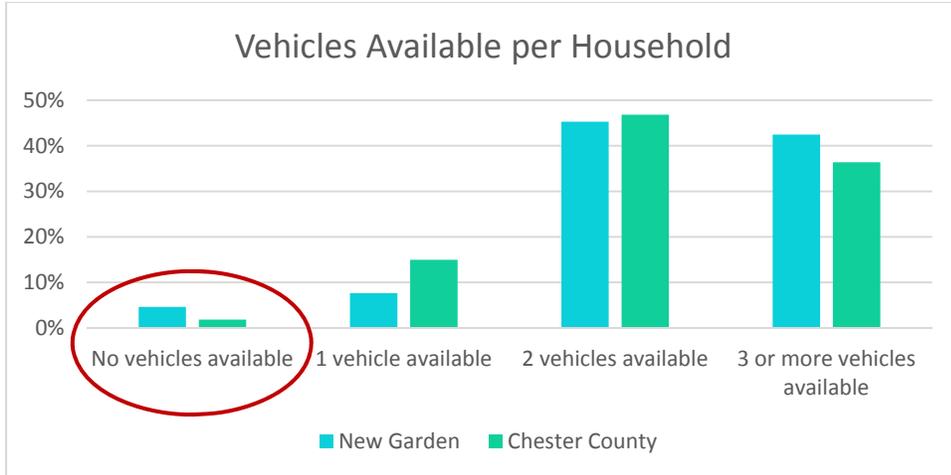
PA Route 3009 (Penn Green Road) <i>Between Baltimore Pike &amp; London Britain Township</i>	Minor Collector	Minor Collector	Minor Collector	Major Collector
Buttonwood Road <i>Between Newark Road &amp; Broad Run Road</i>	Minor Collector	Minor Collector	Minor Collector	-
Mill Road	Minor Collector	-	Local Distributor	-
Starr Road	Minor Collector	Minor Collector	Minor Collector	-
Line Road	Minor Collector	-	Local Distributor	-
Bucktoe Road	Local Distributor	Local Distributor	Local Distributor	-
Laurel Heights Road	Local Distributor	Local Distributor	Local Distributor	-
PA Route 3024 (Sunny Dell Road)	Local Distributor	Local Distributor	Local Distributor	Major Collector
Southwood Road <i>Between Limestone Road &amp; Buttonwood Road</i>	Local Distributor	Local Distributor	Local Distributor	-
Southwood Road <i>Between Limestone Road &amp; DE State Line</i>	-	Local Distributor	-	-
Southwood Road <i>Between Buttonwood Road &amp; Broad Run Road</i>	-	Local Distributor	-	-
Buttonwood Road <i>Between Newark Road &amp; Southwood Road</i>	Local Distributor	Local Distributor	Local Distributor	-
Ellicot Road <i>Between Avondale &amp; New Garden Station Road</i>	Local Distributor	Local Distributor	Local Distributor	-
Ellicot Road <i>Between New Garden Station Road &amp; Starr Road</i>	Local Distributor	-	Local Distributor	-
PA Route 3035 (Church Road)	Local Distributor	Local Distributor	Local Distributor	Major Collector
Cedar Spring Road	Local Distributor	Local Distributor	Local Distributor	-
Scarlett Road <i>Between South Street &amp; Hillendale Road</i>	Minor Collector	Local Distributor	Local Distributor	-
Reynolds Road	Local Distributor	Local Distributor	Local Distributor	-
PA Route 3024 (Chesterville Road)	-	Local Distributor	Local Distributor	Major Collector
New Garden Road <i>Between Rt. 41 &amp; Newark Road</i>	Local Distributor	Local Distributor	Local Distributor	-

# Roadway Functional Classification Map

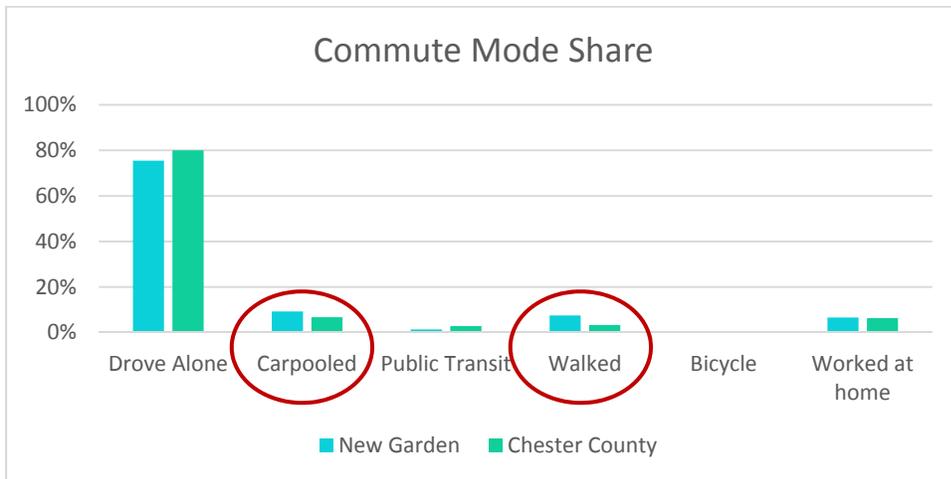


## Transportation Related Demographics Highlights

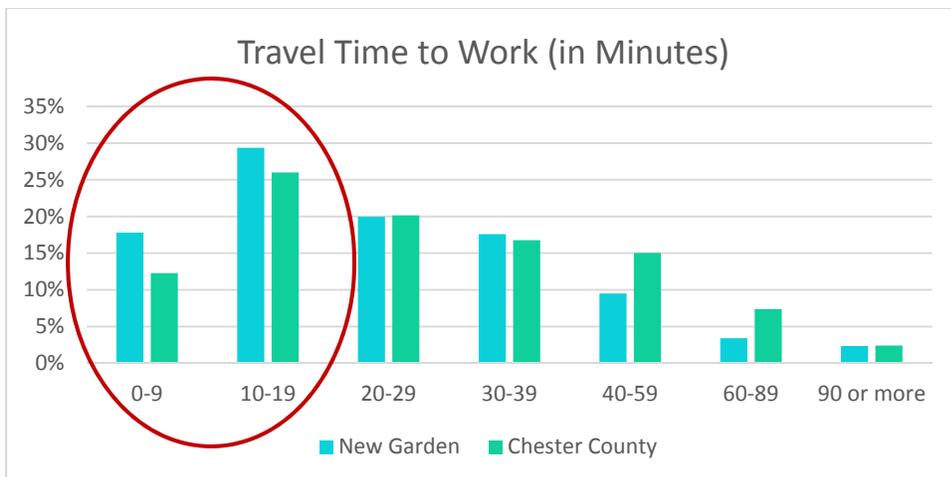
The graphs below highlight demographic data related to transportation and compares New Garden Township to Chester County overall. The data highlights the need to plan for residents that rely on walking, biking, transit riding and carpooling, in addition to driving.



There is a higher percentage of households with no vehicles available in New Garden Township compared to Chester County's percentage. However, 95% of households in New Garden Township have one or



There is a higher percentage of workers living in New Garden Township that walk or carpool to work compared to Chester County's percentages. However, 85% of workers used a car, truck, or van to travel to work.



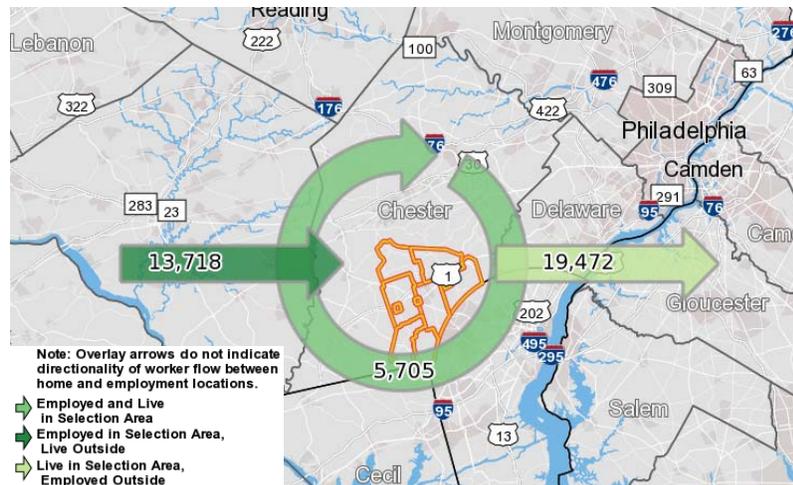
Workers living in New Garden Township generally travel less time to work compared to workers in Chester County overall. Over 47% of workers living in New Garden Township travel less than 20 minutes to work.

Source: 2011-2015 ACS 5-Year Estimate

### Commute Patterns for Southeastern Chester County Region

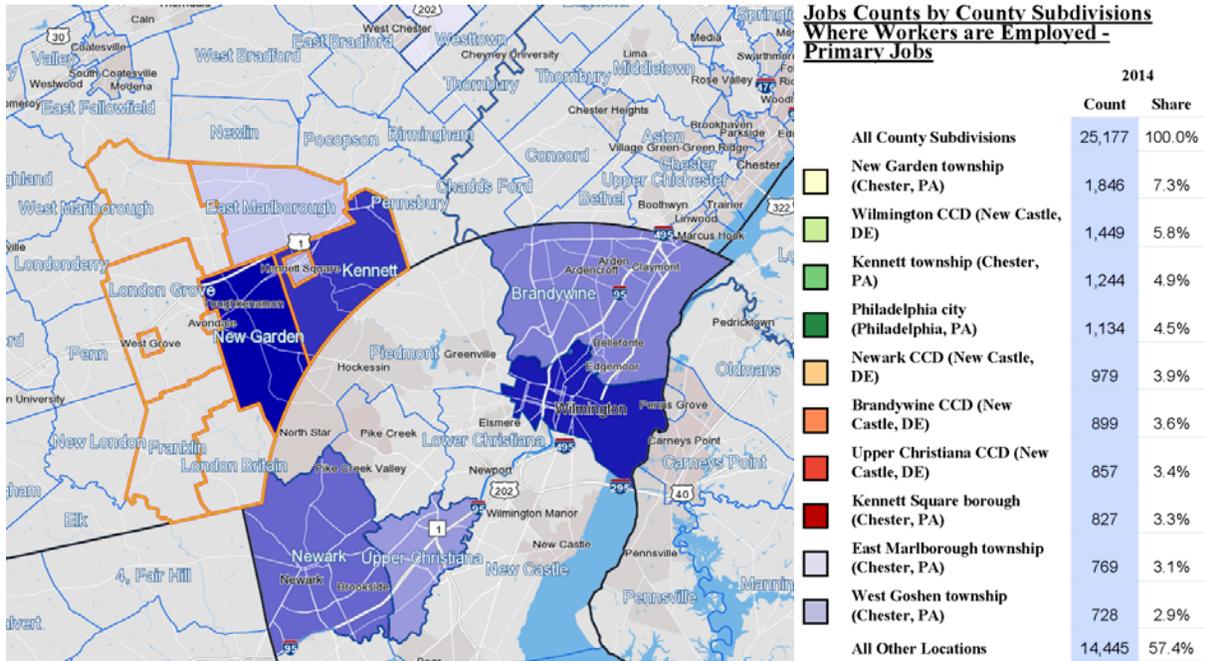
Commute patterns were evaluated for a region in southern Chester County including New Garden Township and the following surrounding municipalities: *Avondale Borough, New Garden Township, East Marlborough Township, Franklin Township, Kennett Township, Kennett Square Borough, London Britain Township, London Grove Township, West Grove Borough, West Marlborough Township*. This data demonstrates that New Garden Township is an employment center and the importance of planning to support local commute trips for people that live or work in the Township. Additionally, many residents commute to the state of Delaware for work, highlighting the need for transportation planning across state lines.

*Inflow/Outflow of Job Counts*



Over 5,700 people both live and work in the Southeastern Chester County region.

Where do residents in the region work?



Over 1,800 employed residents in the region work in New Garden Township. Over 16% of employed residents in the region commute to Delaware for work.

Source: U.S. Census Bureau. 2016. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. <http://onthemap.ces.census.gov/>

## Recent Regional Transportation Related Plan Highlights

Since the 2005 Comprehensive Plan, there have been several regional transportation plans completed by the Chester County Planning Commission or New Garden Township. Listed below are key transportation related recommendations from these relevant plans.

- **Baltimore Pike for Everyone (CCPC, 2015)**  
<http://www.chesco.org/DocumentCenter/View/26887>
  - Recommended Capital Improvements in New Garden
    - o Sidewalks: Baltimore Pike - Toughkenamon Village
    - o Crosswalks: Baltimore Pike at Newark Rd
    - o Multi-use Trail: Baltimore Pike - Union St to Scarlet Rd
    - o Bus Shelter: New Garden Town Square
    - o Sidewalk: State St - Scarlet Rd to Kennett Twp Line
    - o Sidewalk: Cypress St - Scarlet Rd to Kennett Twp Line
  
- **Housing and Transportation Options for Southern Chester County (CCPC, 2014)**  
<http://www.chesco.org/DocumentCenter/View/16623>
  - o Need for enhancement of existing, and provision of additional, transportation connections for workers traveling to New Garden
  - o Need for more housing options in proximity to mushroom farms and related industry facilities
  
- **Chester County Public Transportation Plan (CCPC, 2014)**  
<http://www.chesco.org/DocumentCenter/View/17264>
  - o Mid-term (2030) Vision Plan includes New Commuter Public Transit Service between Avondale and Wilmington  
(See attached)
  
- **Baltimore Pike Corridor Plan (McCormick Taylor for New Garden Township, 2011)**

