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Appendix A:
Existing Conditions

A-1 - Introduction

This appendix describes the factors having significant impacts on planning, growth, and resources in the Township and provides context within the larger region. This inventory of existing conditions helps to inform the development of policies and recommendations for West Whiteland Township. This assessment of existing conditions represents a snapshot of conditions in the Township in 2025 and may not be as representative of the Township at the end of the plan's time horizon.

A-2 - Existing Land Use and Zoning

A-2-A - Existing Land Use

The Township contains a diversity of land uses. The Route 100 corridor is predominately commercial in nature and serves the broader region with its numerous retail services and development. The Business Route 30 corridor contains more limited retail areas, significant areas of industrial and office uses, and medium to higher-density residential options. Residential development exists south of Route 30 (medium-sized lot single family homes, and a large area of townhomes in the vicinity of the 100/30 interchange), the northwest quadrant (medium-sized lot single family homes, and areas of townhomes/multi-family adjacent to commercial areas), and the northeast quadrant between 100 and Exton Park (medium-sized lot single family homes). Exton Park is located within the northeastern quadrant of the Township and is by far the largest, continuous area of protected open space in the Township.



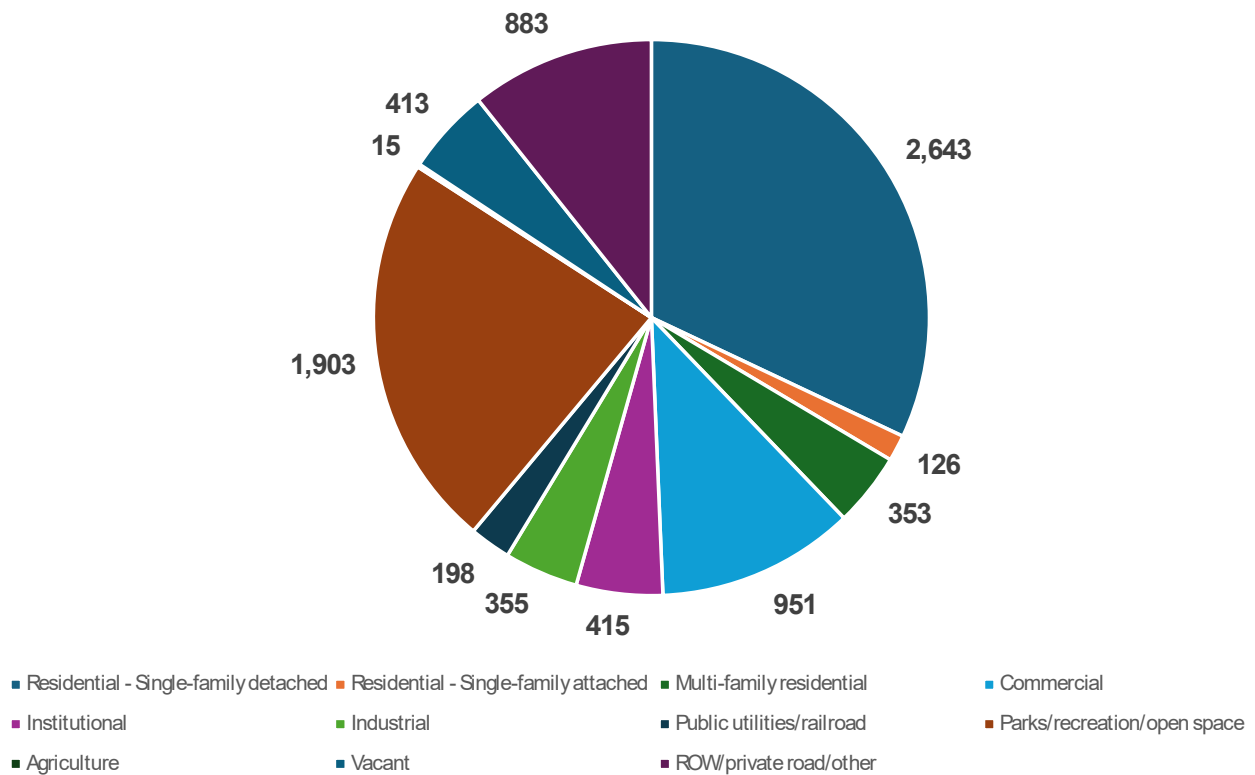
West Whiteland has a diverse built environment with a variety of uses existing in close proximity to one another.

