



# Crossroads

## SPECIAL ISSUE – ALL ABOUT DEVELOPMENT



### Development in West Whiteland: A Crossroads Community

For more than 250 years, the intersection of Lincoln Highway (Route 30) and Pottstown Pike (Route 100) has served as a significant crossroads of transportation and commerce – a destination for people across the region.

Today, that Crossroads continues to define West Whiteland, shaping the way the Township has planned for development. The Township’s planning strategy, Development by Design, calls for a thriving commercial center around the Crossroads with a mixture of uses, including apartments and retail. Surrounding that center are mature residential neighborhoods of single-family homes, with parks and open space throughout.

Based on Exton’s history and location, the Chester County Planning Commission has identified the Exton Crossroads as an **important suburban center** for the entire county, where **growth should be directed**. We understand that when growth happens quickly, it may leave some residents feeling overwhelmed and frustrated. While the Township doesn’t control the timing of development, we do have an active plan which supports planning a community that can be enjoyed by all of its residents.

Planning ahead to promote Exton as a thriving commercial center makes the Township a better place for all of its

*(continued on page 2)*



*Daily Local*

What would YOU like to see in the Exton Crossroads? See page 11 for our short survey.

# Development in West Whiteland (continued from page 1)



residents. As Exton thrives, the Township is better able to keep taxes low, to preserve our existing neighborhoods, to provide quality services, to make significant road improvements, and to maintain the conveniences that residents here enjoy.

## **We planned for different housing options.**

Across our nation, cities and towns have revitalized themselves by adding residential options in the form of apartments and townhomes. For us, this new construction has occurred mostly in the Crossroads area. The Township has worked to preserve the surrounding neighborhoods offering single family homes; these neighborhoods have been, and will be, largely protected from development.

For more information on the apartments and who is living in them, please see the FAQs on page 10.

## **We planned for traffic improvements.**

As the Township becomes an increasingly popular place to live, West Whiteland has planned for increases in traffic. Our robust transportation plan has been successfully managing traffic flow and will continue to do so. Developers help pay for the traffic improvements such as Keva Drive, Waterloo Boulevard extension, and the upcoming Ship Road couplet that benefit the entire community.

After gathering feedback from our residents, we built a path connecting the Chester Valley Trail to Exton train station in 2020. We continue to plan for more connections to make the Crossroads a more walkable and bikeable area.

## **We planned for open space.**

Developers also pay open space fees that have allowed us to permanently preserve 139 more acres of open space since 2015. More than **20%** of our Township is now permanently preserved open space, another major component of our Development by Design plan.

## **We planned for historical restoration.**

Supporting historic preservation continues to be a priority for our planners. Projects like the Chase Bank preservation (the blue-roofed bank on Route 100), the preservation of the Ivy Cottage (circa 1799, along Route 30) and the rebuild of Ashbridge House in Main Street at Exton, along with many others, connect West Whiteland to its prominent past.

As the Crossroads continues to mature, we are entering a new round of planning and will once again be seeking community input. We hope you will read the information on the following pages and complete the survey described on page 11.

Check out our new video, *Development in West Whiteland: A Crossroads Community* on our website.



# The Future of the Exton Mall

## Who owns Exton Square Mall?

Most of the mall property is owned by the Pennsylvania Real Estate Investment Trust, also known as PREIT. PREIT is a Philadelphia-based, publicly traded real estate investment trust that invests in shopping centers, mostly in the Mid-Atlantic region. PREIT does not own the land that Macy's sits on, which is owned by Cincinnati-based Macy's, Inc.

## What is West Whiteland doing to fill vacant stores in the mall?

In-person retailers and traditional shopping districts are struggling nationwide. Some communities (mostly large cities) have the resources to actively pursue specific businesses, but West Whiteland does not. It therefore falls to the property owners and their management teams to find tenants for their spaces. West Whiteland focuses on good planning that encourages redevelopment to provide a mix of residential and commercial uses, with the goal of making the Exton Crossroads an increasingly attractive location for businesses of all kinds.

## Who gets to decide what happens to the mall?

Normally, property owners get to decide what happens on their properties. Shopping centers are unusual in that their largest tenants often have lease agreements that give them a powerful voice in what happens to the property, even if they don't own any part of it. As already noted, Exton Square Mall has a further quirk in that Macy's owns the land their store sits on.

## What role does the Township have in determining the mall's future?

The Township has the authority to control the general categories of development but the specifics are up to the property owner. The mall is in our Town Center zoning district that allows retail, restaurants, hotels, office buildings, apartment buildings, and townhouses. The regulations do restrict building heights (the new Hanover apartment building is the tallest allowed) and limit how much of a lot can be covered by buildings and paving, which assures some green space.