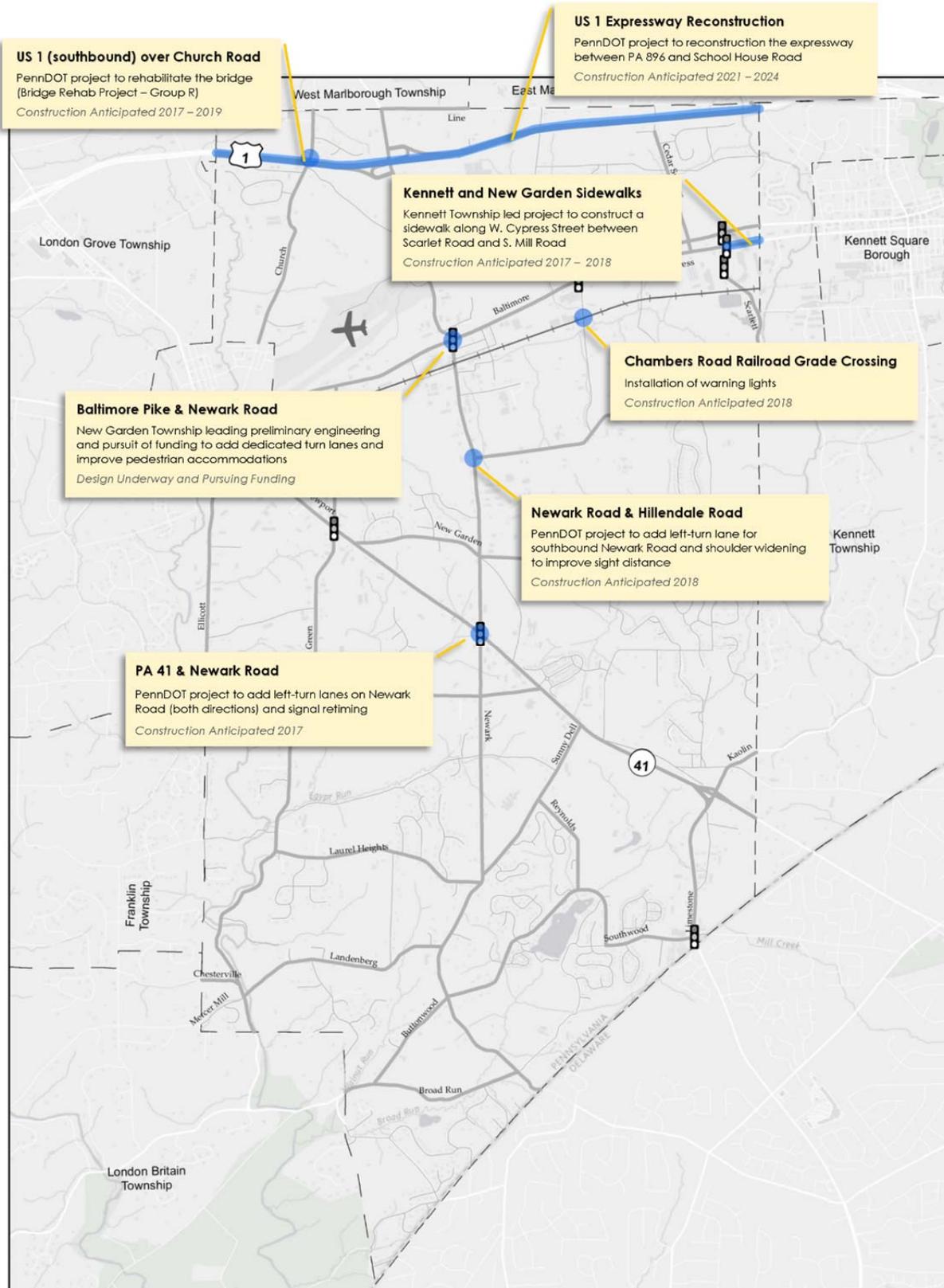
Transportation Improvement Projects: Design/Construction Underway

There are seven active transportation improvement projects in the Township with design or construction underway as of June 2017. Six of the projects are currently programmed with federal and/or state funds on the Delaware Valley Regional Planning Commission (DVRPC) FY2017 Transportation Improvement Program (TIP). Improvements at the intersection of Baltimore Pike and Newark Road are not currently programmed on the TIP. However, the Township re-initiated preliminary engineering in 2017 and is pursuing funding opportunities to advance this priority project. Active transportation improvement projects are highlighted in the table and map below.

*DVRPC FY2017 Transportation Improvement Program (TIP): Projects in New Garden Township*

<b>TIP Project ID</b>	<b>Project: Description</b>
MPMS 14581	US 1 Expressway Reconstruction (between PA 896 and School House Road)
MPMS 57664	Newark & Hillendale Intersection Improvements: <i>Left-turn Lane for southbound Newark Road</i>
MPMS 89337	Bridge Rehab Group R: <i>Rehabilitate US 1 over Church Road</i>
MPMS 98096	PA 41 & Newark Rd Improvements: <i>Left-turn Lanes on Newark Road (both directions)</i>
MPMS 102832	Kennett and New Garden Townships Sidewalk Project (TAP): <i>Sidewalk connections in Kennett Square Borough, Kennett Township, and New Garden Township, including a sidewalk along W. Cypress Street between Scarlet Road and S. Mill Road</i>
MPMS 103215	Chambers Road Grade Crossing: <i>Install Railroad Warning Lights</i>

Transportation Improvement Projects Map



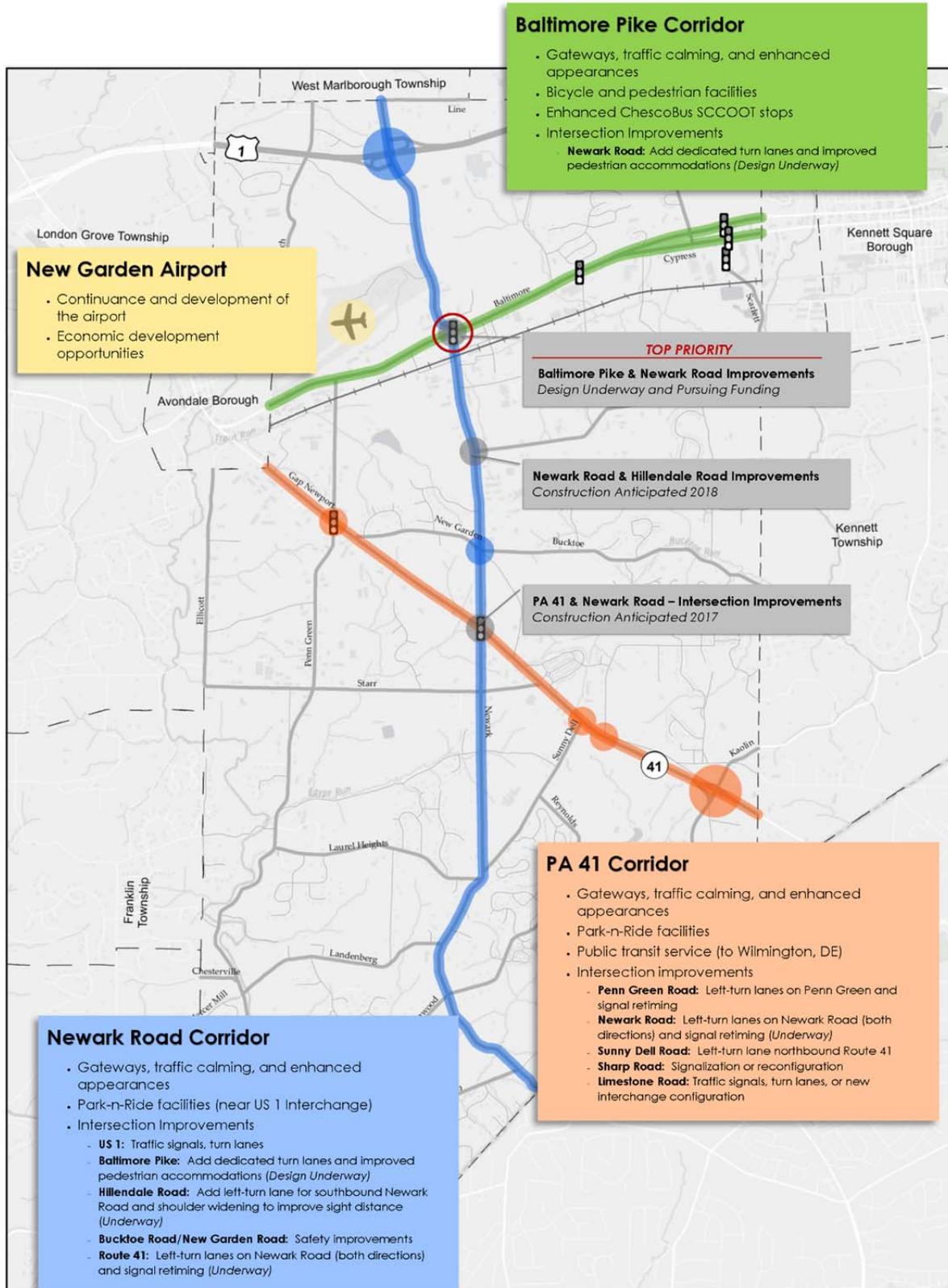
## Comprehensive Plan Update Transportation Considerations

The table below highlights transportation and circulation recommendations as presented in the 2005 Comprehensive Plan and summarizes considerations for the Comprehensive Plan update. Identified transportation needs for the Comprehensive Plan update are also presented in the map below.

Key Topics	2005 Comp Plan Recommendation Highlights	Comp Plan Update Considerations
Roadway Functional Classification	<ul style="list-style-type: none"> <li>- Changes in classification for several minor collectors and local distributors</li> </ul>	<ul style="list-style-type: none"> <li>- Consider minor revisions (<i>Review and compare PennDOT, Chester County, 2005 Comp Plan, and neighboring municipalities.</i>)</li> </ul>
Access Management	<ul style="list-style-type: none"> <li>- Study of Baltimore Pike, Route 41, Newark Road: <i>Baltimore Pike Corridor Study complete</i></li> <li>- Ordinance updates</li> </ul>	<ul style="list-style-type: none"> <li>- Ordinance updates. <i>Possibly address conflicts with PennDOT standards</i></li> </ul>
Roadway Improvements	<ul style="list-style-type: none"> <li>- SALDO road standard updates</li> <li>- Safety improvements</li> <li>- Traffic calming</li> <li>- Flood prone infrastructure</li> <li>- Road Maintenance Board</li> <li>- Scenic road preservation</li> <li>- Gateways</li> </ul>	<ul style="list-style-type: none"> <li>- Key Corridors               <ul style="list-style-type: none"> <li>o Newark</li> <li>o Route 41</li> <li>o Baltimore Pike</li> </ul> </li> <li>- Gateways, traffic calming, and enhanced appearances all the three key corridors</li> </ul>
Intersection Improvements	<ul style="list-style-type: none"> <li>- Newark &amp; Bucktoe</li> <li>- Baltimore Pike &amp; Bancroft: <i>Improved</i></li> <li>- Newark &amp; Hillendale: <i>Underway by PennDOT</i></li> <li>- Newark &amp; Baltimore Pike: <i>Underway by Township</i></li> <li>- Route 41 &amp; Penn Green: <i>Improved</i></li> </ul>	<ul style="list-style-type: none"> <li>- Newark &amp; Baltimore Pike: Top Priority</li> <li>- Newark Road Corridor               <ul style="list-style-type: none"> <li>o US 1: Traffic signals, turn lanes</li> <li>o Baltimore Pike: See above</li> <li>o Hillendale Road: Add left-turn lane for southbound Newark Road and shoulder widening to improve sight distance (<i>Underway by PennDOT</i>)</li> <li>o Bucktoe Road/New Garden Road: Safety improvements</li> <li>o Route 41: Left-turn lanes on Newark Road (both directions) and signal retiming (<i>Underway by PennDOT</i>)</li> </ul> </li> </ul> <p>(Continued on next page)</p>

Key Topics	2005 Comp Plan Recommendation Highlights	Comp Plan Update Considerations
Intersection Improvements (continued)	–	<ul style="list-style-type: none"> <li>– Route 41 Corridor               <ul style="list-style-type: none"> <li>o Penn Green: Left-turn lanes on Penn Green and signal retiming</li> <li>o Newark Road: See above (<i>Underway by PennDOT</i>)</li> <li>o Sunny Dell: Left-turn northbound Route 41</li> <li>o Sharp Road: Signalization or reconfiguration</li> </ul> </li> <li>– Limestone Road: Traffic signals, turn lanes, or new interchange configuration</li> </ul>
Non-Vehicular (Bike/Ped)	<ul style="list-style-type: none"> <li>– Baltimore Pike pedestrian improvements: <i>Sidewalk project with Kennett underway</i></li> <li>– Widen shoulders with roadway improvements</li> <li>– Trails</li> </ul>	<ul style="list-style-type: none"> <li>– Baltimore Pike Corridor: Bicycle and pedestrian facilities</li> <li>– Ordinance updates</li> <li>– ADA</li> <li>– Trails</li> </ul>
Public Transportation	<ul style="list-style-type: none"> <li>– SCCOOT bus</li> <li>– Park-n-ride locations</li> <li>– Ridesharing</li> <li>– Private paratransit</li> <li>– Public transit to New Castle County, DE</li> <li>– SEPTA rail line</li> </ul>	<ul style="list-style-type: none"> <li>– SCCOOT service &amp; bus stop enhancements</li> <li>– Park-n-ride locations: US 1 &amp; Newark Road interchange area, PA 41 Corridor</li> <li>– Public transit to Wilmington, DE</li> </ul>
Toughkenamon Village Improvements	<ul style="list-style-type: none"> <li>– Traffic Calming</li> <li>– Grid system of roads</li> <li>– Official Map</li> </ul>	<ul style="list-style-type: none"> <li>– Transportation improvements to support revitalization</li> </ul>
New Garden Airport	<ul style="list-style-type: none"> <li>– Economic development opportunities</li> <li>– Continuance and development of the Airport</li> </ul>	<ul style="list-style-type: none"> <li>– Economic development</li> <li>– Continuance and development of the Airport</li> </ul>
Funding	<ul style="list-style-type: none"> <li>– Research new funding sources</li> </ul>	<ul style="list-style-type: none"> <li>– Pursue funding:               <ul style="list-style-type: none"> <li>o Baltimore Pike &amp; Newark Road</li> </ul> </li> <li>– Act 209</li> </ul>
Regional Participation	<ul style="list-style-type: none"> <li>– Plan for reconstruction of US 1</li> <li>– Route 41 improvements</li> <li>– Avon-Grove &amp; KARPC Coordination</li> <li>– Regional transportation plan</li> <li>– Trails</li> <li>– Public Transit</li> </ul>	<ul style="list-style-type: none"> <li>– Reconstruction of US 1</li> <li>– Public Transit</li> <li>– Goods movement, including Octoraro Rail Line</li> <li>– Trails</li> </ul>

## Key Transportation Needs Map





## VII. Community Facilities

There are a wide range of facilities, institutions, and services that support a high quality of life in New Garden Township. Maintaining appropriate services and enhancing service levels where needed is a vital part of managing growth and planning for the future. Since the 2005 Comprehensive Plan, New Garden Township has modernized the way it manages its facilities by achieving two primary goals:

- Regionalization of its police force; and
- The pending sale of its sewer infrastructure and operation to Aqua PA, a private company.

These achievements are discussed further under the appropriate headings below.

This section includes a review and analysis of:

- Public Safety (Police, fire and EMS);
- Public Utilities (Sewer and Water);
- New Garden Airport;
- Parks and Recreation; and
- Kennett Consolidated School District (KCSD).

The Community Facilities Map provides an overview of community facilities serving the Township.

### Public Safety

#### Southern Chester County Regional Police:

- New Garden Township is served by the Southern Chester County Regional Police (SCCRP). This newly established Force was established on January 12, 2017 and serves New Garden Township and West Grove Borough, after many years of study and negotiation. The SCCRP has 15 full time staff and 8 to 10 part time staff and offers 24-hour professional police service.
- Looking ahead, the Force would like to join additional municipalities to increase cost-effectiveness and shared services. An agreement to provide contract services to London Grove Township is anticipated to start in 2018.
- Currently housed in a series of interconnected trailers, the SCCRP is currently seeking bids for the construction of a new, state-of-the-art facility in its current location along Route 41, just west of Newark Road. Construction of the facility is currently up for bid, with a final bid expected to be chosen late summer 2017.