Overall land use in West Whiteland has seen significant change since the 1994 Comprehensive Plan. The Exton Bypass and exit at Route 100 opened in 1995 and served as a catalyst for development in its vicinity with retail destinations such as Main Street at Exton and Walmart. Route 100 has remained predominately a commercial corridor; however by the 2020s significant residential development started appearing along both Route 100 and Business 30 corridors. These residential developments provide a variety of housing options from single-family homes and townhouses to multi-family units. Further development and redevelopment will continue the evolution of these areas from predominately commercial and industrial areas to mixed-use communities. Established residential communities have remained relatively unchanged with limited areas available for infill development. This section provides an inventory and analysis of current land use that serves as a basis for analyzing future development patterns.

A-2-B - Existing Land Use Categories

The data and figures in this section are based upon Chester County parcel data, adjusted for land use by Chester County Planning Commission (CCPC) staff. Including road rights-of-way, the total acreage of the Township encompasses 8,272 acres with 6,911 total parcels.

Existing Land Use Acreage by Category

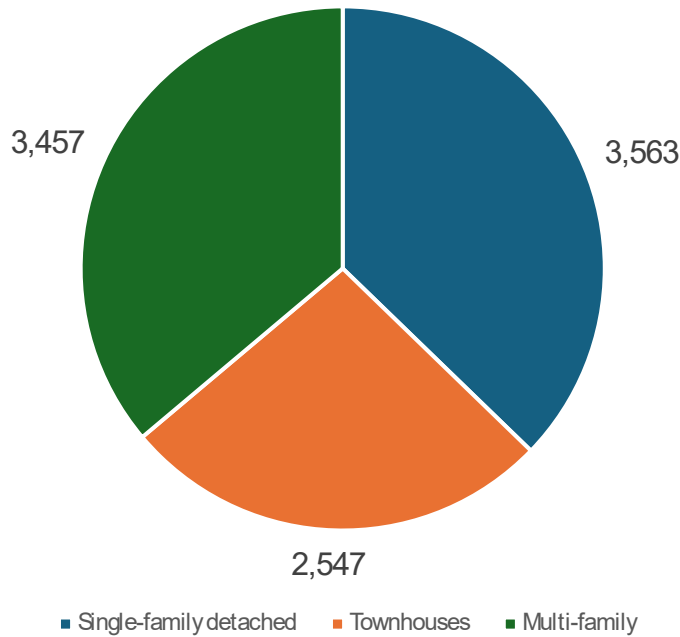


Residential: Single-Family Detached: 2,643 acres – 32%. The single-family detached house on an individual lot encompasses the most acreage of existing land use in the Township. This designation encompasses 3,563 separate parcels.

Residential: Single-Family Attached: 126 acres – 1.5%. The single-family attached house designation includes townhouses located throughout the Township with their greatest concentration south of Route 30. Although a small acreage, this designation encompasses 2,547 separate parcels.

Multi-family Residential: 353 acres – 4%. Includes all properties classified as multi-family or apt.

Residential Units by Type



*Source: Chester County Assessment (2025)

Commercial: 951 acres – 11.5%. Commercial uses include office buildings, retail stores, restaurants, and shopping centers.

Institutional: 415 acres – 5%. Private and public schools, churches, municipal buildings, and other public uses make up the institutional category.

Industrial: 355 acres – 4%. Industrial uses include manufacturing, warehousing & quarry operations.

Public Utilities/Railroad: 198 acres – 2%. This primarily includes railroad rights-of-way and public utility facilities throughout the Township.

Parks/Recreation/Open Space: 1,903 acres – 23%. These areas include Exton Park, all publicly owned Township parks, the Whitford Country Club, and areas of preserved HOA open space.

Agriculture: 15 acres – 0.2%. Agricultural land in the Township only includes three properties.

Vacant: 413 acres – 5%. This category includes all parcels that are currently undeveloped, regardless of zoning and constraints to development..

R.O.W./Private Road/Other: 883 acres – 11%. This category includes all public road rights-of-way, private roads, and portions of parcels located within the Township, but are under the jurisdiction of a neighboring Township.