Vista Today

## What is currently being considered for the mall?

We don't know yet. We do know that PREIT recognizes the value of this location, and they have told us that the Whole Foods grocery store and the Hanover apartments were the first phases of a larger plan.

## Is there a chance the mall could revitalize and remain a mall?

Although we expect that retail businesses will recover to some extent as COVID-related restrictions ease, that won't alter the conditions that were causing the pre-COVID decline of malls. It's more reasonable to expect a mixed-use area that will still have some shopping, but not as much as what the mall provided.

## Will the mall be turned into an Amazon distribution center?

No. Our development regulations don't allow that kind of use at this location. In addition, the property lacks the quick access to an expressway that a distribution center would need to be successful.

## How will residents find out about next steps in the mall redevelopment?

At some point, PREIT will share their ideas with the Township and public. We will post information prominently on our website, and you can be sure you receive information by signing up for Township notifications (click on the "How Do I..." tab on the home page of the website and follow the prompts.)

# Controlling Development: What Can the Township Do?

THE TOWNSHIP CAN*...
Control the location of different kinds of development, by designating certain categories like “residential,” “retail sales,” “office,” “restaurant,” etc.
Control density by requiring some minimum lot size per use or building.
Limit the ways environmentally-sensitive land (like flood-prone areas and steep slopes) can be developed.
Require stormwater management to control runoff generated from the proposed development on that site.
Control the placement of buildings by requiring some minimum distance from the street and neighboring lots.
Limit the height of buildings.
Limit how much of a lot can be covered by paving and buildings.
Require developers to set aside permanent open space – or pay a fee instead.
Require landscaping and other buffering to minimize the impact of a new development upon existing development.
Require developers to address at least some of the effects of traffic that will be created by their projects.
Encourage preservation of historic resources.
Require new development to provide sidewalks.

THE TOWNSHIP CANNOT*...
Prevent a specific company from locating in the Township if the regulations allow the use.
Say that we have enough of some use and prevent more from being built if land zoned for that use is available.
Deny approval of a project that complies with all applicable regulations, even if the community objects to the development.
Deny approval of a project that does not control runoff generated from other properties around that site.
Control the timing of development.
Dictate an architectural style or the use of specific building materials.
Prohibit legitimate businesses from locating in the Township.
Regulate utilities (including pipelines) that are already regulated by the Public Utility Commission.
Enforce regulations that contradict state or federal law.
Deny approval because a project will generate additional traffic.
Require preservation of historic resources.
Change regulations to affect a development after the plans have been submitted.

\*As per state regulations

## Want to learn more about development and local government?

West Chester Area Council of Governments sponsors an educational series called Neighborhood University. Visit [wcacog.org](http://wcacog.org) to register for the fall program.





## The Exton Crossroads: Forming a Unique Identity

The crossing of Lincoln Highway and Pottstown Pike has been a center of commerce since colonial times. Now, that central area is evolving to include more variety, and West Whiteland Township is working to shape that new identity.

The Exton Crossroads as we think of it today began taking shape in the 1970's with the opening of Exton Square Mall. The success of Exton Square attracted more development, including Whiteland Towne Center and the re-located Chester County Library in the 1980's, Fairfield Place and the Exton bypass in the 1990's, and, as the twentieth century slipped into the twenty-first, the first phase of Main Street at Exton and a major expansion of Exton Square. We'll call that Crossroads 1.0.

In recent years, new development is making the Crossroads more than just a place to go shopping: Now we have residential areas like Ashbridge at Main Street, Hanover Exton Square, and Keva Flats; entertainment venues like Movie Tavern and Round 1; and recreational facilities like the Chester Valley Trail, which in turn provides access to Exton Park and regions beyond as well as to the Township's own burgeoning bicycle and pedestrian network. We're starting to see something new, a real town center: Crossroads 2.0.

Recognizing the potential for our community, and looking for guidance on how to make the best of it, the Township hosted a Technical Assistance Panel from the Urban Land Institute in October 2020 to **suggest ways to foster development that would build on our strengths and make this an even better place to be.**

The Panel's final report is about twenty pages long and is available on the Township website. The report includes the observation that while the Exton Crossroads is the hub of the Township, the intersection also divides the commercial area into four quadrants, each with the potential for a distinct character of its own. It further states that the Township "...has the opportunity to develop its own unique identity, distinct from its suburban counterparts" and suggests next steps, including **ideas for economic development, for providing safe bicycle and pedestrian connections within and between the quadrants, and for creating a sense of place.**

While West Whiteland Township doesn't have the ability to govern exactly what kinds of development are built, or when it's constructed, we can impose broader controls on the kinds of uses we want, and the scale of the buildings. We also have a role in upgrading roads, trails, and streetscapes, making the most of our public amenities and defining our identity.