#### Avondale Fire Co. #23.

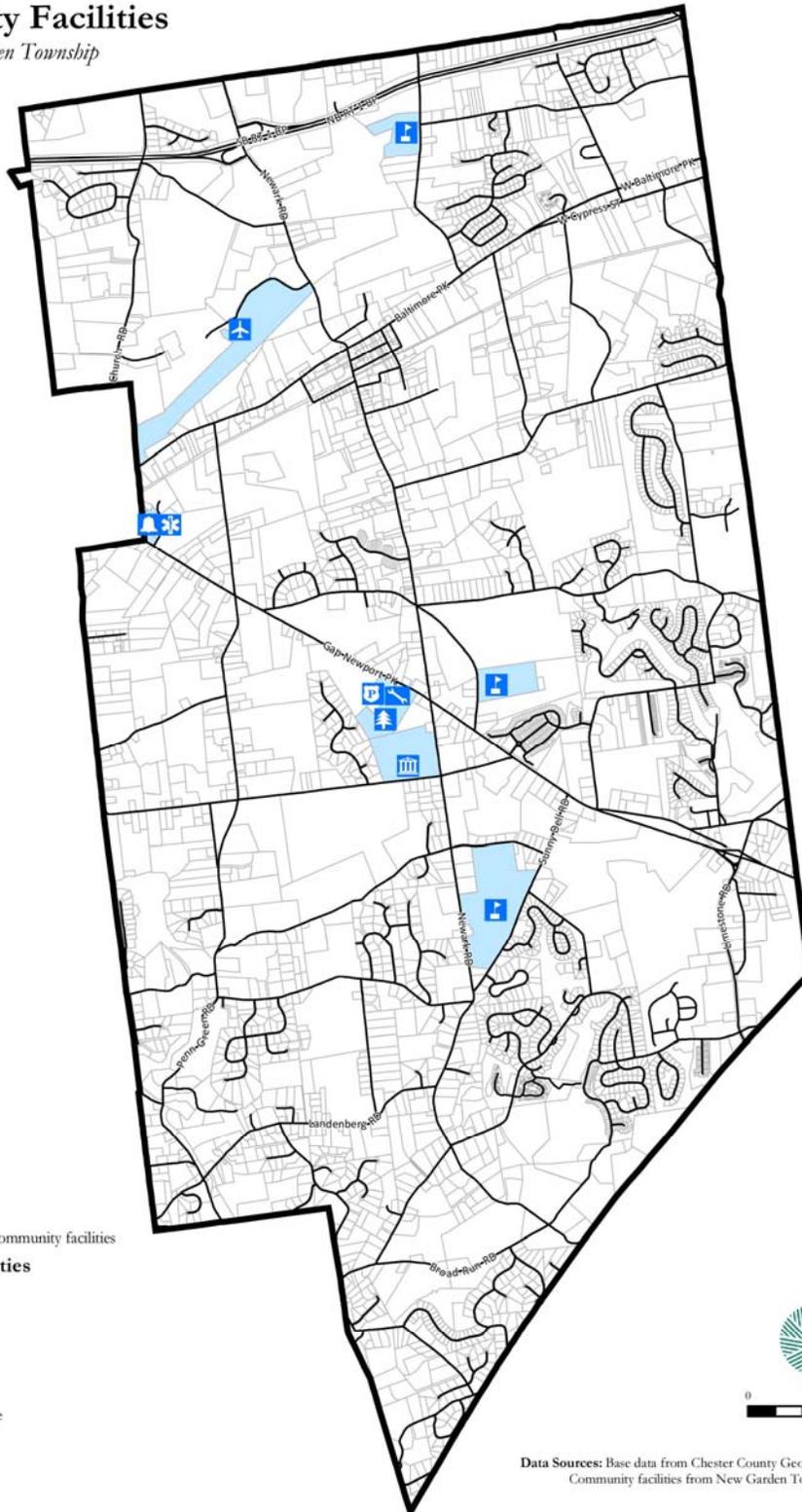
For fire and EMS service, New Garden Township is served by the Avondale Fire Company #23. The company currently has 20 career firefighters/EMS:

- 1 full time
- 19 part time
- 35-40 volunteers registered; 15 active

In addition to New Garden Township, the company covers Avondale, parts of London Grove, London Britain, and Franklin Townships.

# Community Facilities

*New Garden Township*



### Legend

Parcels containing community facilities

### Community Facilities

- Township Building
- Fire Station
- EMS
- Police Station
- Maintenance Garage
- Airport
- School
- Park



0 0.5 1 Mile

Data Sources: Base data from Chester County Geographic Information Services, 2017.  
Community facilities from New Garden Township Comprehensive Plan, 2005.

Map created: April 19, 2017

- In 2016, there were 1,800 calls: 1,300 for ambulance and 500 for fire with response times that average 1-1/2 minutes for the ambulance calls and 3 minutes (seasonally dependent) for fire calls.
- The fire house was built in 2007 and is located along Route 41. It has many features including, 4 pull through bays, 2 ambulance bays, radio room, weight room, TV room, club room, members kitchenette, and hall with kitchen facilities.
- Looking forward, the biggest challenges that the company faces include:
  - *Staffing*: In general, there is a lack of interest from younger people to volunteer for this type of community service. Employers are not as flexible in terms of allowing employees to arrive late/leave early for emergency calls or for required training. As the force ages and volunteerism falls, more paid staff may be needed to sustain the operations as the Township grows.
  - *Funding*
    - Replacing pumper truck in next couple of years
    - 24/7 ambulance service leads to quicker turnover of vehicles
  - New materials lead to faster fires

## Public Utilities

### Wastewater treatment

Nearly 45% of the Township is served by the public sewer system. This system is governed by Act 537 of the Pennsylvania Code and the Township's most recent Act 537 Plan. Historically owned and operated by the Township, the Township is now under agreement to sell its facilities to Aqua PA, a deal set to be finalized during the summer of 2017.

The Sewage Facilities Map depicts the service areas of the facilities that serve the Township and that are included in the sale. These include:

- The East End Plant on Scarlett Road, south of Baltimore Pike. Effluent from the system is pumped north to the spray irrigation field;
- Avondale Plant and is discharged into the White Clay Creek. New Garden Township is allocated approximately 50% of the capacity;
- South New Garden, acquired by the Township in the early 2000s from a private owner.

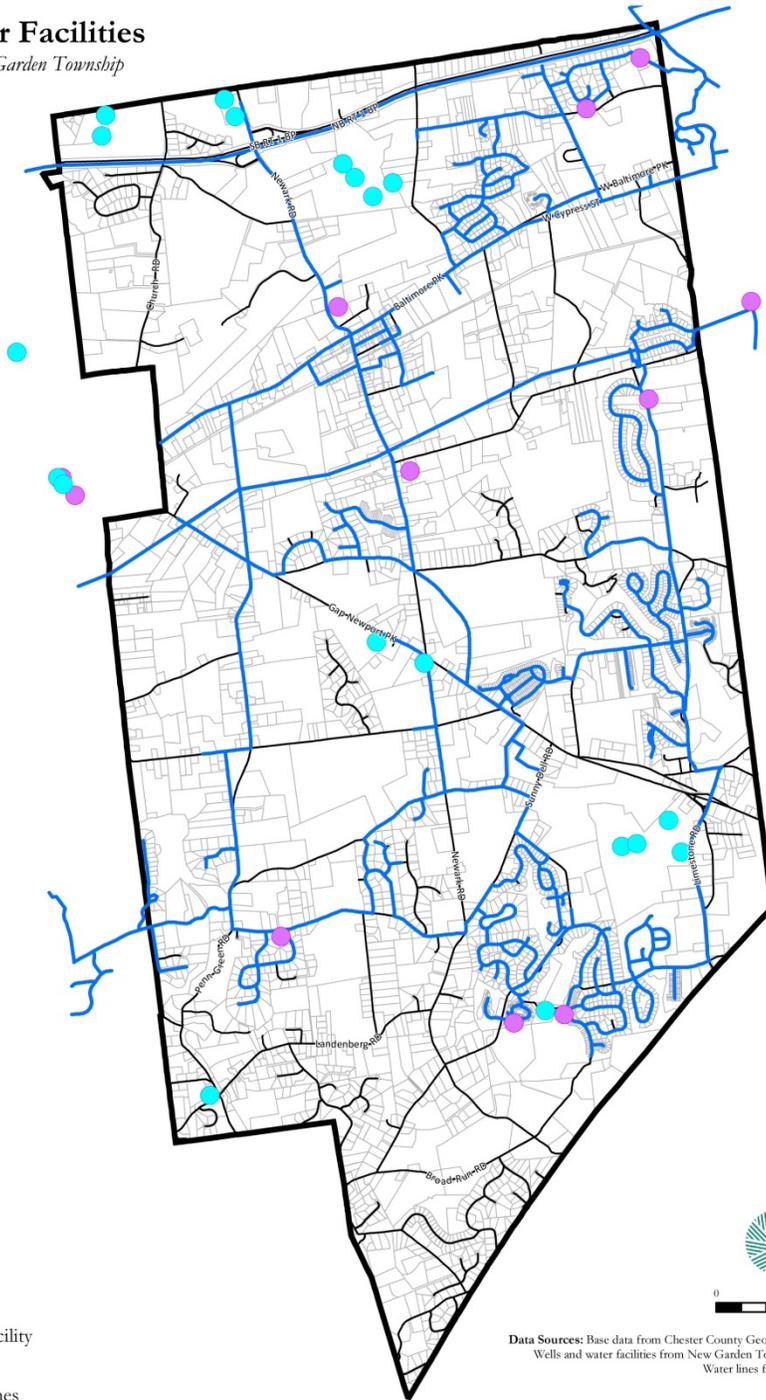
In addition to the public treatment plants, there are three community on-lot systems (COLDS) that primarily serve mobile home parks.

The remaining 55% of the Township relies on on-lots systems. Township ordinances in addition to DEP regulate these systems. Residents must have the system pumped out every three years and provide proof of this to the Township. Despite this, there are areas of the Township where septic failures occur and need to be addressed.



# Water Facilities

*New Garden Township*



### Legend

- Water Facility
- Well
- Water Lines



0 0.5 1 Mile

**Data Sources:** Base data from Chester County Geographic Information Services, 2017.  
 Wells and water facilities from New Garden Township Comprehensive Plan, 2005.  
 Water lines from Chester Water Authority, 2016.

Map created: April 19, 2017

The Township's Act 537 Plan is being amended to address the sale of the plant. The sale is not expected to change the operation of the system or effect customers in any way in the immediate future. In addition, the service area for the system will remain the same as is reflected in the current 537 Plan and 2005 Comprehensive Plan.

The Township is also undertaking a joint Act 537 Plan with Kennett Borough and Kennett Township for a small area adjoining those municipalities.

### Public Water

As with wastewater treatment, most residents are served by on-lot systems. Forty five percent of residents rely on public water which is provided by Chester Water Authority, headquartered in Chester, PA and serving much of Delaware County and southern Chester County. The water for New Garden Township is drawn from the Octoraro Reservoir in Pine Grove, Chester County and the Susquehanna River. There are no known supply issues.

### Solid Waste and Recycling

Solid waste removal is contracted directly between residents or business owners and private hauling companies. Trash is taken to the Lanchester Landfill operated by the Chester County Solid Waste Authority. Chester County Household Hazardous Waste Collections are held throughout Chester County and will accept most hazardous materials, except electronics.

Like all municipalities, New Garden Township is mandated by the State to implement and enforce a recycling program. Pennsylvania residents support a special fund that is distributed to municipalities that comply with the State Mandate. This fund is used by the municipalities to create and maintain a recycling program. New Garden receives \$2.00 for every ton collected. The following summarizes what can be recycled in New Garden Township. Yard waste (leaves, sticks, etc. are currently not collected.

Aluminum	Aluminum Beverage Cans	Foil, Pie Plates, Chair Legs, Aluminum Siding
Metal, Food Containers	Rinsed Metal Food Cans	Paint Cans, Miscellaneous Metal, Pipe, Metal Cylinders, Anything which is not a metal food or beverage can
Glass	Glass Food Containers, Glass Beverage Containers	Plate Glass, Mirrors, Pyrex, Light Bulbs, Ceramics, Anything which is not a glass beverage or food container
Plastic Bottles	Soda Bottles (PETE #1), Milk Jugs (HDPE #2)	Butter Tubs, Buckets, Plastic Bags, Styrofoam, Any plastic which does not have a number
Paper Products	Newspapers, Magazines, Junk Mail, Phone Books, Catalogs, Flattened Card Board	Waxed Papers, Milk Cartons, Metal Coated Papers, Plastic Coated Papers

### New Garden Flying Field (N57)

New Garden Flying Field first opened in 1967 to serve as a DuPont facility as well as the surrounding community. New Garden Township acquired the airport from Lex and Anne DuPont in 2007 with the intent of maintaining it as an airport, but also to capitalize on it and the available land associated with the sale. The airport is located on 83.99 acres on the west side of Newport road, north of Baltimore Pike. The facilities consist of:

- 60 foot wide runway
- Variety of T-hangars and box hangars
- 130 tenants with waiting list
- Base for 130 aircraft that are stored both in hangars as well as outdoor tie down space; all tenants pay a monthly rental fee.

The airport is classified in several ways, such as:

- It is a “reliever airport” to Philadelphia International Airport, meaning that the airport is designated to provide relief or additional capacity to Philadelphia International Airport
- It has uncontrolled airspace (e.g., it has no control tower);
- General aviation airport with a focus on the small single and light twin engine aircraft.
- 30,000 operations (take offs and landings) per year

In addition, to general aviation, the airport hosts community events such as aviation shows, the annual Chester County Balloon Festival (since 2006), and the Future Aviators summer camp, which draws children from across the country.

Current goals for the airport include:

- To make the airport a self-sustaining business;
- Increase its role as a community pillar that lends a positive identity to the Township; and
- Maintaining appearance and upgrading infrastructure.

Room for growth:

On the existing airport parcel there is currently space for additional hangars. Adjacent to the airport and also associated with the sale in 2007, are a 12 acre parcel and a 25 acre parcel, that the Township hoped to sell for development that would both support the airport and create a business park and other amenities for the community. The 12.65 acre parcel to the south of the airport has recently been sold. The Township retains control over the 25.87 acre parcel to the north.

### Parks and Recreation

- There are 53 acres of Township owned parkland in New Garden Township in addition to 15 acres of recreation areas owned by the Kennett Consolidated School District, and 443 acres of privately owned recreation.
- New Garden Township Park is the only park in the Township. It is considered a community park per the National Recreation and Park Association guidelines. There are no Township owned neighborhood parks. However, there are several home owners associations (HOAs) that manage community open space with recreational amenities.

- In addition, the Township owns the Phelps and Szymanski properties with the intent of maintaining them as natural areas with trails and benches for community enjoyment.
- Of the privately owned recreation, 237.9 acres (Brandywine Polo and Loch Nairn Golf Course) represent unprotected open space that could be developed in the future.