A-2-C - Zoning

West Whiteland's Zoning Ordinance provides guidance and requirements for the development of land within the Township (See Appendix F, Zoning map). Since 2004, the Township has amended the zoning ordinance 35 times to varying degrees but has not had a comprehensive update since 1998. Most of the Township is comprised of the three lowest density residential zones (R-1, R-2, and R-3), while the other zoning districts are in the general vicinity of Route 100, Lincoln Highway, and Route 30 corridors, and take up smaller, but significant total acreages within the Township. In 2025, zoning included the following districts:

R-1 District: The R-1 District is designed to provide for continued low density, single-family residential development. Clustering provides development options where special consideration is given to preservation of environmental resources and open space. The minimum lot size for this district is one (1) acre per dwelling unit.

R-2 District: The R-2 District is designed to provide for moderate density residential uses to serve as transition areas between lower density residential uses and higher density uses. The minimum lot size for this district is 22,000 square feet per dwelling unit.

R-3 District: The R-3 District is designed to provide for moderate to higher density residential uses which are compatible with existing development and directly accessible to major highways and commercial uses. The minimum lot size for this district is 14,000 square feet per dwelling unit.

R-4 District: The R-4 District is designed to encourage the preservation of open space and encourage desirable conditions for good design and properly maintained manufactured home parks. The minimum tract size for this district is five (5) acres with a gross density of four (4) dwelling units per acre.

TC – Town Center Mixed Use District: The TC District is designed to promote the development of a pedestrian-oriented central area which contains an integrated mix of residential, retail, office, entertainment, civic, institutional, and recreational uses which can serve as a community focal point. The TC District encourages innovative planning techniques facilitating higher-quality development with unified architectural and building schemes, walkways connecting buildings, bi-

cycle and mass transit access, unified landscaping and signage, and coordinated storm drainage and open space areas. The minimum tract size for this district is two (2) acres.

NC – Neighborhood Commercial District: The NC District is designed to permit the development of neighborhood convenience centers. NC zoned properties are located on an arterial, major collector or minor collector street and serve a neighborhood trade area. The minimum lot size for this district is 30,000 square feet.

O/L – Office/Laboratory District: The O/L District is designed to encourage campus-type office buildings, institutional and/or laboratory and research development, and to further serve as a transition from commercial or industrial uses to residential uses. The minimum lot size for this district is two (2) acres.

O/R – Office/Residential District: The O/R District is designed to accommodate development that integrates mixed-uses to create live-work communities providing high aesthetic quality and facilitating alternative transit options. The O/R further accommodates development serving as a transition between the higher density permitted in the TC district, highway-oriented uses, and the lower densities elsewhere in the Township. The minimum lot size for this district is two (2) acres for non-residential uses and is variable for residential uses.

O/C – Office/Commercial District: The O/C District is designed to accommodate developments that integrate commercial and office-type uses at high-visibility locations, not well suited for residential use, and that require the ease of access afforded by Lincoln Highway and nearby mass transit facilities. The minimum lot size for this district is two (2) acres.

I-1 – Limited Industrial District: The I-1 District is designed to be compatible with surrounding residential and commercial districts and maintain a consistent degree of aesthetic quality. The I-1 is specifically suitable for light manufacturing and assembly, research and development, wholesale, distribution, and service uses. The minimum lot size for this district is two (2) acres.

I-2 – General Industrial District: The I-2 District is designed to be isolated from residential and commercial uses and suitable for the less labor-intensive uses that require relatively larger sites, and which may be expected to retain less aesthetic quality, such as heavy manufacturing and bulk raw material processing. The minimum lot size for most uses in this district is three (3) acres.

Overlay Districts: There are numerous Overlay Districts that provide different criteria and requirements, in addition to those prescribed for the underlying district, for a variety of different uses as well as protected areas. Overlays that provide for environmental protections include those for Floodplain Conservation, Steep Slope Conservation, and for Carbonate Area(s). Overlays that provide for cultural preservation include Historic Preservation standards. Overlays that provide for additional criteria for specific uses include those for the Airport Overlay Institutional District, and the Rail Transit Overlay.



Completed in 2020, the bike and pedestrian path along PA Route 100 at US Route 30 provides non-motorists safe access to the Exton Train Station.

A-3 Circulation

A-3-A - Roadway Network

West Whiteland Township contains 135.72 miles of roads. PennDOT owns and maintains 39.77 miles of the network (Routes 30, Business 30, 100, Boot Road, Copeland School Road, Grove Road, King Road, Phoenixville Pike, Ship Road, and Whitford Road), and West Whiteland Township owns and maintains 70.07 miles (See Appendix F, Roadway Ownership & Estimated Daily Traffic map).