With so many suggestions in the report, the Township convened volunteers from its commissions to advise on ways to communicate the findings of the report and to prioritize actions. In the coming weeks and months, we'll be looking for **more**

**direct input from our residents and other stakeholders** – from you – about what our priorities should be and how you think we should allocate our resources. We want your help to make Exton Crossroads the best it can be.

What would YOU like to see in the Exton Crossroads? See page 11 for our short survey.

## September 2021 Present and Proposed Development

The projects listed below and on the map are all projects that have either been recently completed or are currently under review. Associated transportation improvements and historic preservation projects are noted.

### Township Transportation Projects

#### 1. Pottstown Pk.

##### Congestion Mitigation:

Construction of a third northbound travel lane on Pottstown Pk. and enhanced bus accessibility in the train station. The Township is seeking funding for the third northbound lane and Septa is seeking funding for improved bus access.

#### 2. Ship Rd. Couplet – North Segment:

New road segment for southbound traffic north of Lincoln Hwy. and west of Ship Rd. Includes new access drive for SS. Philip and James Church and new bicycle and pedestrian connection to the Chester Valley Trail. The Township was awarded funds from PennDOT's Multi-Modal Fund in the Spring of 2020 to construct this segment by 2023. (See Project 20 for the south segment)

### Completed Projects

#### 3. A Storage Depot:

3-story self-storage facility along Pottstown Pk. next to the Boot Rd. CVS. *Completion: March 2021.*

#### 4. Arbor Terrace:

Construction of a 99-bed assisted living facility at the corner of Lincoln Hwy. & Oaklands Blvd. in the Oaklands Corporate Center. Project also includes sidewalks along frontage on Lincoln Hwy. and Oaklands Blvd. *Completion: April 2021.*

#### 5. Boston Market:

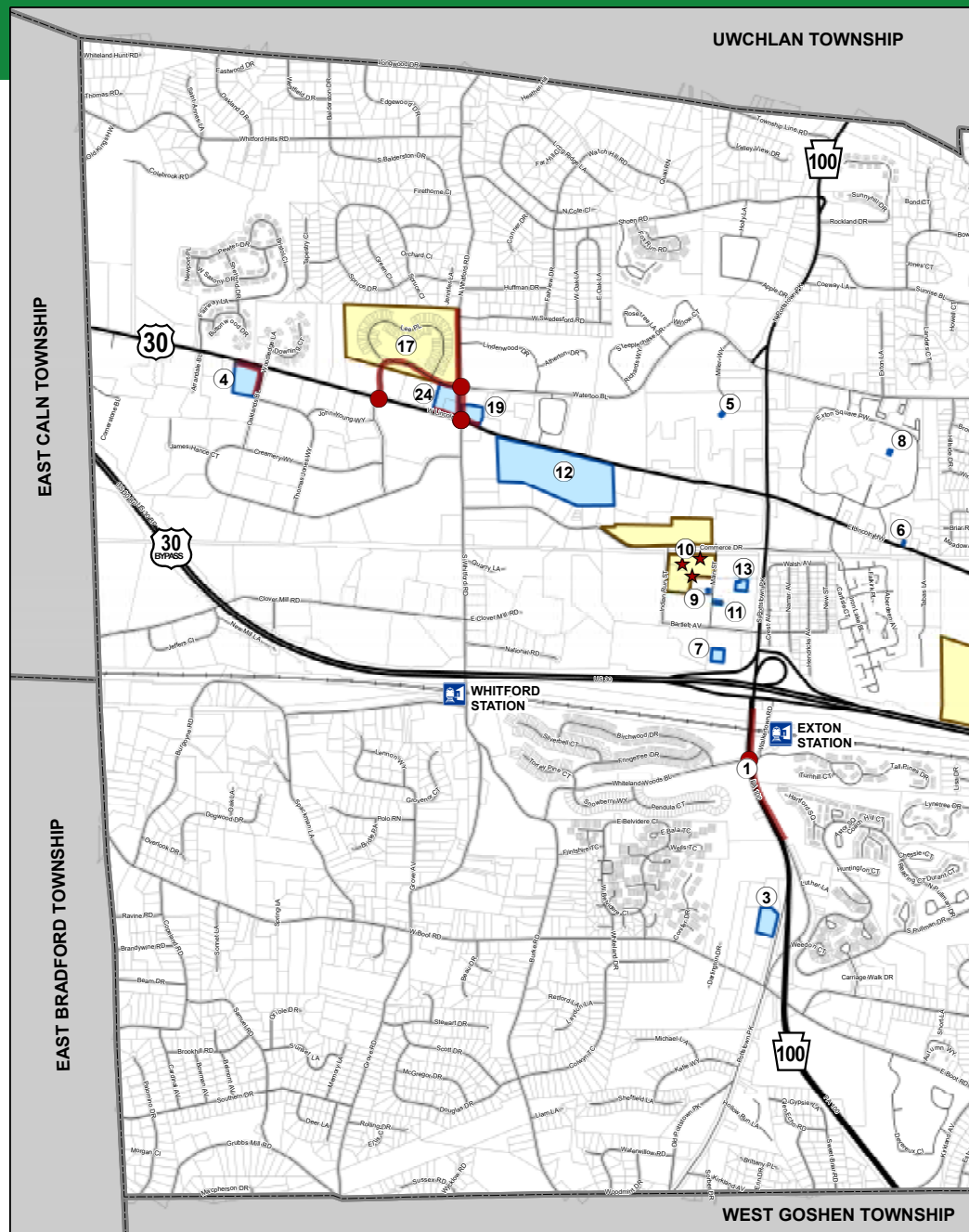
The new restaurant is located between Gabe's and Warwick Jewelers in Whiteland Towne Center. *Completion: June 2021.*