*Existing Parks and Recreation Opportunities in the Township*

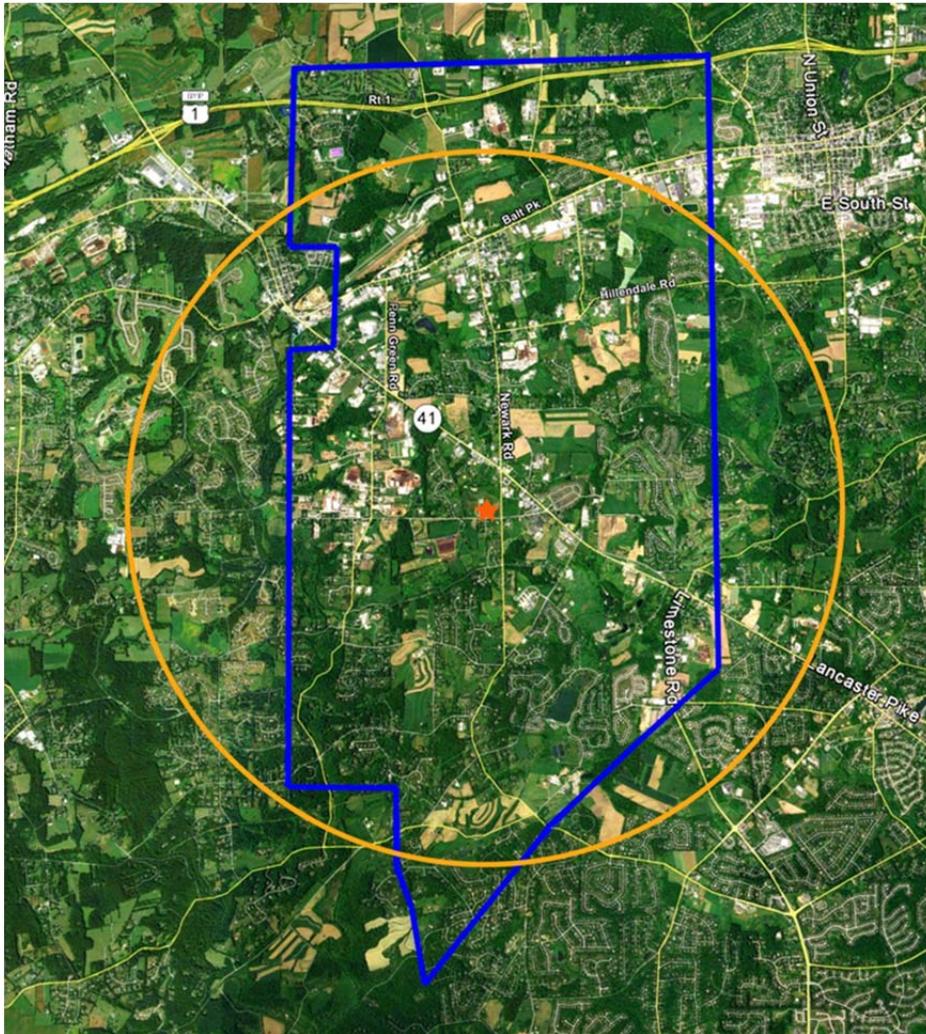
	<i>Type</i>	<i>Ownership</i>	<i>Acreage</i>	<i>Amenities</i>
<b>New Garden Twp Park</b>	<i>Public Recreation</i>	<i>Township</i>	<i>53</i>	<i>Picnic, pavilion, walking trail, soccer fields</i>
<b>Phelps/Szymanski Properties</b>	<i>Nature Area</i>	<i>Township</i>	<i>46.6</i>	<i>Trails (planned)</i>
<b>Bancroft Elementary</b>	<i>School Recreation</i>	<i>KCSD</i>	<i>17/2</i>	<i>Playground/multi-use recreation</i>
<b>New Garden Elementary</b>	<i>School Recreation</i>	<i>KCSD</i>	<i>25/9</i>	<i>Playground/multi-use recreation</i>
<b>Kennett Middle School</b>	<i>School Recreation</i>	<i>KCSD</i>	<i>79/4</i>	<i>Playground/multi-use recreation</i>
<b>Brandywine Polo Association</b>	<i>Recreational club</i>	<i>Private</i>	<i>123</i>	<i>Polo</i>
<b>St. Anthony's in the Hills</b>	<i>Private Recreation</i>	<i>Private (with conservation easement)</i>	<i>136</i>	<i>Theaters, halls for rent, active recreation, swimming pool</i>
<b>Hartefeld Golf Club</b>	<i>Golf Club</i>	<i>Private (with conservation easement)</i>	<i>69.2</i>	<i>Golf club and club house</i>
<b>Loch Nairn Golf Club</b>	<i>Golf Club</i>	<i>Private</i>	<i>114.9</i>	<i>Golf Club and clubhouse</i>

Demand for Parkland

- There are several methods for determining the demand for parkland in the Township. Aside from a community survey which assesses the demand for particular types of recreation (trails, sports fields, playgrounds, etc.), the Township can assess its need for parkland through population based methods. These methods are only guidelines for the Township to consider and do not take into account additional factors such as regional recreational facilities available, trails, and demographic considerations.
- The National Recreation and Park Association (NRPA) in its 1196 guide recommends 10 acres of active recreation land per 1,000 residents. "Active recreation land" as it applies to these guidelines means parks with athletic facilities and/or playground equipment, as opposed to land preserved primarily for its environmental amenities.
  - Based on this method and New Garden Township's current population of 11,900 residents (2010), the NRPA recommendation would be 120 acres of active recreation.

- Based on this method and the Township's projected population of 14,000 in 2030, the NRPA guideline would recommend 140 acres of parkland in the future.
- In its 2002 Comprehensive Plan, Linking Landscapes, the Chester County Planning Commission developed a population based method for assessing the need for parkland that is more tailored to the Chester County region. This method is based on the density of the municipality and provides a breakdown on parkland into Community Parks and Neighborhood Parks.
  - According to this methodology, New Garden Township would be considered a medium density Township, for which is recommended:
    - 8 acres of parkland per 1,000 residents;
    - 4.5 acres of community parkland per 1,000 residents; and
    - 3.5 acres of neighborhood parkland per 1,000 residents.
  - Based on the Linking Landscapes methodology, the Township would currently need 96 acres of parkland: 53.5 acres of community park and 41.6 acres of neighborhood parkland.
  - For the projected 2030 population of 14,000, these guidelines suggest that the Township should have 112 acres of parkland: 63 acres of community park and 49 acres of neighborhood parkland.
- Another approach to measuring parkland need is accessibility and service area. Parks and recreation contribute to quality of life most when they are "close to home" and accessible to residents. The service area for community parks is estimated to be up to 3 miles, while for neighborhood parks it is considered to be within walking distance or approximately ¼ mile.
- The Service Area Map shows the service area for New Garden Township Park. This map shows that there are service area "gaps" in both the most northern and most southern reaches of the Township.

## Community Park Service Area



### Kennett Consolidated School District (KCSD)

The Kennett Consolidated School District (KCSD) provides New Garden Township, along with Kennett Township, a small portion of East Marlborough Township, and Kennett Borough with public education. There are six schools in the system: the Mary D Lang Kindergarten Center, Greenwood Elementary, Bancroft Elementary, New Garden elementary, Kennett Middle School and Kennett High School. Of these, Bancroft Elementary, New Garden Elementary and the Kennett Middle School are located within New Garden Township.

- Current enrollment for the 2016/17 school year was 4,172 students with an overall budget of \$81,793,364.
- Enrollment trends depicted in the table below shows a net increase of 49 students over the past 9 years and projected growth of 3.5% or 149 students.
- The table below shows the current enrollment and capacity numbers for the individual schools, with all schools having adequate capacity.

- The school district is therefore well situated to absorb new residential growth and development within the district.

**DEMOGRAPHICS STATISTICS**

<u>YEAR</u>	<u>Enrollment</u>				<u>Student Increase</u>	<u>Percent Increase</u>
	<u>Elementary</u>	<u>Middle School</u>	<u>High School</u>	<u>District</u>		
2008-09	1,877	969	1,226	4,072	-28	-0.68%
2009-10	1,940	984	1,276	4,200	128	3.14%
2010-11	1,980	945	1,300	4,225	25	0.60%
2011-12	2,035	981	1,271	4,287	62	1.47%
2012-13	2,024	1,043	1,229	4,296	9	0.21%
2013-14	1,968	1,007	1,248	4,223	-73	-1.70%
2014-15	1,962	981	1,263	4,206	-17	-0.40%
2015-16	1,889	1,025	1,292	4,206	0	0.00%
2016-17 *	1,853	1,017	1,304	4,174	-32	-0.76%
2017-18 **	1,830	1,059	1,332	4,221	47	1.13%
2018-19 **	1,856	1,034	1,340	4,230	9	0.21%
2019-20 **	1,870	1,029	1,376	4,275	45	1.06%
2020-21 **	1,889	997	1,419	4,305	30	0.70%
2021-22 **	1,892	1,011	1,420	4,323	18	0.42%
2022-23 **	1,909	1,017	1,397	4,323	0	0.00%

<b>Kennett Consolidated School Education Facilities and Enrollment</b>				
<b>School</b>	<b>Year Built</b>	<b>Student Capacity</b>	<b>Enrollment April 2017</b>	<b>Excess Capacity</b>
<b>Kindergarten Center</b>				
Mary D. Lang	1972	550	303	247
<b>Elementary</b>				
Bancroft	2012	625	483	142
Greenwood	1962	725	605	120
New Garden	1958	650	471	179
<b>Middle School</b>				
Middle School	2002	1150	1020	130
<b>High School</b>				
High School	1932	1545	1284	261
<b>TOTAL</b>		<b>5245</b>	<b>4166</b>	<b>1079</b>

In interviews with KCSD, the following points were made:

- Communication and coordination with the Township have improved over time. A current opportunity for improved communications would be for the Township to post current development applications and their status on its website.
- The school district has continued concerns with the intersection of Route 41 and Sunnydell Road.
- The school district finds working with the newly regionalized Southern Chester County Regional Police to be a positive partnering experience.

### **Kennett Library at Bayard Taylor Commons**

New Garden Township is served by the Chester County Public Library System. While there is no library in New Garden Township, there are two in close proximity: Avon Grove Library in West Grove Borough and the Kennett Library at Bayard Commons in downtown Kennett Square. The Kennett Library's mission is to: "serve as the center for life-long learning and the destination for the discovery of ideas, the joy of reading, and the power of information throughout our service area in Southern Chester County, PA."

In November 2017, township residents approved a referendum that will create an annual dedicated tax of about \$20 per household that is to be used exclusively to fund the operation of the Kennett Library. This dedicated tax will cover New Garden Township's fair share of the library

usage. Other municipalities that are within the service area include Kennett Township, East Marlborough Township, Kennett Square Borough and West Marlborough.

### Key Comprehensive Plan Considerations: Community Facilities

**Regionalization/Shared Services:** The newly established regional police force represents a move toward cost sharing (and potential savings) with the intent of achieving service efficiencies now and in the future, but does not come without its challenges. The Township may wish to consider additional areas of shared services in the future.

**Public Safety:** As the police force modernizes, a new facility has been in the planning stages and is anticipated to come to fruition during the planning period. Even as the SCCRP aims to become more efficient and effective, fire and EMS services will face increasing challenges to staffing and funding, making a paid staff more likely in the future in order to preserve existing service levels.

**Parks and recreation:** The Township has a highly successful and beloved community park centrally located at the municipal building. However, analysis using established guidelines from regional and national entities estimate that the Township should consider additional parkland and active recreational opportunities. These opportunities should be assessed on the neighborhood level (opportunities that residents can walk to) as well as in the northernmost and southernmost areas of the Township, where service area mapping shows “gaps” in service. However, to more accurately assess the needs of residents, further study may need to be conducted.

**Sewer and water service:** As the Township sells its sewer infrastructure to private company, with the intent of more effective and efficient professional management, continued monitoring and partnering with the utilities is an important part of managing growth in the Township.

**New Garden Flying Field:** The airport is a source of community pride as well as a key driver for economic development in the Township. Opportunities for compatible development that will leverage this resource are important to its vitality and sustainability in the future.



## Energy Conservation

The following pages contain the Profile for New Garden Township as prepared by the Delaware Valley Regional Planning Commission.

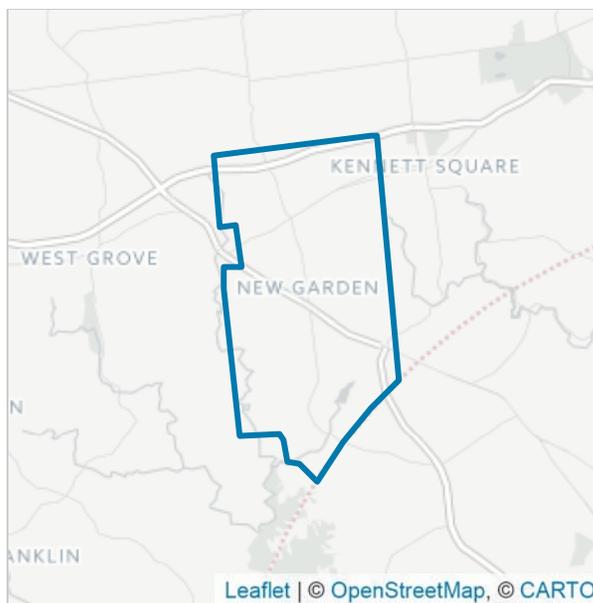
# Energy and Emissions Profile for New Garden Township, Chester County, PA

## Introduction

In 2013, the Delaware Valley Regional Planning Commission completed a regional energy use and greenhouse gas emissions inventory for the nine-county DVRPC region. As part of this inventory DVRPC allocated both energy use and greenhouse gas emissions to individual counties and municipalities based on 2010 data. This report gathers energy usage, greenhouse gas emissions, and energy expenditure information for New Garden Township in an easy-to-read document intended to support local decision-making.

This report is meant to serve as a starting point for municipal policy-making. More detailed local analysis can improve on this inventory and reveal particular opportunities for efficiency improvements and emission reductions in both the public and private sector.

DVRPC's Office of Energy & Climate Change Initiatives can provide additional guidance and assistance in performing this local analysis. This report will be updated with new data upon completion of DVRPC's energy use and emissions inventory for 2015.



## New Garden Township

New Garden Township is classified by DVRPC as a Growing Suburb. A Growing Suburb is characterized by significant actual or forecasted population and/or employment growth. These areas are also characterized by a significant amount of developable upland acres.

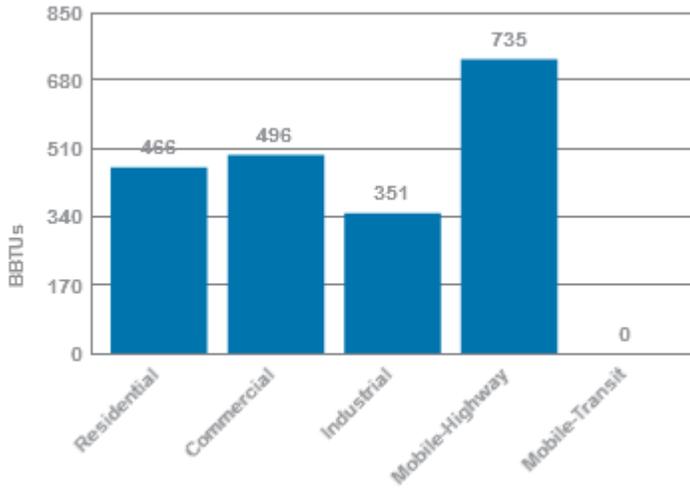
In 2010, 11,984 people lived in New Garden Township, comprising 3,694 households. The median household income in New Garden Township was \$113,000, and 5,590 jobs were located in New Garden Township.

DVRPC estimates that New Garden Township consumed 2,050 billion BTUs (BBTUs) of energy in stationary (e.g., home heating) and mobile (e.g., automobile travel) applications. The total cost of the energy used in the residential, commercial, and industrial sectors and for on-road vehicle travel is estimated to be \$52,300,000.