Three major highways traverse the Township: Route 30, Business Route 30 (Lincoln Highway), and Route 100 (Pottstown Pike). Route 30 is a limited access highway that crosses the central portion of the Township, and its interchange with Route 100 provides direct access into the Township at Exton. Business Route 30 and Route 100 are regional highways in the central portion of the Township that serve as primary east/west and north/south corridors through West Whiteland.

Other important roads in the Township include Boot Road, Ship Road, and Whitford Road which provide linkages with major highways and access to residential communities and commercial developments within the Township.

A-3-B -Highway Functional Classification

Functional classification describes a roadway's purpose, and as one moves downward through the hierarchy of roadway classifications, the expected traffic volumes and speeds decrease and the level of access from adjacent properties to the roadway increases. (see Appendix F, Highway Functional Classification map).

Full Road Name	Highway Functional Class	Length (mi)	Average Daily Traffic
Route 30	Expressway	4.36	21,142
Route 202	Expressway	1.39	24,392
Route 100	Expressway	1.02	18,603
East Lincoln Highway	Principal Arterial	2.21	12,650
West Lincoln Highway	Principal Arterial	2.06	10,350
Pottstown Pike (North of Rte 30)	Principal Arterial	1.90	18,066
East Boot Road	Major Arterial	1.24	11,648
West Boot Road	Major Arterial	2.05	9,776
Pottstown Pike (South of Rte 30)	Major Arterial	1.56	6,002
Grove Road	Major Collector	0.82	3,614
King Road	Major Collector	2.08	3,494
Phoenixville Pike	Major Collector	1.43	6,441
North Ship Road	Major Collector	1.89	4,945
South Ship Road	Major Collector	1.48	9,659
East Swedesford Road	Major Collector	2.23	10,537
Waterloo Boulevard	Major Collector	1.02	300
North Whitford Road	Major Collector	1.05	8,072
South Whitford Road	Major Collector	1.61	8,447
Burke Road	Minor Collector	1.48	300
Clover Mill Road	Minor Collector	1.10	300
Commerce Drive	Minor Collector	1.12	300
Copeland School Road	Minor Collector	0.65	2,281
Shoen Road	Minor Collector	1.10	3,001
Valley Creek Boulevard	Minor Collector	0.65	N/A
Whitford Hills Road	Minor Collector	1.18	2,569

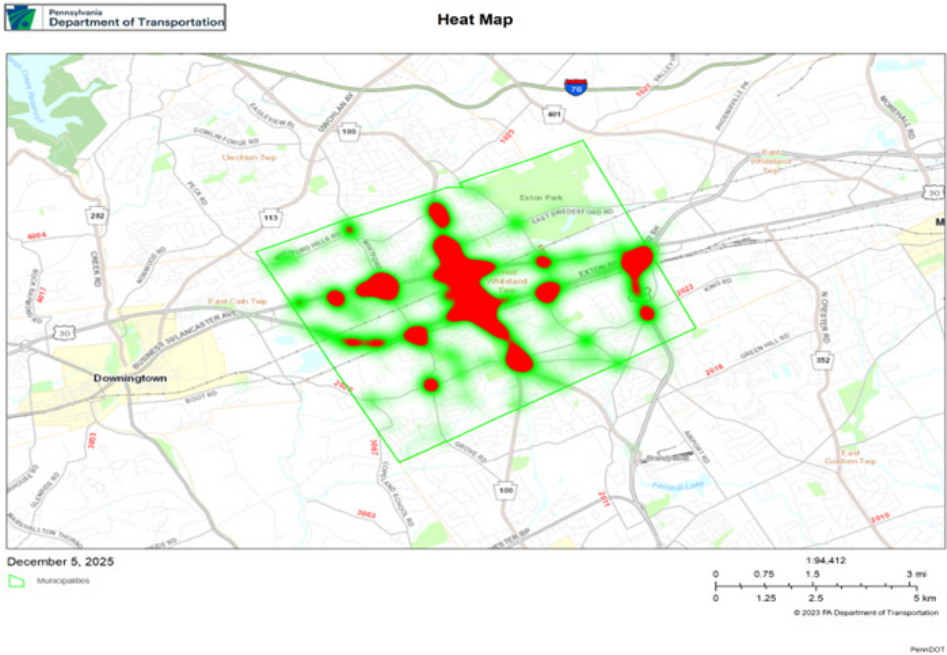
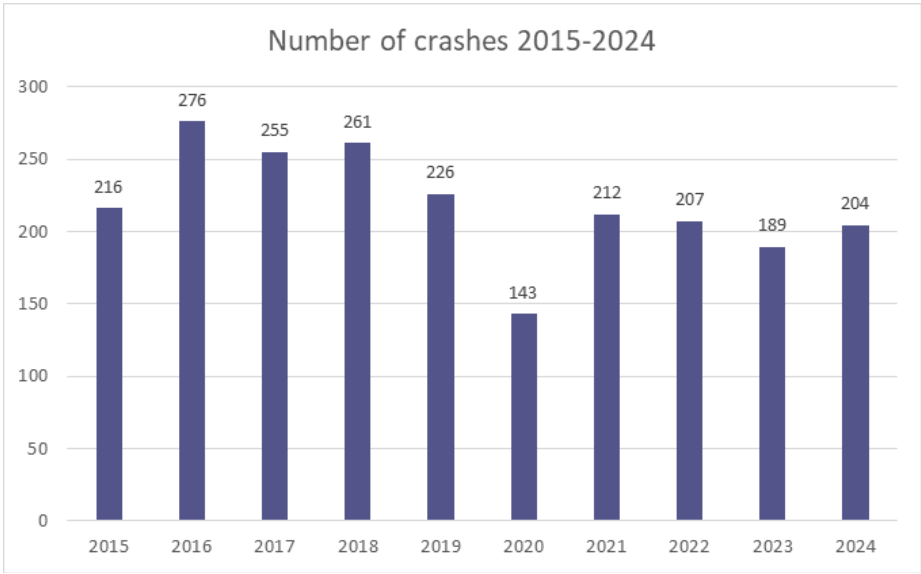
**Source: Chester County Planning Commission (2018)*