#### 6. Insomnia Cookies:

The new store is located along E. Lincoln Hwy. across from Dunkin Donuts. *Completion: June 2021.*

#### 7. Lidl Grocery Store:

The former Babies "R" Us in Main Street at Exton was renovated into a Lidl Grocery Store. *Completion: February 2021.*



#### 8. Mainline CBD:

The hemp store is located within the Exton Square Mall adjacent to the Food Court. *Completion: Spring 2021.*

#### 9. Rita's Water Ice:

The former Maggie Moos (moved to Whiteland Towne Center) and Township historic resource was renovated into a Rita's Water Ice. *Completion: March 2021.*

### Projects Under Construction

#### 10. Ashbridge:

410 apartment units along Commerce Dr., Indian Run Rd. and Woodcutter St. within Main Street at Exton. Project includes the adaptive reuse of the historic Ashbridge Manor House, Tenant House

and Woodcutter's Cottage. *Completion: Fall 2021.*

#### 11. Athleta:

Half of the former Pier 1 Imports store will be renovated into a Athleta clothing store. *Completion: Fall/Winter 2021.*

#### 12. Boy Scouts of America:

A new administrative building along Lincoln Hwy. across from Auto Lenders of Exton and Keva Flats. *Completion: Fall 2021.*

#### 13. Burlington Coat Factory:

The former Justice, Modell's and Verizon stores in Main Street at Exton will be renovated into a Burlington Coat Factory Store. *Completion: Fall/Winter 2021.*

# September 2021 Present & Proposed Developments Map

WEST WHITELAND TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA

## Map Features

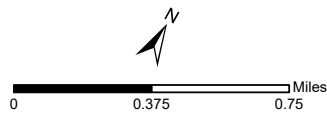
- ★ Historic Resource Preservation
- Intersection Improvements
- Transportation Improvements