Combustion of fuels to produce the energy consumed in New Garden Township, in combination with non-energy sources of greenhouse gases, resulted in the release of 205,000 metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>e). Of sectors for which data is available and able to be allocated to the municipal level, the mobile-highway sector consumed the most energy, consuming 735 BBTUs of energy. The commercial sector produced the most emissions, emitting 59,500 MTCO<sub>2</sub>e. Energy use, energy expenditures, and GHG emissions by sector are shown in the three bar graphs below.

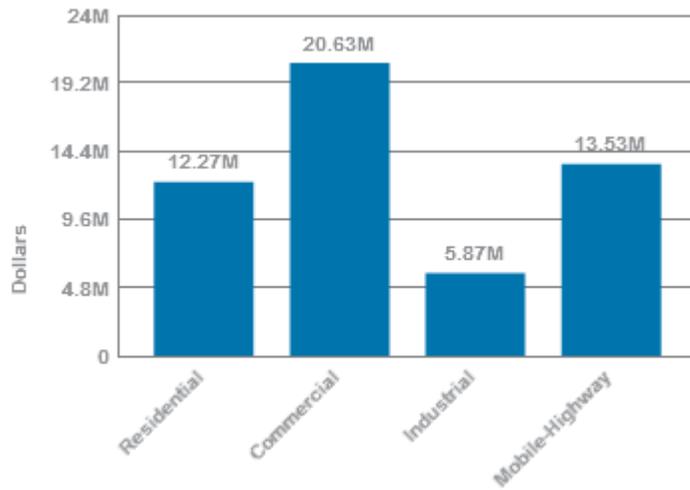
### Energy Use By Sector

Sector	Energy Use (BBTU)	%
Residential	466	23%
Commercial	496	24%
Industrial	351	17%
Mobile-Highway	735	36%
Mobile-Transit	0	<1%
<b>Total</b>	<b>2,048</b>	<b>100%</b>



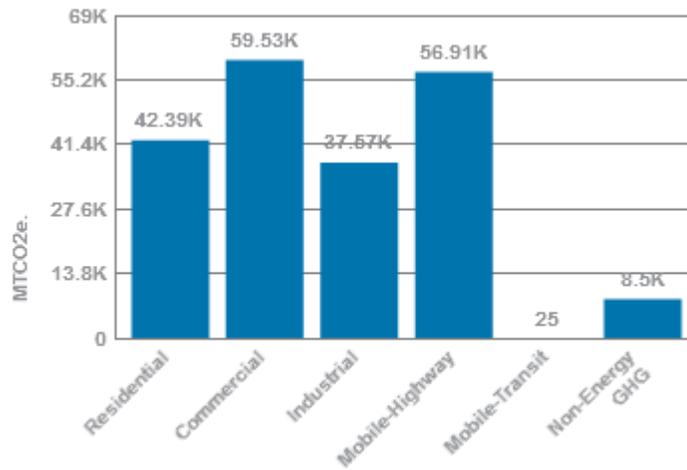
### Energy Expenditures By Sector

Sector	Expenditures (Dollars)	%
Residential	12,271,565	23%
Commercial	20,625,333	39%
Industrial	5,872,558	11%
Mobile-Highway	13,533,873	26%
Mobile-Transit	N/A	0%
<b>Total</b>	<b>\$52,303,330</b>	<b>100%</b>



### GHG Emissions by Sector

Sector	Emissions (MTCO <sub>2</sub> e.)	%
Residential	42,390	21%
Commercial	59,530	29%
Industrial	37,572	18%
Mobile-Highway	56,907	28%
Mobile-Transit	25	<1%
Non-Energy GHG	8,504	4%
<b>Total</b>	<b>204,928</b>	<b>100%</b>

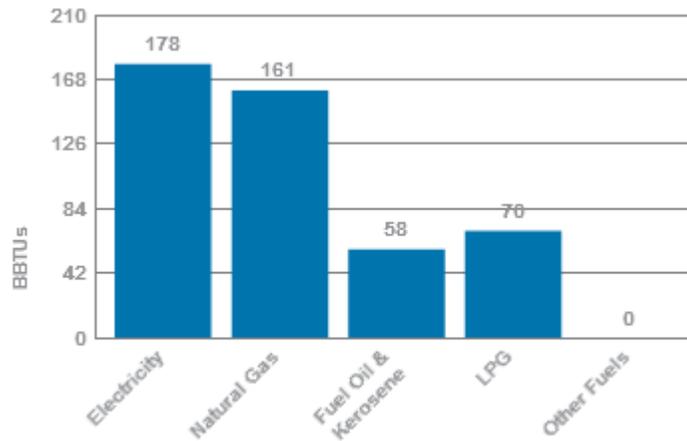


## Residential Energy Usage and Emissions

Electricity provided the most energy for the residential sector in New Garden Township in terms of BTUs consumed. The residential sector used a total of 52,000,000 kWhs or 178 BBTUs of electricity. Electricity was the largest source of New Garden Township's GHG emissions by the residential sector, resulting in 25,200 MTCO<sub>2</sub>e. of emissions. Of energy sources for which price data was available, electricity consumption resulted in the highest energy expenditures, costing users \$6,610,000.

### Energy Use By Source

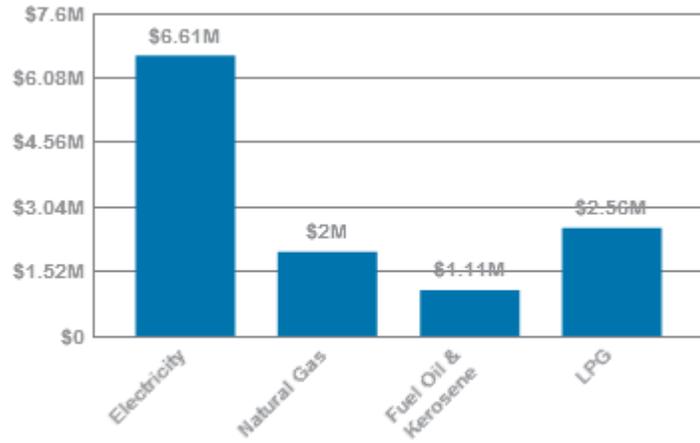
Energy Source	Energy Use (BBTUs)*	%
Electricity	178	38%
Natural Gas	161	34%
Fuel Oil	58	12%
LPG	70	15%
Other Fuels	0	<1%
<b>Total</b>	<b>466</b>	<b>100%</b>



\*The value shown for BBTU of electricity represents only the direct energy content of the electricity itself, not that of fuels used to generate the electricity. An estimated 190 BBTU of coal (9,687 short tons), 3 BBTU of oil (507 barrels), 111 BBTU of natural gas (108,514 million cubic feet), and 4 BBTU of other fossil fuels were used to generate this electricity.

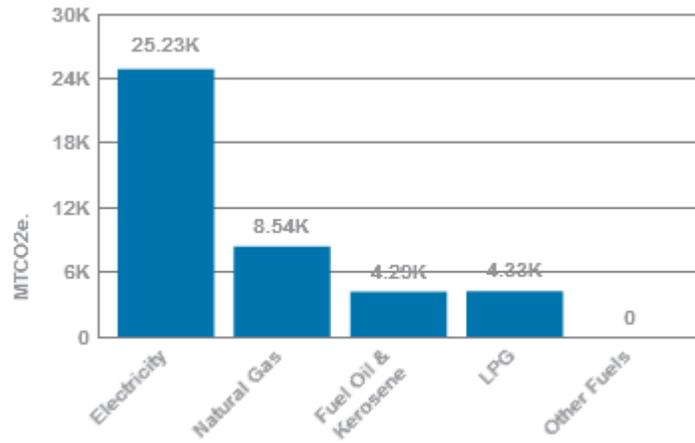
### Energy Expenditures By Source

Energy Source	Cost	%
Electricity	\$6,607,004	54%
Natural Gas	\$1,998,436	16%
Fuel Oil	\$1,105,677	9%
LPG	\$2,560,448	21%
Other Fuels	N/A	N/A
<b>Total</b>	<b>\$12,271,565</b>	<b>100%</b>



### GHG Emissions By Source

Energy Source	Emissions (MTCO <sub>2</sub> e.)	%
Electricity	25,232	60%
Natural Gas	8,536	20%
Fuel Oil	4,291	10%
LPG	4,332	10%
Other Fuels	0	<1%
<b>Total</b>	<b>42,390</b>	<b>100%</b>

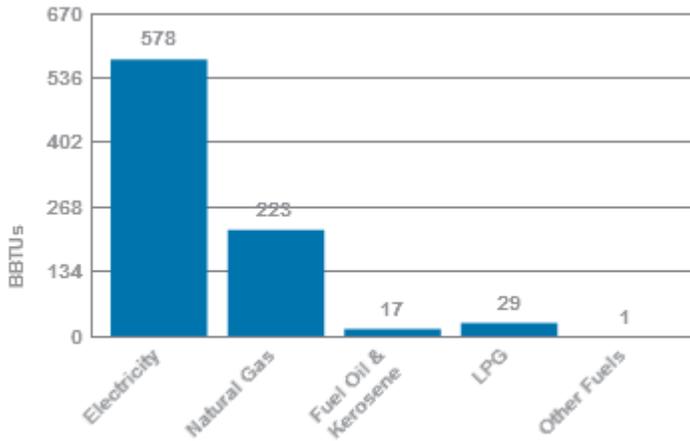


## Commercial and Industrial Energy Usage and Emissions

For the combined commercial and industry sector, electricity provided the most used energy in terms of BTUs consumed. Commercial and industrial facilities consumed 169,000,000 kWhs or 578 BBTUs of electricity. Electricity was the largest source of New Garden Township's GHG emissions by the combined commercial and industrial sector, resulting in 82,100 MTCO<sub>2</sub>e. of emissions. Of energy sources for which price data was available, electricity consumption resulted in the highest energy expenditures, costing users \$15,600,000.

### Energy Use By Source

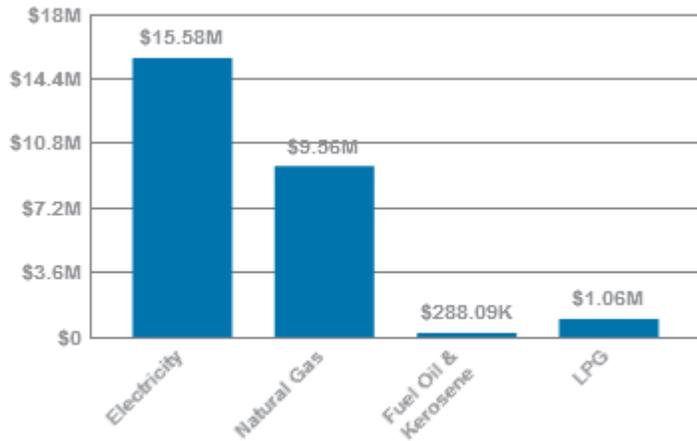
Energy Source	Energy Use (BBTUs)*	%
Electricity	578	68%
Natural Gas	223	26%
Fuel Oil	17	2%
LPG	29	3%
Other Fuels	1	<1%
<b>Total</b>	<b>847</b>	<b>100%</b>



\*The value shown for BBTU of electricity represents only the direct energy content of the electricity itself, not that of fuels used to generate the electricity. An estimated 619 BBTU of coal (31,533 short tons), 10 BBTU of oil (1,650 barrels), 362 BBTU of natural gas (353,465 million cubic feet), and 12 BBTU of other fossil fuels were used to generate this electricity.

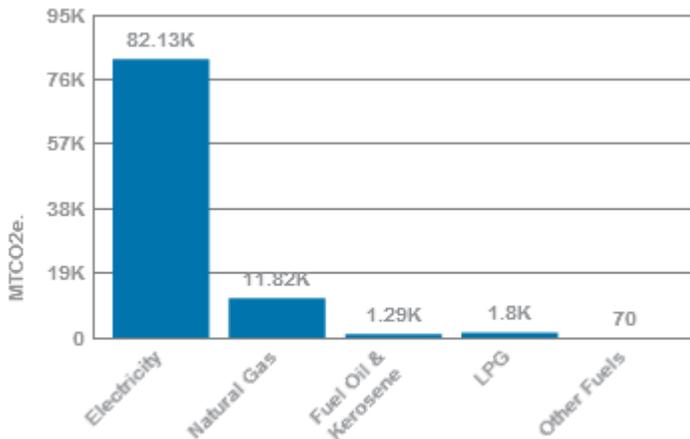
### Energy Expenditures By Source

Energy Source	Cost	%
Electricity	\$15,583,226	59%
Natural Gas	\$9,564,659	36%
Fuel Oil	\$288,089	1%
LPG	\$1,061,919	4%
Other Fuels	N/A	0%
<b>Total</b>	<b>\$26,497,892</b>	<b>100%</b>



### GHG Emissions By Source

Energy Source	Emissions (MTCO <sub>2</sub> e.)	%
Electricity	82,130	85%
Natural Gas	11,818	12%
Fuel Oil	1,287	1%
LPG	1,796	2%
Other Fuels	70	<1%
<b>Total</b>	<b>97,102</b>	<b>100%</b>



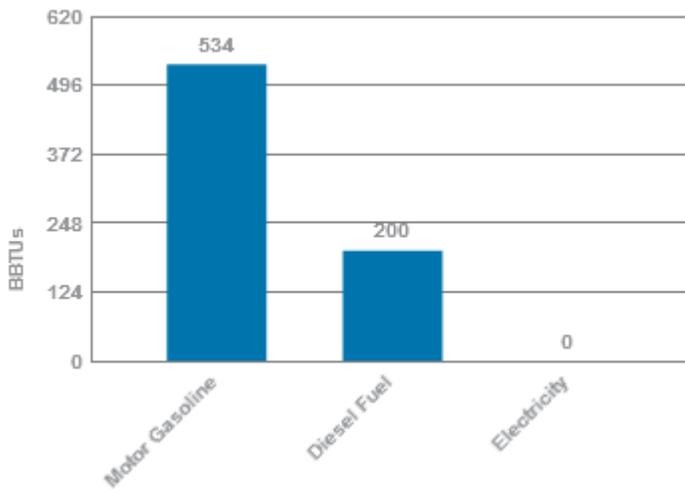
## Mobile Energy Usage and Emissions

Vehicles of all kinds, including private passenger vehicles, commercial vehicles, and public transit vehicles, also contribute to energy usage and GHG emissions in New Garden Township. Motor gasoline provided the most energy. Motor vehicles with trips either starting or ending in New Garden Township\* consumed 4,300,000 gallons of motor gasoline, containing 534 BBTUs of energy. This consumption cost users an estimated \$13,500,000. Altogether, emissions related to mobile energy use from all sources attributed to New Garden Township amounted to 56,900 MTCO<sub>2e</sub>. from all sources. Note that the electricity use for transportation is an allocated amount of electricity use for rail, not for electric cars.

\*Half of each trip originating or terminating in New Garden Township was allocated to New Garden Township. The remainder was allocated to the municipality at the other end of each trip.