A-3-C - Private Streets

A private street is a street, serving only abutting lots, that is not offered or required to be offered for dedication to the Township or PennDOT. These roads are increasingly common in newer residential communities, where a homeowners' association is responsible for their maintenance. Responsibility for private roads generally falls to the property owners along the road who share in the cost of maintenance through a shared agreement outlining responsibility, repairs, and terms. The required standards for a private street in the Township generally mirror those for local streets in the Subdivision and Land Development ordinance. There are 25.88 miles of private roads within the Township.

A-3-D - Crash Data

PennDOT crash data shows a general decline in reported incidents in the Township since 2015. After a peak of 276 incidents in 2016, by 2024, only 204 incidents were reported in the Township. Crashes during this period were concentrated along three corridors: Route 100, Route 30, and Lincoln Highway.



A-3-E -Traffic Calming

The Institute of Transportation Engineers (ITE) defines traffic calming as the combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior, and improve conditions for non-motorized street users. Traffic calming is inclusive of a wide range of measures ranging from bulb-outs, chicanes, and speed tables to roundabouts and road diets.

Prior to implementation of any traffic calming measure, a traffic calming study should be conducted. This study should evaluate existing traffic counts and speeds and determine if they are in excess of what is acceptable for its functional classification. If traffic calming measures are deemed warranted, then the measure chosen should further consider impacts to EMS vehicles, snow removal, drainage, overall streetscape, and ADA requirements when applicable.

A-3-F -Level of Service (LOS)

As defined by PennDOT, LOS is a quantitative measure of operating conditions within a traffic stream and its perception by motorists and passengers. LOS standards as in the Highway Capacity Manual (HCM) and AASHTO Green Book include six levels, ranging from A (best operating conditions) to F (worst operating conditions), and typical measures of effectiveness include speed, travel time, density, and delay. A roadway with a LOS of D or greater is generally considered to be at an acceptable level.

LOS A: Free flow, near no delay.

LOS B: Reasonably free flow with slight delays.

LOS C: Stable flow, maneuvering can become more restrictive.

LOS D: Approaching unstable flow, with slightly decreased speeds.