## Township Development

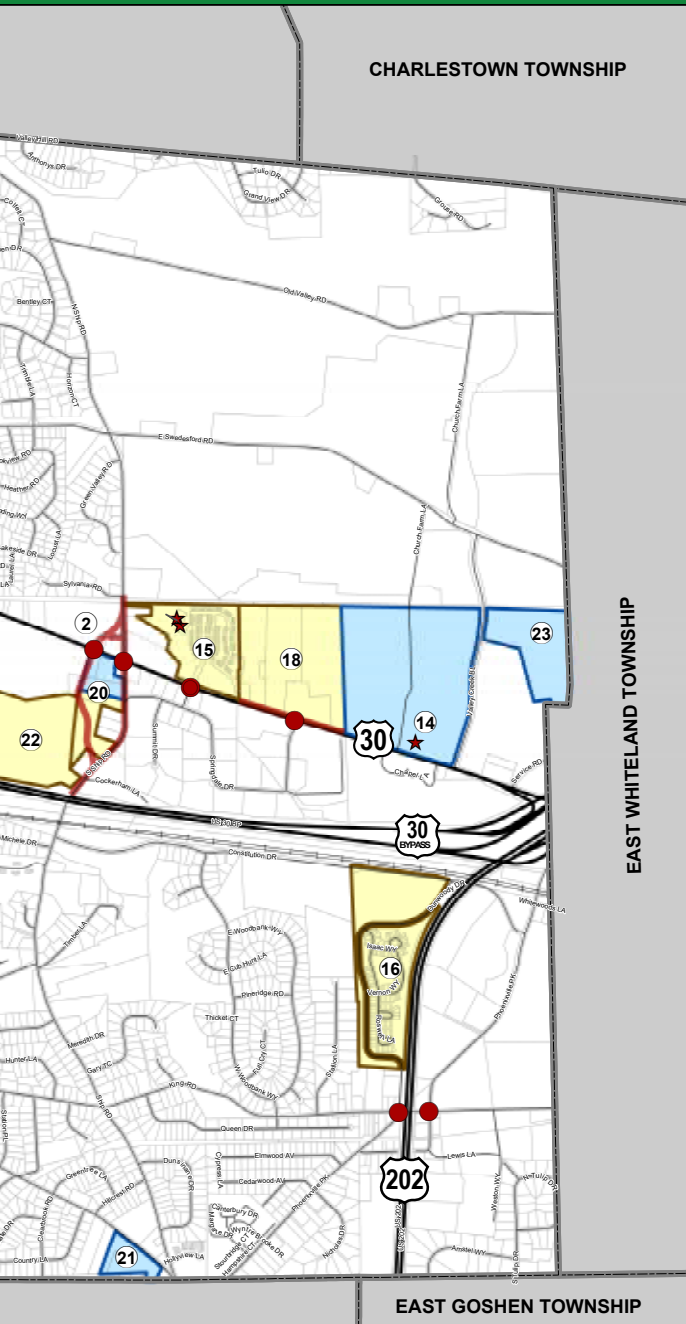
- Non-residential
- Residential

## Base Features

- Rail Stations
- Municipal Boundaries
- Parcels
- Local Roads
- Major Roads
- Railroad Lines



Prepared by West Whiteland Township, 2021  
Data Source: Chester County DCIS, 2021



CHARLESTOWN TOWNSHIP

EAST WHITELAND TOWNSHIP

EAST GOSHEN TOWNSHIP

### 14. Church Farm School (North Campus Phase I):

Construction of an addition to historic Greystock Hall, relocation of main parking lot and driveway, conversion of maintenance building into Arts Center and other improvements. *Completion: Fall 2021.*

### 15. Lochiel Farm:

140 townhomes and the renovation of two existing historic structures for single-family homes, along Lincoln Hwy. near Ship Rd. Project also to include a new traffic signal at Lincoln Hwy & Belden Blvd. *Completion: 2021.*

### 16. Reserve at Glen Loch:

108 carriage homes along Dunwoody Dr. between King Rd. and Phoenixville Pk. Project also includes two new traffic signals at King Rd. & Phoenixville Pk. and King Rd. & Dunwoody Dr. *Completion: 2021.*

### 17. Waterloo Reserve:

86 carriage homes along N. Whitford Rd. The project also includes a road extension of Waterloo Blvd. to Lincoln Hwy. with sidewalks/trail, sidewalks along the frontage on Whitford Rd. and updates to the traffic signals at Lincoln Hwy. & Waterloo Blvd. Ext. and Whitford Rd. & Waterloo Blvd. *Completion: Summer 2021.*

## Approved Projects

### 18. Exton Knoll:

99 carriage homes and 220 rental townhomes along E. Lincoln Hwy. between Church Farm School and Lochiel Farm. Project also includes sidewalks along frontage on Lincoln Hwy. and updates to the traffic signal at Lincoln Hwy. & Springdale Dr.

### 19. Primrose Daycare:

Construction of a daycare facility at the northeast corner of the Lincoln Hwy. & Whitford Rd. intersection. The project also includes a new turn lane on Whitford Rd. between Lincoln Hwy. and Waterloo Blvd., traffic signal improvements and sidewalks along Lincoln Hwy.

## Projects Under Review

### 20. 690 E. Lincoln Associates:

Construction of a convenience store and gas station at the former Entenmann's site at the corner of Ship Rd. & Lincoln Hwy. The project also includes 68 townhomes to the south of the proposed convenience store, as well as a new southbound lane-Ship Rd. Couplet - located south of Lincoln Hwy. with new traffic signal, multi-use trail connection to the Chester Valley Trail and updates to the traffic signal at Lincoln Hwy. & Ship Rd.

### 21. Columbia Cottage:

Construction of a 72-bed personal care facility providing both assisted living and memory care facilities along Boot Rd. west of the Ship Rd. intersection.

### 22. Ship Run Developers:

95 single-family detached homes on the southern portion of the Laborer's Training facility along Lincoln Hwy., west of Ship Rd.

### 23. Township Public Works Facility:

Construction of 44,105 sq.ft. public works facility along Valley Creek Blvd. between Lincoln Hwy. and the Chester Valley Trail across from Church Farm School.

### 24. Whitford Rd. Wawa:

Construction of a Wawa convenience store and gas station replacing the existing Sunoco station at the intersection of Whitford Rd. & W. Lincoln Hwy. The project will include sidewalks at the frontage of Lincoln Hwy. and Whitford Rd.

# West Whiteland Township (WWT) Planning History

**Red** – County comprehensive plans that guide planning decisions and goals at the Township level

**Blue** – Township comprehensive plans and accompanying maps

**Green** – Supplemental Township plans that support the Development by Design principles (open space, historical resources, traffic improvements and economic development).