### Energy Use By Fuel

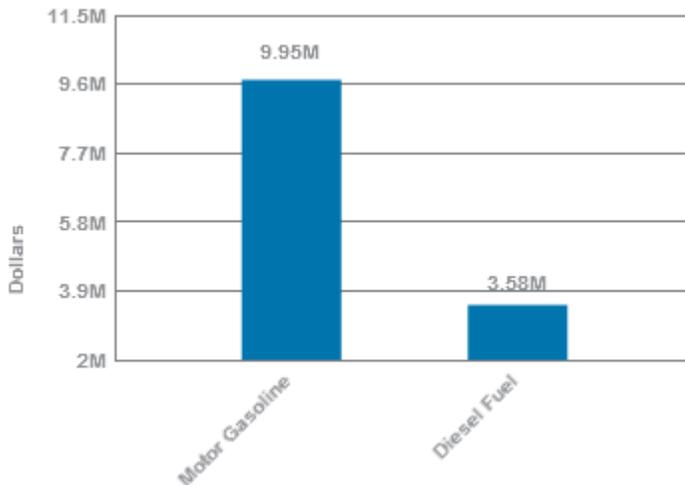
Fuel	Energy Use (BBTUs)*	%
Motor Gasoline	534	73%
Diesel Fuel	200	27%
Electricity	0	<1%
<b>Total</b>	<b>735</b>	<b>100%</b>



\*The value shown for BBTU of electricity represents only the direct energy content of the electricity itself, not that of fuels used to generate the electricity. An estimated 0 BBTU of coal (9 short tons), 0 BBTU of oil (0 barrels), 0 BBTU of natural gas (104 million cubic feet), and 0 BBTU of other fossil fuels were used to generate this electricity.

### Energy Expenditures By Fuel

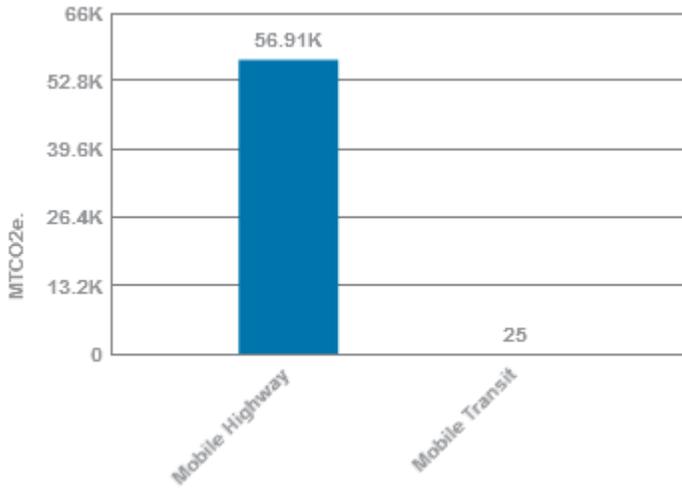
Fuel	Expenditures (Dollars)*	%
Motor Gasoline	9,949,375	74%
Diesel Fuel	3,584,498	26%
Electricity	N/A	0%
<b>Total</b>	<b>13,533,873</b>	<b>100%</b>



\*Does not include estimated expenditures for rail transit.

## GHG Emissions By Source

Source	Emissions (MTCO <sub>2</sub> e.)	%
Mobile Highway	56,907	100%
Mobile Transit	25	<1%
<b>Total</b>	<b>56,932</b>	<b>100%</b>



## Non-Energy Greenhouse Gas Emissions

Industrial processes accounted for the largest proportion of New Garden Township's non-energy greenhouse gas (GHG) emissions, contributing 4,450 MTCO<sub>2</sub>e. of the municipality's total emissions.

Agricultural Sources	Fugitive Emissions	Waste Management	Wastewater Management	Industrial Processes	LULUCF*	Total
1,643	1,147	1,823	1,166	4,448	-1,723	<b>8,504</b>

\*Land Use, Land Use Change, and Forestry

**New Garden Township**  
**Comprehensive Plan Update**

**Stakeholder Interview Summaries, Part I**

Draft: June 12, 2017

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Chief Gerald Simpson, Southern Chester County Regional Police Force*

*What are your goals of the SCCRP?*

In the early 2000s, the police force in New Garden Township had little growth in its force, was using antiquated systems and policing models, and basically served a professional security guard function. They operated on a part time basis, from 6AM to 2AM, which meant that during night time hours, residents needed to rely on the State Police because there was no one available on the Township level.

Goals for the SCCRP are to:

- Modernize and update systems and facilities;
- Offer professional community policing with 24 hour enforcement; and
- Build a brand.

We will renegotiate contracts, reduce overtime, and have an evaluation system that “grows professionals”.

*What do you need to make the regional policing effort more sustainable in the long run?*

Ideally, we would like to add another community. London Grove Township is considering a contractual arrangement with us in the near future. This allows us to operate more like business and use the tax payer’s money wisely. It costs \$128,000 to \$138,000 per year for a full time officer. But we believe regional policing is a much better alternative for the community than the State Police. We have a 6 minute response time. If you ask the State Police what their response times are, they will tell you that they can not provide that information.

*What is the trend in police activity currently?*

Wilmington, Delaware is the source city for drugs in this area. New Garden Township is a “soft target” for this type of crime. In 2016-2017, both Part I crimes, the more serious crimes, and Part II crimes (more nuisance oriented) dropped. Miscellaneous calls were up by 4%, associated with the current opioid epidemic that we are dealing with across the country.

*What challenges does policing an area with a high immigrant Latino population present? Do you have a bilingual officer?*

No, we do not have a bilingual officer. Most officers have picked up some key phrases, though. Crimes are under reported in this community, but the crimes committed the most with this population are DUI, sexual and/or domestic assault within the family, and some gang activity (though this is not very visible currently).

The children of many of these families are out of control because their parents fear them and cant' parent them. However, the parents are more afraid of the police. Also, there needs to be better ordinance enforcement on housing.

*How can New Garden Township help to make your job easier?*

The Township's nuisance ordinance could be broken down into categories that lists behaviors that we can then enforce. There needs to be more specificity. Noise is a difficult one to enforce. Also, there needs to be more enforcement on the housing side.

*How would you suggest that the Township improve Toughkenamon?*

The township needs to find some leaders within the community that they can work with to improve relationships. Also, infrastructure and road improvements are needed.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Steve Cole and Matt Bessicks, Avondale Fire Company #23*

*Describe Company #23.*

We have 20 career firefighters: 1 full time and 19 part time, plus 35 to 40 volunteers. However only 15 of the volunteers are active.

The EMS has grown to be a 24-7 operation.

We receive about 2,000 calls per year. The average response time for EMS is 1 ½ minutes and for fire is 3 minutes. This all depends on weather and traffic, time of year.

*What are your biggest challenges looking forward?*

1. Staffing – Young people are not interested; employers are less flexible with allowing their employees to be absent for a fire. We will eventually have to hire more people. There are school programs that are introducing and training young people on the classroom aspect of fire training prior to graduation, which allows them to be ready for field training once they graduate. These could be helpful in this area.
2. Funding – Being a 24-7 operation puts a lot of wear and tear on the ambulances. We will also need to replace one of the pumper trucks in a couple of years. We do have a truck fund and New Garden is a good partner and contributor.
3. There is some language barriers. We have some personnel who speak Spanish, but not many.
4. Fires today burn faster and hotter than ever before because of the materials used in new buildings. 99% of residential units do not have sprinklers.

*Any other comments specific to New Garden Township?*

1. In general communication is good, but sometimes we do not know if our requests for code enforcement are being followed up on as we don't hear back from the Township in that regard.
2. We would like to see better code enforcement regarding the hay bales on the mushroom farms. There are regulations for height, spacing and how many in a row, but at least a couple of times a year, we are using valuable resources watching hay fires that should have been prevented or stopped much sooner had they been spaced properly or not so high.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Shane Morgan, Management Plan Coordinator, White Clay Creek Wild and Scenic River Program and Resident of New Garden Township*

White Clay Creek was designated a Wild and Scenic River in 2000. Shane manages the funds that come in through the Wild and Scenic Program and put them toward implementing the Management Plan. The Management Plan is water quality driven and their focus has been on preserving land to protect it from development and also providing land upon which water quality best management practices can be implemented to reduce storm runoff. Education and restoration is another key aspect of the Management Plan. The program requires partners to leverage additional funds for projects in the watershed.

The number one issue concerning Shane and water quality in White Clay Creek is storm runoff from development and the mushroom industry. Shane is supportive of and most concerned with projects that would improve infiltration or protect open space.

Shane mentioned both the Open Space Review Board (and their prioritizing of parcels for protection) and the Greenways Plan as actions that she feels has New Garden moving in the right direction to help her reach the objectives and goals of the Wild and Scenic Program. She also mentioned that it would be beneficial if there were ways to better manage and capture storm runoff and provide infiltration possibilities on conservation easements and other protected lands in the township. Shane believes there are opportunities to do some of these things at the Township Park and Municipal Offices properties.

The topic of mushroom producers came up and how better management of runoff and/or compost storage may help alleviate some of the water quality issues, but Shane was unsure of the powers that the Township may have in addressing these issues.

I asked Shane about how educational outreach may help her work. Shane mentioned that they have done workshops throughout the watershed and have educated public works departments on how to deal with some of the green infrastructure projects such as bioswales. Shane is also currently active in reaching out to homeowners to implement green infrastructure on their properties through the Catch the Rain program (<http://whiteclay.org/catchtherain/>) and a workshop was held at the New Garden Township building for this purpose. Shane believes the Catch the Rain program could be a perfect fit for a Township such as New Garden that saw a lot of development in the 1990s.

Shane believes there might be opportunities to partner with New Garden Township on new development projects or new road projects that might benefit from or be

able to incorporate green infrastructure as part of the process. Shane also believes that it would be beneficial for a staff member from New Garden Township to attend White Clay meetings and staying abreast of what is going on in the Wild and Scenic Program.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Jon Martin, Director of New Garden Flying Field*

*Describe New Garden Township airport.*

New Garden Airport is considered a “reliever” airport in that it relieves the larger airports of a portion of small aircraft operations (takeoffs and landings) in the region. You will never see a 747 landing there, but it relieves some of the busy airspace over Philadelphia airport and others. We are an uncontrolled airport in that we do not have a control tower, but operate under the model of “see and avoid”.

The facility itself consists of a runway with T-hangars and box hangars that house 130 aircraft tenants on a month-to-month agreement. We also have outdoor tie-down space.

New Garden Airport has 130 aircraft based there and sees 30,000 operations (take offs and landings) per year. We have a waiting list of owners who would like to rent space at the airport.

*What are your goals for the airport?*

I have two primary goals:

1. The airport should be a community pillar and source of pride.
2. The airport should be self sustaining.

In order to do that we needed to start with some basic clean up and maintenance. We have also introduced a variety of programs and events that invite the community in:

1. Future Aviators program: The airline industry is struggling to attract young pilots. This program is a summer camp for kids ages 7 to 18 years old to expose them to flying and the aviation industry. We had 160 kids from across the country last summer.
2. Community events, like the Hot Air Balloon Festival and the Air Shows, but also pancake breakfasts.

*What are the pros and cons of being owned by a municipality?*

The biggest positive is the cooperative approach to zoning and regulations. We are on the same team and therefore work on grants and can address regulations and requirements. We can plan for the area around the airport cooperatively as well. For example, there is acreage around the airport that is also owned by the Township

and that we will sell. The 12-acre parcel to the south will go up for auction later this month. There is also a 25-acre parcel to the north. The vision is that these acreages be an economic opportunity to the Township, whether a business/technology center, other more intense uses, or potentially a recreational facility that allows the community to come in and see more of the airport, while doing other things.

*What improvements are being made to the Airport?*

We could not add another cross runway, but the existing runway could be widened. Widening will allow for LPV instrument approach in inclement weather. There is also room for additional hangars.

*Are you a resident of New Garden?*

No, but I grew up in London Grove Township and continue to live there.

*As an area resident, what would you like the comprehensive Plan to focus on and address?*

Balance – I think the Township needs to balance the potential for growth with the qualities that make it an attractive place to live. Also, I'd like to see more public access trails and biking opportunities.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*MaryFrances McGarrity, Chester County Economic Development Council*

*What does the CCEDC do?*

The CCEDC is a nonprofit that:

- Finds appropriate sites for new businesses (business attraction);
- Helps retain and expand existing businesses;
- Offers financing through the Small Business Administration; and
- Focuses on workforce development in 5 industries:
  - Agriculture;
  - Manufacturing;
  - Technology and IT;
  - Healthcare; and
  - Energy

*How can NGT attract more high paying employers?*

- Be development ready- if there are environmental concerns, get it cleaned up; have zoning in place;
- Be upfront about NPDES and development timelines
- Ensure commercial districts allow for appropriate and market-feasible development;
- Have a ready list of developable properties, provide tours to potential buyers/developers.
- All of this sends a message about being open for business

Ms McGarrity believes that NGT is actively trying to get this message out. The sale of the sewer and the regionalization of police send a message that the Township is professional, forward thinking, and looking to work as efficiently and professionally as possible.

*Tell me about the Route 1 initiative.*

The Route 1 initiative is based on the idea of making the most of the infrastructure surrounding Route 1 to the railroad in order to attract businesses to existing commercial and industrial areas, not an expansion of them. There is an underlying focus on putting development where it is appropriate. It is a partnership and we believe the cooperation of municipalities along the corridor will have a ripple effect.

*How can the NGT improve Toughkenamon?*

- Prepare a vision and make it happen;
- Walkable main street;
- Redevelopment of existing commercial;
- Consider LERTA
- Match to existing infrastructure

- Send a message that you're willing to work with developers and set a timeline on reviews, make it predictable.

*Other thoughts on emerging issues, agriculture, affordable housing, etc. ?*

In terms of the agriculture industry, the County has a huge commitment to retaining this industry. The focus is on beauty, tourism, mushroom and equine in SCCC. Balancing development with Chester County's reputation for a beautiful setting, open spaces, and agricultural industry is key to its attractiveness.

The buzz in the mushroom industry is indoor agriculture and continued influence of technology and keeping pace with these. In terms of crop agriculture, we have a "first time farmers" program to assist people who want to get into agriculture.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Ken Batten, London Grove Township Manager*

*When did you start with London Grove Township?*

I started in January of this year.

*What are the big issues in London Grove?*

1. On-street parking. We are having a town hall meeting to discuss the continuance of allowing such parking in certain neighborhoods that have narrow streets.
2. Police services: We are looking at contracting with the Southern Chester County Regional Police force. When we initially looked at the potential of shared police services there was a study done that concluded that we didn't need it now, but would in the future. It is now back on the table.

*What are other potential areas for shared services and potential cost savings to the Townships?*

- Fire Marshal
- Shared in-house planner
- LG has its own sewer and water, which is currently working for the Township.

*What are your thoughts on Toughkenamon?*

Of course, the intersection of Newark Road and Baltimore Pike is a big issue. Aside from that, there is no destination. What would people go there for?

*Is affordable and housing of the mushroom workers a big issue in LGT?*

Mushroom growers have to be managed for the environmental and nuisance aspects, but housing of the farm workers is not as big an issue in LGT as in NGT.

*What other thoughts would you like to share?*

We need to have a greater focus on multimodal and trails; build on our parks and recreation committee; and expand opportunities for biking in the Township.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Charles Wilkinson, Developer*

### *Background:*

Mr Wilkinson grew up in the Township and was the first developer to bring in high end housing into the area. He did not want to see low end housing and apartments, but rather, well built housing that He is the developer of Brittany Hills. Since then, Mr. Wilkinson has developed more than 80 communities in the Southern Chester County Region. He also owns agricultural property in the southern portion of the Township.

### *What concerns do you have about New Garden Township?*

Weaknesses: Overregulation. There has been an anti-development attitude in the Township where the Township professionals ask for over and above code requirements, particularly in engineering and stormwater management. The Township costs to review a plan can be higher than those to engineer the plan. With current costs to acquire the land, engineer the plan, put in the septic, and the storm-water management (dry wells), the numbers do not add up, even if land is given for free. You have spent over \$100,000 for these items before you've even built a house. This is why you can't build affordable housing. Mr. Wilkinson indicated that he is done developing in the Township and has heard from many developers who feel similarly.

Township needs the ratables, but regulations will deter these from coming in.

The Natural resource regulations are too stringent. Not a parcel in the Township that can be built without some constraint.

### *What do you think the Township's priorities should be going forward?*

1. Preserve agriculture
2. Direct growth, make the "what" and "where" predictable: zoning is not enough.
3. The market is not supporting more large lot, large housing. The demand is for more diverse housing, smaller lots, smaller housing, particularly age targeted.

### *What do you think the character of Route 41 should be?*

It is a commercial corridor and should have retail, car dealers, etc. all along it. Also believe that a special study of the UD zoning district and the PREIT property should be conducted in order to move the redevelopment of the site along.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Dr. Barry Tomasetti, Superintendent and Dr. Mark Tracy, Business Director*

*Future projections not just for New Garden, but also Kennett and East Marlborough continue to show fairly rapid growth for the foreseeable future. How far into the future do you calculate enrollment and capacity?*

Enrollment has been declining and we like to see new housing, keep new families coming into the District. No issues with capacity.

*Would you be willing to share those projections?*

Yes. See attached.

*What is the Impact of the growing Latino population on the schools system?*

The mushroom industry is good for the area, but the revenues do not balance with the impact of the Latino population, which has a high demand for ESL and other services. If possible to better correlate these through tighter ordinances.

*What kind of regular communications are there with the Township? How could communications with the Township be better? Any sources of negativity in working with the Township?*

Regular: liaison meetings, board representation, good communication with Tony Being in the Borough, they have good communication with the Borough and Kennett Twp. They understand that the school district standings have a direct impact on housing value/land prices. They are impressed with the Borough and KT's ability to jointly plan and partner on economic development along their mutual borders. The KCSD has agreed to look at some potential LERTA areas for the Borough. May wish to consider this for NGT.

*How do you interact regarding development proposals? What do you wish happened as part of the development review process that does not? Would like it is the Township could notify the SD of new plans as they come in or at least post them on the website. The website is checked regularly by KCSD staff.*

In regards to KCSD proposals, in the past there has been difficulty in getting applications through. This has gotten better in recent years. With the Borough and Kennett Twp there is a standing agreement that fees are waived mutually. This has not happened in NGT.

*Any specific ordinance or access issues with the schools in NGT?*

The only thing is the intersection of Sunny Dell and Route 41. The School District contributed funds to having it fixed, but haven't seen any improvements yet.

*Does the School District have adequate recreational facilities? What is the policy regarding public use of facilities during off school hours?*

Facilities are open to the public outside of school hours. There is an online scheduling system.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Barclay Hoopes, Farmer, Former Supervisor*

*What concerns do you have with existing conditions in the Township? What do you see as its strengths and weaknesses?*

There was too much obstruction in the past. Change has to be allowed to happen, while planning to preserve the best parts of the Township.

Its strengths are its beautiful farms.

*What trends/issues do you think the Comp Plan Committee should keep in mind when preparing the Comprehensive Plan?*

1. Preserve as much of farmland left as possible, though there is not a lot left. It is up to the farmer and what's in their heart. It is a difficult choice as the agricultural economy is not good and it is difficult to find someone to farm the land when this generation is done. Young people are not interested in the hard work that farming entails. We should be looking into transfer of development rights to save the farmland that is left.

2. Allow for development along Route 41 and Old Baltimore Pike/Toughkenamon and preserve the rest.

3. Toughkenamon is a jewel in the waiting.

*Any other comments?*

Mr. Hoopes would like to see the Annand Farm adjacent to his preserved.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Lisa Moore, Township Manager, Kennett Township*

*What are the opportunities for better cooperation between Kennett Township and New Garden Township?*

- Trail connections (for example, would like to see one along Sharp Road to the New Garden Preserve;
- Sidewalk connections (currently advocating to work with NGT on a sidewalk connection to the New Garden Shopping Center;
- Connectivity on Baltimore Pike
- Act 537 Plan updates
- Cooperation on road materials (salt, etc.)

*What are your biggest concerns regarding New Garden township and impact on Kennett Township?*

- truck traffic on local roads

*What would you suggest to NGT going forward?*

- Participate in the KARPC, which meets every month, currently NGT is only participating once per year

## **New Garden Township Comprehensive Plan Update**

### **Stakeholder Interview:**

Mike Pia, Owner, South Mill Mushrooms/Real Estate Developer

*How would you describe the relationship between NGT and the mushroom industry?  
What can the Township do to better support/work with the mushroom industry?*

Whether intentionally or not, the Township has systematically outzoned the industry in a variety of ways and made it very difficult for existing businesses to upgrade and renovate or for new businesses to locate in the Township. The mushroom industry is a very low margin business that requires growth to prosper. Growth requires flexibility that allows businesses to renovate existing buildings or build new ones.

Some thoughts:

- Buffering incompatible uses from each other is one of the core tenants behind zoning. Why then should suburban residential uses and intensive mushroom farming uses only be permitted by right under the same zoning district (in this case the R-1 district) and not be encompassed by their own separate zones? The mushroom industry should have a specific overlay district or zoning district in which it operates, particularly in the area between Penn Green Road/Starr Road and Ellicott Roads.
- Current NGT regulations for mushroom industry is too stringent:
  - Setbacks are very restrictive (200 feet from the road)
  - impervious coverages are too limiting and more restrictive than those in adjoining townships (currently 65%, consider 75% to be reasonable);
  - Would recommend a mechanism in which impervious coverage is evaluated annually.
  - Nonconforming regulations are also very restrictive. The highway commercial district allows a 75% maximum impervious coverage, but an existing mushroom operation is only permitted 10% coverage. Even if impervious isn't changed and the operator wants to raise the roof, it has to go through land development and it becomes a \$300,000 process.
  - Kennett Township's ordinance for the mushroom industry is a good ordinance.
- As the mushroom industry grows and changes, so do the composters. Three of the five largest compost production facilities in the world are located in New Garden Township.

## **Mike Pia interview (cont)**

*What in your view is the best way to address housing for the farm workers?*

There are some good models for worker housing, mostly on the west coast in the citrus industry and others.

- There is a very high demand for such housing;
- New construction would never look like the barracks that people have as a stereotype in their minds. Existing multifamily buildings in the region do not meet today's standards and they are grandfathered.
- In this area, a mushroom company would have to invest \$60,000 per employee unit with the goal of charging as little rent as possible. For 60 employees, that's a \$3.5 million investment, so they're not going to make it look shabby.
- Other areas allow mobile homes (which I doubt NGT would want) or even container homes. There's an example in Lancaster County and they lend themselves to temporary housing units.
- The municipalities have to allow the multifamily residences on the farm sites in order to address the problem.
- NGT's ordinance is very vague and outdated. I doubt they've ever had an application under it.
- The Township needs to explore multifamily housing options for the Township as their fair share is very low and they are vulnerable to lawsuits, in my opinion. In that case, someone could come in and build what they want, where they want, rather than having a planned outcome.
- It's not worth putting a multifamily ordinance in place that isn't functional or viable, because that is not worth it.

*If you put your real estate hat on, what are your thoughts on New Garden Township?*

If the Township wants economic development, it should be along Baltimore Pike, the Route 1 bypass, and Route 41.

- We have witnessed one of the biggest commercial booms in history over the past 15 years and New Garden Township saw 4 nonprofits built along Route 41 (2 churches, a municipal use, and a fire company). This may have been intentional, but the flip side of that is that the only development the Township has seen has been in the Landenberg area and sprawl type development that puts a stress on municipal budgets, school district, and infrastructure.
- The zoning is way outdated and you can't develop under it. Again, this may be intentional, but it means a lack of economic development and tax base.
- White Clay Point probably failed because the process took so long that the uses were no longer viable.

### **Mike Pia interview (cont)**

- The PREIT site will never develop as the type of big box shopping center that was proposed. There is no market for that type of retail and suburban office campuses are not being built anymore either. Some type of mixed use may be a good use for that area, but the UD district needs to be updated- it's a very tired ordinance. The cost to buy the property would never justify recreational uses either. If the Township is serious about its development, they have to be open to what the market wants and get aggressive with zoning.
- Toughkenamon is in dire need of attention. It could be a borough in and of itself. It has inexpensive homes, vacant land and it wouldn't take a lot to bring it back:
  - Code enforcement is a key aspect;
  - Fix the intersection;
  - Streetscape;
  - New zoning.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Frank Manfredi, Manfredi Companies*

*Tell me about your business.*

Manfredi Companies has the largest year-round, chilled distribution hub in the USA. We've been in business for over 25 years. We have 250 employees and 125-130 trucks that leave this facility every day, 7 days a week, delivering chilled food across the country. The Delaware River is the largest fruit river in the US. 80-85% of the food we distribute is fruit-pineapples, apples, grapes, blueberries.

*So your business does not rely on the mushroom industry? Why are you located in New Garden Township?*

We started delivering mushrooms. One day a customer asked us to pick up 2 pallets of pineapples from the Port to deliver along with their mushrooms. My brother said no, we don't do that. Then the customer said, "yes, you will or you won't deliver the mushrooms." ..... Well, 2 pallets turned into 4, turned into 8....and here we are.

*What should New Garden Township be focusing on as part of the comprehensive plan?*

The Township is already moving in the right direction for the things they should be doing:

- focusing on traffic infrastructure- the intersections of Route 41 & Newark Rd, and Baltimore Pike and Newark Rd;
- being more proactive to work with businesses and appearing to be more business friendly when a plan comes before the Board; and
- bringing in more moderately priced housing, not just the half million dollar units.

*What do you think will help Toughkenamon to revitalize?*

Toughkenamon has gotten to a point where things will start to rebound and go a different direction. It is ripe for attention and interest because it is only  $\frac{3}{4}$  mile down the road from Kennett and uses on the outside of Kennett are going to start wanting to locate in Toughkenamon because of the prices. Investors are actively looking for property in the area to consider developing. The airport is right up the road and the intersection will improve over time, so Toughkenamon is going to start going back the other way.

*There is a tension in the Township between those who believe it is a rural township and should remain that way and those who believe it is suburban and who want their shops and other destinations. Where do you think development should be directed in the Township?*

South of Route 41 is and should remain residential with open space, bike paths, walking trails, and agriculture. The area between Route 41 and Baltimore Pike should be a mix of things, not high intensity, but businesses, residences, open space, etc. Between Baltimore Pike and Route 1 should be blacktopped from road to road. Forget coverage limitations, forget natural resource restrictions. It should be where businesses are directed. The Township is doing a great job with the airport up there. The tax base generated in this area can then be used to maintain the southern half of the Township as 'heaven'.

*I have been told that the Township is effectively trying to "outzone" the mushroom industry. Do you think this is true?*

No, I don't. I think the mushroom industry has some things to do- containing run off, etc. But there is a difficult role the Township has to play to balance out the residents who move

into an agricultural area and then complain about the odors, spraying, etc. and the needs of an industry that is intensive and needs to continually modernize.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*James Jordan, Executive Director, and Robert Struble, Watershed Conservation Director*

Bob Struble started off by encouraging New Garden Township to continue land application for sewage treatment (innovative at the time of its implementation in New Garden) as they have been doing in the north-east corner of the Township. He mentioned that in the distant past (1990s) there had been some discussion about Kennett working with New Garden to facilitate a joint land application system to cover both Townships (Kennett currently has a stream discharge system into the West Branch of the Red Clay just across the township line – Bob believes this has a major impact on the West Branch), but most of the land identified lay in New Garden and Kennett Borough was not that interested in being a customer of New Garden Twp.

Bob also wondered if there was any means for New Garden to work with the Borough of Avondale to facilitate land application of their sewage as they also have a stream discharge system. He thought this could help meet TMDL requirements for both the Borough and the Township. Bob mentioned the pilot study currently underway as part of the Christina Cluster to see if municipalities in the area could work together to meet some of these TMDL requirements rather than working individually to meet them – he didn't know if joint land application systems were part of that discussion/pilot.

Bob also mentioned a Growing Greener grant that they have submitted with the Township for restoration work along Bucktoe Creek in the Township. The idea being that this would help the Township meet some of their TMDL requirements, sediment primarily.

Bob mentioned the need for a strong stormwater ordinance, along the lines of the County model, which I believe the New Garden one is based upon.

Bob wondered whether the Township would consider a stormwater fee as part of their TMDL reduction plan.

James mentioned that some developments that have gone in in the past may not have had adequate stormwater management facilities and that it might be beneficial to find ways to improve inadequate stormwater facilities. Bob also mentioned the need for appropriate management and maintenance of existing facilities, especially on HOA properties.

Bob wondered if an Environmental Advisory Committee (EAC) would be beneficial for the Township as some municipalities have used them effectively.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Peggy and Pownall Jones (Historical Commission; Ag Landowners)*

John Theilacker and Rob Daniels met with Peggy and Pownall Jones on May 2<sup>nd</sup>, 2017 at their farm at 251 New Garden Rd. Peggy is a current member of the Historic Commission and has been for some 20+ years. Pownall has also served the Township as a member of the planning commission in the past. Pownall is also a current associate member of the Historical Commission.

Peggy's main concern with respect to historic resources is that the Historic Preservation Ordinance has no teeth in actually helping protect historic resources in the township. She would like to see the Ordinance strengthened. She stated several cases where historic structures have been lost over the years, one on a township owned parcel where the current spray fields are.

Both Peggy and Pownall are a wealth of information regarding the history and historic resources of the town. Peggy has written extensively on the history of the Township and was involved in the inventory that is attached to the Historic Preservation Ordinance. She also has extensive information on around 30 historic structures that was collected through a joint project with the University of Delaware.

Peggy cited three success stories with regard to Historic Preservation in the Township.

- Saving the Landenberg Bridge being the first she mentioned. A long campaign was fought to save the superstructure of the bridge when the bridge was slated for replacement by PennDOT. The superstructure was saved and used as an ornamental feature on the new bridge that was designed for much heavier loads.
- Saving the Lamborn house was the second. The house was left vacant and unused for some time and fell into disrepair. After campaigning for work to be completed on the house, Peggy was able to convince the BoS to undertake some repairs on the property and it is now utilized as a Boy Scout meeting place and to house the Early Medical Response Team. It is located within the Township Park off Route 41.
- The saving and moving of the Lyceum was the third success story she spoke of. This structure was saved and relocated (on a new concrete foundation with walkout access) to a spot adjacent to the Lamborn House in the Township Park.

Peggy was asked about the use of Historic Districts as tools for preservation. While she is in support of Historic Districts, she is concerned that many areas that may be

## **Peggy and Pownall Jones Interview Summary (Cont)**

suitable or worthy of consideration (Landenberg, the “five-points” village) have too many intrusions to make them successful candidates for being designated as Historic Districts.