## 1962 First WWT Comprehensive Plan

The Township identified Exton Crossroads as a commercial center (Crossroads 1.0).

1962

## 1982 WWT Historical Survey

Cataloged all historic resources within the Township to assist in their preservation.

1982

## 1983 WWT Comprehensive Plan

Identified the Town Center core with a **mix of uses** and **high-density residential development** along the Pottstown Pike and Lincoln Highway corridors

1983

1983

## 1983 WWT Open Space & Recreation Plan

- Recommended areas to be protected as open space and recreation areas.
- Spurred the 1994 acquisition of the Exton Park site.

## 2004 WWT Official Map

Identified proposed **sidewalk, roadway improvements and trails**, many of which have been completed since 2004 through land development – notably Commerce Dr., Waterloo Blvd. extension, and Keva Dr.

2004

## 2013 Central Chester County Bicycle and Pedestrian Circulation Plan

Established a **regional bicycle and pedestrian network** for seven municipalities. Emphasized 10 priority projects – 4 of which are in WWT: Lincoln Hwy. improvements, Chester Valley Trail (CVT) extension to Downingtown, Exton train station to the CVT (completed), and Exton Train Station to West Chester bike route.

2013

1974

## 1974 WWT Comprehensive Plan

Adopted the year after Exton Square Mall opened, it acknowledged that Exton has the potential to continue to develop into a **regional commercial center**.

- Enlarged the high intensity development area around the crossroads.
- Identified Exton Bypass as a future improvement.

1994

## 1994 WWT Comprehensive Plan

Proposed developing Pottstown Pk. and Lincoln Hwy. as landscaped boulevards with park and open space connections.

1996

## 1996 Landscapes: Chester County Comprehensive Plan

Identified Exton Crossroads as a **Suburban Center** - where medium to high mix use development is to occur. The rest of the Township was designated Suburban - consisting primarily of single-family housing options

2009

## 2009 Landscapes 2: Chester County Comprehensive Plan

- Reiterated the importance of robust train and bus connections along well-designed highway corridors.
- Encouraged bicycle and pedestrian connections to surrounding neighborhoods.

2015

## 2015 WWT Lincoln Highway & Whitford Road Corridors Plan

Defined a vision for development and transportation for the two corridors.

### WWT Act 209 Ordinance and Capital Improvement Plan (CIP)

- Established the collection of **traffic impact fees** from developers and identified improvement projects to be funded using those fees.
- More than \$800,000 in impact fees have been collected and 6 of the 8 projects listed in the CIP have been completed or in progress through land developments.

2015

### WWT Route 100 Congestion Mitigation Feasibility Study

Recommended options for alleviating congestion and improving mobility along PA Route 100 between Boot Rd. and the Chester Valley Trail crossing at Commerce Dr. including:

- Additional travel lane for northbound traffic on Route 100
- New signalized intersection with pedestrian improvements at the Exton train station
- Enhanced transit accessibility

2018

### Exton Station Area Concept Plan

Explored the complexities of the ongoing transportation projects near the Exton train station to provide implementation strategies and ensure a safe and accessible Exton station area (Delaware Valley Regional Planning Commission).

2018

### Landscapes 3: Chester County Comprehensive Plan

Addressed planning principles, strategies and design guidelines for the Suburban Center.

2017

### Chester Valley Trail: Extension to Downingtown Feasibility Study/Master Plan

- Recommended the future extension of the Chester Valley Trail to adaptively reuse the inactive Philadelphia and Thorndale freight rail corridor formerly owned by Norfolk Southern.
- Proposed 10-mile trail that starts at Ship Rd. and includes 3 new trailheads and connections to regional trails in the Downingtown area.

2019

### WWT Bicycle and Pedestrian Plan

Identified projects to improve the walkability and bikeability between neighborhoods, local destinations, transit and regional trails within the Township.

2019

### WWT Official Map

Updated to incorporate the 2015 Act 209 transportation improvements and the 2019 Bicycle and Pedestrian Plan recommendations.

2020

### ULI TAP Report – “The Crossroads: Developing a Unique Town Center”

Recommended strategies to manage growth and create community identity in the Exton Crossroads. (Crossroads 2.0)

2021

### WWT Historical Survey Update

Update to the 1982 inventory of more than 200 historic resources and “History of West Whiteland” publication. Includes interactive data of inventoried resources.

## Apartments in West Whiteland Township

### Q. Why so many apartments?

A. Developers here are following a national change in housing preferences - a huge demand for luxury apartments that provide "convenience living." An increasing number of Millennials and Baby Boomers are seeking apartments that allow them to walk to stores, restaurants, and walking and biking trails - rather than traditional, single family homes with yards. Our Development by Design Plan includes these residential options that will ultimately support and sustain the businesses of the Exton Crossroads.

### Q. Who is moving into these apartments?

A. Millennials (people age 25 to 40) now comprise the largest demographic group in our nation. They join with Baby Boomers who are also increasingly seeking out high-end, low-maintenance, conveniently located apartments. Some have said they are "trading porches for penthouses."

### Q. Why so much development all at once?

A. Developers and property owners, not the Township, control the timing of development. It's based on a wide range of factors such as interest rates and demand for housing. The Township knows the pace of development has at times been faster than we are used to and we share in the frustration of residents who wish it wasn't all happening at once.

### Q. Why would someone want to live here, overlooking a parking lot and a highway?

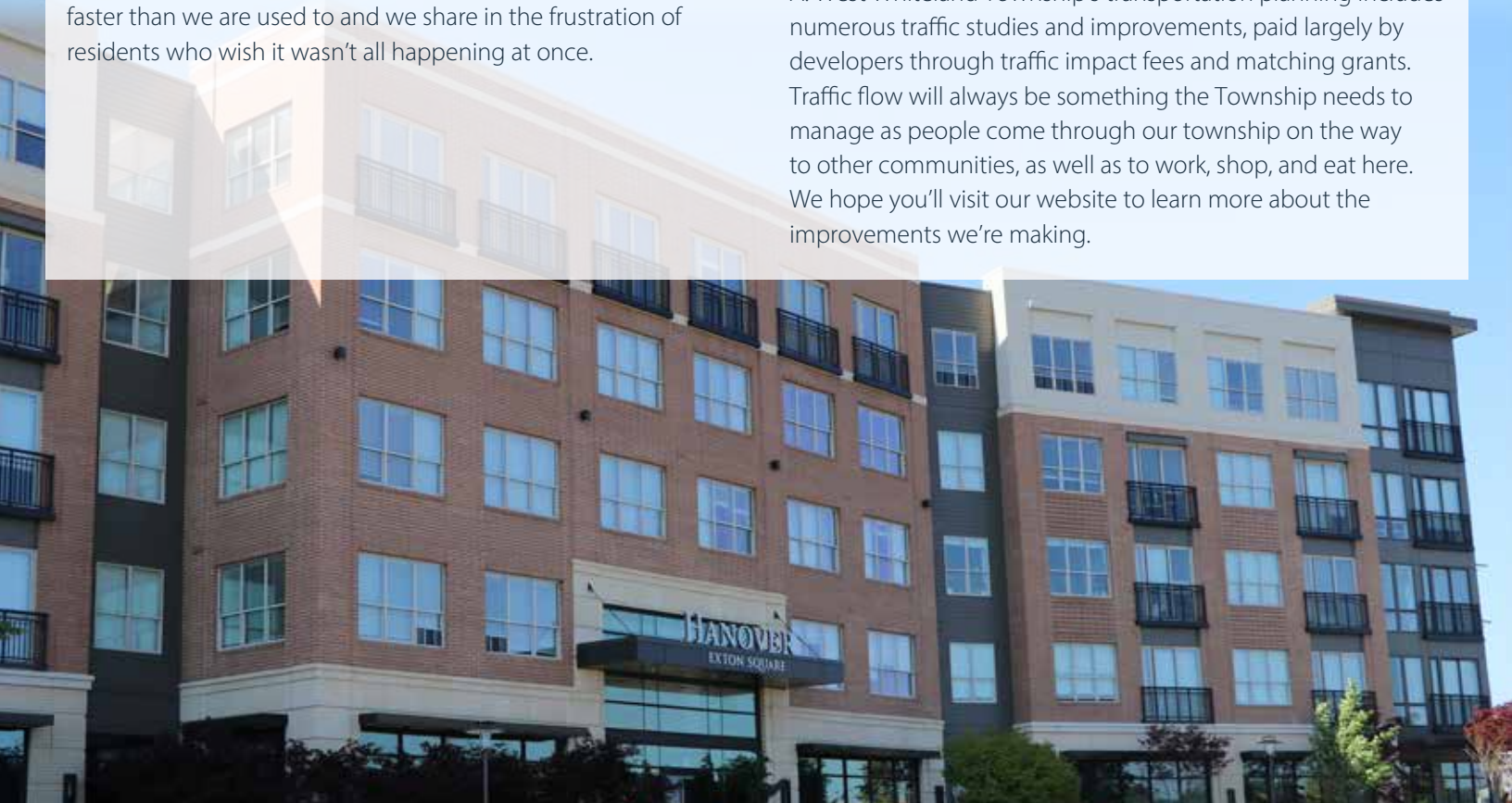
A. While many people still want the privacy of a back yard or a single family home in a neighborhood (West Whiteland has many such neighborhoods), many others, nationwide, want maintenance-free living where they have easy access to restaurants and stores, as well as a train station. Exton offers all of that. Within a short drive, residents here can be in Lancaster farm country, at one of the region's many large parks or preserves, or in downtown Philadelphia. They can also enjoy Exton Park, the largest municipal park in Chester County, along with our 10 other parks and the Chester Valley Trail.