One other interesting issue that Peggy raised was the idea of creating “village like” zoning for the area at the intersection of New Garden Rd., Newark Rd, and Buck Toe Rd. Sewer and water exist along Newark and Buck Toe Roads and the area houses a few historic structures that could act as key properties to anchor a village setting with small commercial and residential opportunities.

In addition, Peggy talked about their efforts to permanently protect their farm (approximately 130 acres – 60-3-157 & 60-3-149.1), which they tried to do a few years back through the County Agricultural Preservation Program. However, the appraisal they received was less than favorable in their opinion and they did not move forward with protecting the farm at that time. They also seemed to suggest that if their farm were protected, it may also be possible to protect their relative’s farm (60 acres – 60-3-108) along Route 41 just to the west.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Anthony Vietri, Owner, Va La Vineyards*

*Tell me about your property and your plans for it.*

We own 15 acres on the south side of Route 41, west of Newark Road. It has been family owned since 1928, when my grandfather started in the mushroom business. We operate Va La Vineyards and all of our wine is sold on the property where we get visitors from all over the world.

What are the challenges facing agriculture?

Being a wholesaler requires size. At our size, all could easily be lost with one bad season. We are good neighbors, but the Township needs to focus on communicating the positive aspects of living close to ag lands and help people to understand the industry. More education and awareness is needed.

Increasing regulation is also a challenge.

Farming in a populated area comes with its own unique challenges. For instance, the regulations require that trees be installed along property boundaries in order to buffer residential uses from the farm. In our case, as a new development came in next door, those trees would have shaded the grape vines and done irreparable harm. The Township waived the requirement, but it shows the need for case by case basis judgement for these regulations.

We need to stay involved. In our experience with the Route 41 project many years ago, I was told that the plans would not impact our property, but then when the draft plan was released, it went right through our property. Nothing came of it, but it was a very negative experience and we always try to stay involved and keep informed.

*Tell us about your involvement in the Chester County Agriculture Development Council and Landscapes3 (Chester County Comprehensive Plan Update process).*

I am a member of the County's Agriculture Development Council, whose mission is to raise awareness of the economic impact of the local farming industry and promote excellence in farming. We discuss the ways in which to increase the focus on agriculture in the local community. Its great that New Garden has the Growers Market and there is a lot of good agricultural information on its website. Another option is to have a listing of farms and direct sales opportunities with hours and locations. I also participated in the committee for Landscapes3.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*Joel Schlector, longtime Toughkenamon resident*

Joel Schlector has lived at his current address along Center Street in Toughkenamon since 1974. He prides himself in knowing everyone in Toughkenamon and offered to provide a walking tour of the area.

We walked the length of Center Street, to Church Street to Newark Road. Up to the corner store and then back south along Newark Road, then west on Reese Street, south to Pine Street. At Newark Road we crossed to the north and walked east along Main Street.

We noted that there are many well-kept houses, where residents maintain their properties, but that there are also many that appear neglected. Mr. Schlector prided himself on knowing most of the residents in Toughkenamon. He noted that over the years he has noticed that more families have moved in. Anecdotally, he noted areas where he has seen overcrowding and workers who come and go at all hours of the day, as the mushroom industry is a 24-hour operation. However, these particular workers also work in low wage restaurant and retail jobs, as well as in the construction industry. He does not believe that code enforcement is doing a good job to ensure that this housing is safe and adequate for residents and that there are many absentee landlords who neglect their properties.

When asked if there was a place where people of the community could gather together or simply run into each other, he did not know of any such place. He noted that there was a church on Main Street that was popular.

As part of our observations, Toughkenamon had a complete lack of open space/park areas. Sidewalks were few and far between in an otherwise very walkable place. The housing stock is older and has character that could be an asset to its attractiveness. We did not see any abandoned dwellings or buildings. The close proximity of mushroom houses could be seen as a challenge to reinvigorating the “downtown”, as well as some of the more industrial/heavy commercial type uses.

## **New Garden Township Comprehensive Plan Update**

Stakeholder Interview:

*William and Ellen Marsden (Landowners)*

*Tell me about your property and your hopes/plans for it.*

The Marsdens own 60 acres of land located between New Garden Road and Route 41. Currently they board horses on some of the land, while the remainder is leased for farming. They have 3 grown children who co-own half of the land. Two of the three children will not stay in the area, while the third may but is not a farmer. They know the kids will most likely want to sell the land in the future, but they do not want to see single family dwellings on it. It has access to sewer, water and the Route 41 corridor and therefore it could be a good location for a new high quality employer, similar to Gore. The Township needs these types of employers to offer high paying jobs, support the tax base, and better balance the many low paying jobs currently available.

Ellen's parents, the Jones (see individual interview) had an appraisal done for their farm in the interest of potentially preserving it. They believe the appraisal was low due to the current R-1, low density residential, zoning. The Marsden's property is similarly zoned and the low appraisal is discouraging and impractical if there were any hope of preservation.

*What are the challenges that New Garden Township faces?*

1. Truck traffic and indoor storage facilities are a threat to Toughkenamon.
2. Roads in general
3. Regarding PREIT: the idea of the working group that developed the UD district was to avoid strip commercial and provide desired services.
4. The Township should preserve open space and agriculture in the southern portion of the Township.



**BRANDYWINE  
CONSERVANCY**

### **Comprehensive Plan Update**

New Garden Township- Chester County, PA  
June 6, 2017

### **Community Visioning Session Summary**

1. Places Loved and Places to be Improved
2. New Garden Galleons: Spending Priorities
3. Board: What Issues are most important to you?
4. Board: What type of bike/pedestrian trail connections are most important to you?
5. Board: How would you improve Toughkenamon?
6. Development Preferences

### **Attendees:**

33 people signed in

31 people placed stickers on "Where do you live or work?"



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

**New Garden Township Comprehensive Plan**  
**Chester County, PA**

June 30, 2017



**Places Loved (in alphabetical order)**

1. Airport
2. Broad Run Valley
3. Bucktoe Preserve
4. Grower's Market at New Garden Park
5. Hillendale Road
6. Landenberg: Village, Church, Store, Trails
7. Marsden Jones Farms
8. Mill Race Trail
9. Mrs. DuPonts Spring
10. New Garden Meeting House
11. Somerset Lake
12. Va La Vineyards
13. New Garden Park
14. St Anthony's in the Hill
15. White Clay Creek Preserve



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

**New Garden Township Comprehensive Plan**  
**Chester County, PA**

June 30, 2017

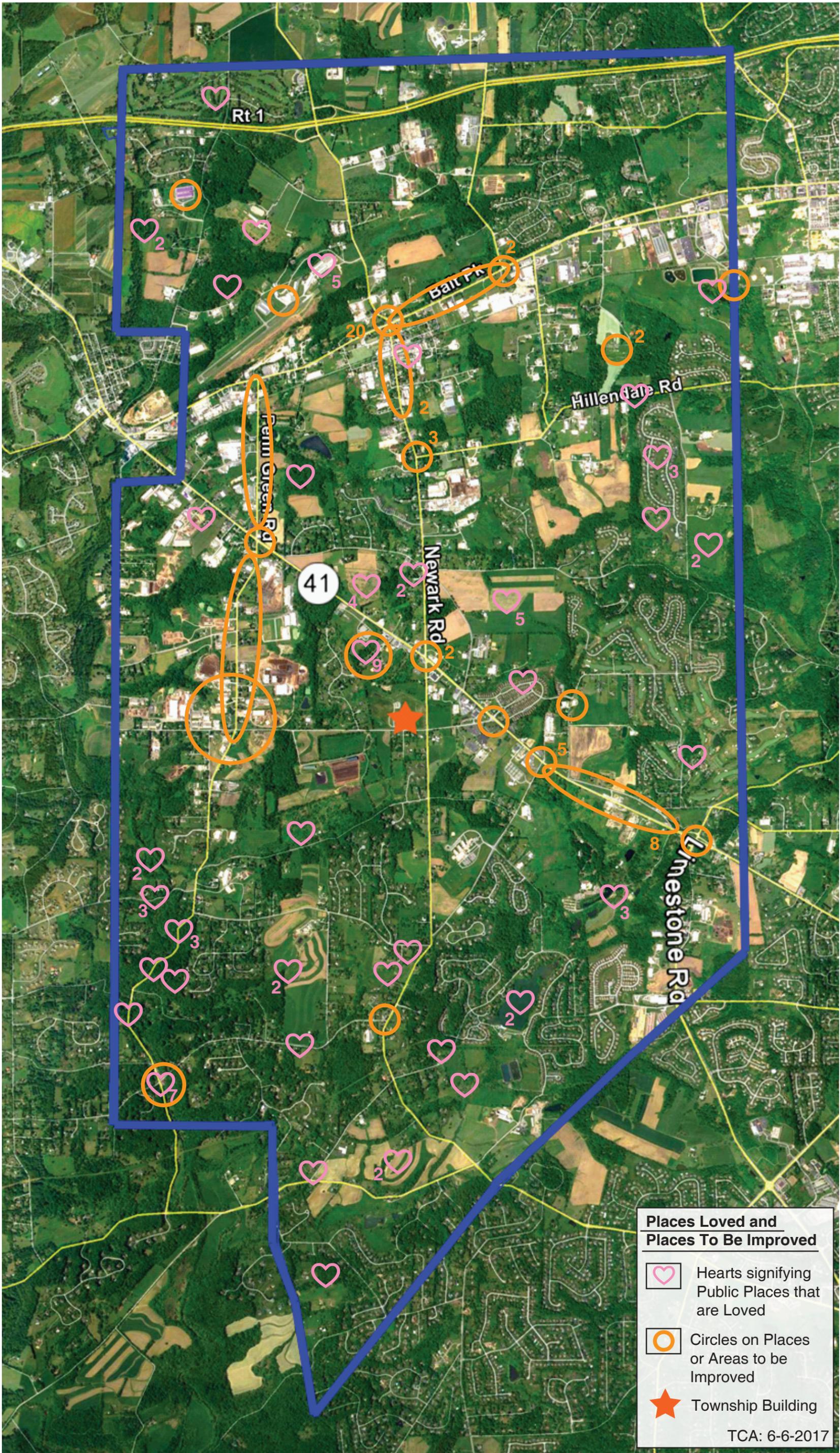


**Places or Areas to be Improved** (in alphabetical order)

1. Development Proposed (“Brown Site”)
2. Intersection Improvements
3. Landenberg Village: Enhancement Needed
4. McLaren Machine
5. Mushroom houses in Residential area
6. PREIT site

**Needs/Wants for the Township** (in alphabetical order)

1. Restaurants/Stores
2. Sidewalks



**Places Loved and Places To Be Improved**

-  Hearts signifying Public Places that are Loved
-  Circles on Places or Areas to be Improved
-  Township Building

TCA: 6-6-2017



**Comprehensive Plan Update**  
**New Garden Township- Chester County, PA**

**2. Spending Priorities**

Open Space preservation	\$400	}	<b>High Priority</b>
Trails	\$320		
Road Improvements/Maintenance	\$280		
Rt 41 Improvements (gateway/PREIT)	\$240		
Balt Pike/Newark Rd Intersection	\$180	}	<b>Medium Priority</b>
Rt 41 Improvements (Trans)	\$160		
Gateways (general)	\$120		
Lyceum Hall	\$120		
Park Improvements	\$110	}	<b>Low Priority</b>
Toughkenamon	\$100		
Restrict Res Development	\$100		
Landenberg	\$80		
Improve general appearance	\$60		
Historic Preservation	\$50		
Police facility	\$50		
Affordable housing/mushroom workers	\$45		
Airport	\$40		
Restaurant and shops	\$30		
Move McGovern vehicles from Scarlet Rd	\$20		
Monitor mushroom farms for environmental issues	\$30		
Sustainability	\$10		
Wildlife corridors	\$5		
Tony's salary	\$20		
No more mcmansions	\$20		
Balance bike/ped w/vehicles	\$10		
Support farming	\$20		
<b>TOTAL "SPENT"</b>	<b>\$2,620</b>		



**Comprehensive Plan Update**  
**New Garden Township- Chester County, PA**

**3. Board: What Issues are most Important to you?**

Addressing the Baltimore Pike & Newark Rd intersection	16
Enhancing the appearance and function of Route 41	16
Revitalizing Toughkenamon	11
Improving and expanding trails and sidewalks for people who walk and bike for transportation and recreation	5
Preserving farmland and open space	14
Protecting historic resources within the Township	6
Attracting more high paying employers to the Township	4
Promoting affordable housing for young families, farm workers, teachers, firefighters, police officers, etc.	2
Enhancing recreational amenities at Township Park	1
Construct a new Police facility	4
Other:	0



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**4. Board: Which type of bike/pedestrian trail connections (destinations) are most important to you?**

Connections to trails in adjoining municipalities, Kennett Square Borough, White Clay Creek Preserve, and the regional trail network	0
Connections to Township schools	2
Connections to Township Park	8
Connections to New Garden Airport	3
Connections along Baltimore Pike	2
Connections to Places of Employment	0
Connections to New Garden Shopping Center	2
Connections to and within Toughkenamon	4
Connections to and around Landenberg	4
Connections to my neighborhood	0
Other:	Kennett Trails/Town (2)



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**5. How would you improve Toughkenamon?**

- Sitting Area
- Kids Playground
- Sidewalks
- Clean it up
- Street Lamps/Signs
- Trees
- Food – upscale
- Ice Cream
- First Friday walk around
- Food – Pizza, Coffee Shop
- Tower Center – Boutiques, Food, Market
- Connector Trails
- Flooding on Willow St.
- Newark Rd.
- Sidewalks and Street Plantings
- Barber shop
- Sidewalks
- Bike Lanes

**Streetscape**

Sidewalks  
Bike lanes  
Sitting Area  
Trees  
Street lamps/Signs  
Connector Trails

**Shops**

Food –upscale  
Ice Cream  
Food – pizza, coffee  
Boutiques, market  
Barber Shop

**Other**

Kids Playground  
First Friday Walk around  
Flooding on Willow St  
Newark Rd



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**What form should future development take in the following areas of the Township?  
(Please place an “X” next to the types of development that you prefer for each area  
of the Township.)**

	Baltimore Pike	Within Toughkenamon	Route 41
Conventional Suburban Subdivision	<b>2</b>	<b>1</b>	<b>6</b>
Open Space Subdivision	<b>9</b>	<b>5</b>	<b>15</b>
Townhouse development	<b>12</b>	<b>18</b>	<b>2</b>
Active Adult development	<b>5</b>	<b>10</b>	<b>8</b>
Traditional design with a mix of housing types	<b>9</b>	<b>14</b>	<b>5</b>
Conventional commercial/office	<b>20</b>	<b>5</b>	<b>12</b>
Mixed use village (nonresidential and residential)	<b>11</b>	<b>18</b>	<b>11</b>
Agriculture/Ag related businesses	<b>8</b>	<b>5</b>	<b>14</b>
Open Space	<b>7</b>	<b>6</b>	<b>14</b>
Let the Market Decide	<b>5</b>	<b>1</b>	<b>3</b>

**Comments:**

- Need affordable active adult
- Give Toughkenamon a name, face, and identity
- Baltimore Pike & Route 41 should be most flexible
- Mixed use village if small scaled
- Keep ag related businesses between Route 41 and Baltimore Pike