### Q. Will these buildings sit empty, and eventually become low income housing?

A. The apartments being built around the Crossroads are filling quickly. Developers have invested significant time and money into research that shows the demand for these apartments is keeping pace with, and even outpacing, construction. None of the projections show these buildings will be empty.

### Q. What are you doing about traffic?

A. West Whiteland Township's transportation planning includes numerous traffic studies and improvements, paid largely by developers through traffic impact fees and matching grants. Traffic flow will always be something the Township needs to manage as people come through our township on the way to other communities, as well as to work, shop, and eat here. We hope you'll visit our website to learn more about the improvements we're making.



# Exton Crossroads Survey

SCAN HERE TO TAKE SURVEY ONLINE!



Assist the Township in prioritizing improvement projects in the Exton Crossroads (Town Center) area. **When completing the survey, please focus on the Exton Crossroads area.** East to west, this is the area between Whitford Road and Ship Road; north to south, it is the area from Main Street shopping center to the Target. This area includes Exton Square Mall, Miller Park, the Chester County Library, several historic properties and parts of the Chester Valley Trail.

Please provide an email address to receive a priority invitation to our virtual public planning sessions in the fall.

1. When you think about where you live, which do you relate to most strongly?

- West Whiteland Township
- Exton
- West Chester
- Downingtown
- Malvern
- Your specific neighborhood
- Other \_\_\_\_\_

2. Assist the Township in prioritizing the following initiatives for the Crossroads/Town Center. Rank on a scale of 1-7, with 1 being "do first" and 7 being "can wait".

- \_\_\_\_\_ Improve the look and feel of the Lincoln Hwy and Pottstown Pike corridors to give them a more distinct Exton identity and make them more bike and pedestrian friendly
- \_\_\_\_\_ Work with property owners to encourage the development of public plazas or green spaces where people sit outside, gather with friends or enjoy events
- \_\_\_\_\_ Provide wayfinding, signage and gateways around historic sites to tell their stories and facilitate guided or self-tours
- \_\_\_\_\_ Build recommended Town Center trails in the Township's Bike/Ped Plan connecting the Chester Valley Trail, library, parks and shopping centers
- \_\_\_\_\_ Organize programs and events in the Town Center to build a stronger sense of community
- \_\_\_\_\_ Explore alternative modes of travel, such as e-bikes/ e-scooters, to navigate from place to place within the Town Center more easily
- \_\_\_\_\_ Work with the business community to strengthen the identity or brand of the Exton Crossroads business district

3. Which characteristics best describe the Exton Crossroads business district as it is today and as you would like it to stay or become? (Choose as many as you would like.)

<b>as it is today</b>	<b>as you would like it to stay or become</b>
Convenient	Convenient
Attractive	Attractive
Bike & pedestrian-friendly	Bike & pedestrian-friendly
Retail hub	Retail hub
Family-friendly	Family-friendly
Connected to local history	Connected to local history
Suburban	Suburban
Vibrant	Vibrant
Other _____	Other _____

4. Please provide any other thoughts regarding the Exton Crossroads area.

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5. If you would like to stay connected and receive the Township's email updates and would like to know what's going on in West Whiteland, please share your contact information with us.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Please return to: West Whiteland Township, Attn: Katie Pusey, 101 Commerce Dr., Exton, PA 19341 or email [socialmedia@westwhiteland.org](mailto:socialmedia@westwhiteland.org)**

## West Whiteland Township

101 Commerce Drive  
Exton, PA 19341  
610-363-9525  
www.westwhiteland.org

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# TAKE OUR SURVEY!

**There has been lots of buzz around the development and new construction projects in the Township.**

Why so many apartments? What is going to happen to the mall? Will we still have green space?

Do residents get any say in what happens here? So how can you learn more, AND be involved in future decisions?

- 1. Read through this newsletter.** It's fully devoted to planning for development in West Whiteland Township.
- 2. Watch the new video on our website:** "Development in West Whiteland Township: A Crossroads Community."
- 3. Complete our short survey. It's outlined on page 11.** We encourage you to click the QR code and complete it online.
- 4. Stay tuned.** We are planning now for how to share the survey results with all of you in the fall.

**SCAN HERE TO TAKE  
SURVEY ONLINE!**



**Stop by the Township Development  
table at Community Day!**

September 25, 3:00 - 7:30 p.m. (Rain date, September 26)