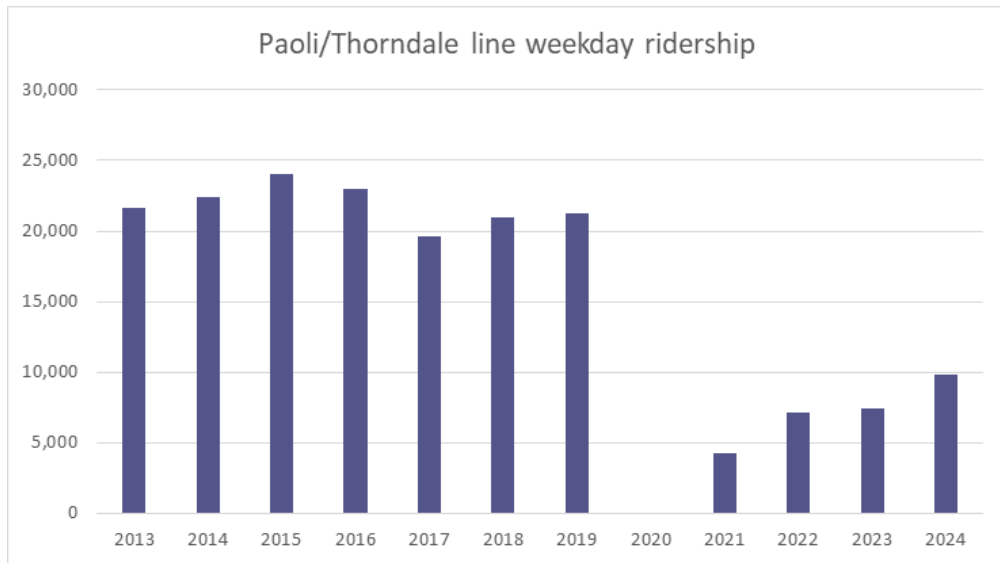
LOS E: Unstable flow, with irregular flow and speeds.

LOS F: Forced flow, breakdown of traffic, excessive delays and queues.

LOS classifications were utilized by the Township in the identification of proposed road and intersection improvements as part of the September 2015 Capital Improvements Plan.

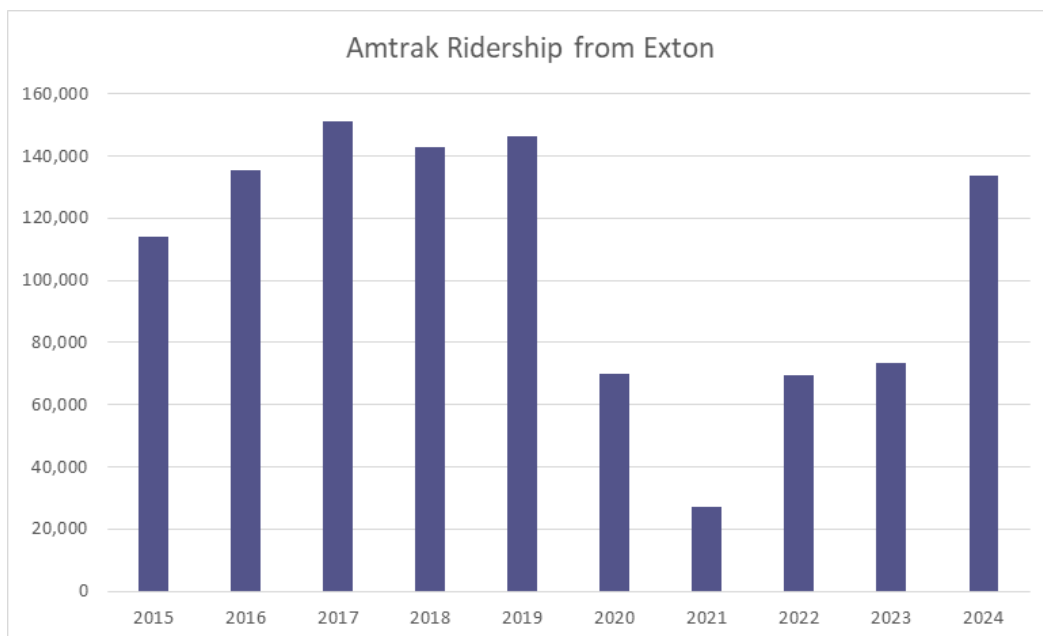
A-3-G -Public Transit

SEPTA's Paoli/Thorndale Line parallels Route 30 through the central portion of the Township, providing connections to Philadelphia from the Exton and Whitford Train Stations. Exton station was rededicated in March 2020 after its complete reconstruction inclusive of high-level platforms and a station building. Ridership on the line peaked in 2015 with an average weekday ridership of 24,018, with ridership of 21,284 by 2019. With the significant shift in commuting patterns because of COVID, ridership has decreased with only 9,814 riders in 2024. It should be noted though ridership continues to improve since 2020, and all of the services provided by SEPTA prior to 2020 have not all been restored as of 2025.



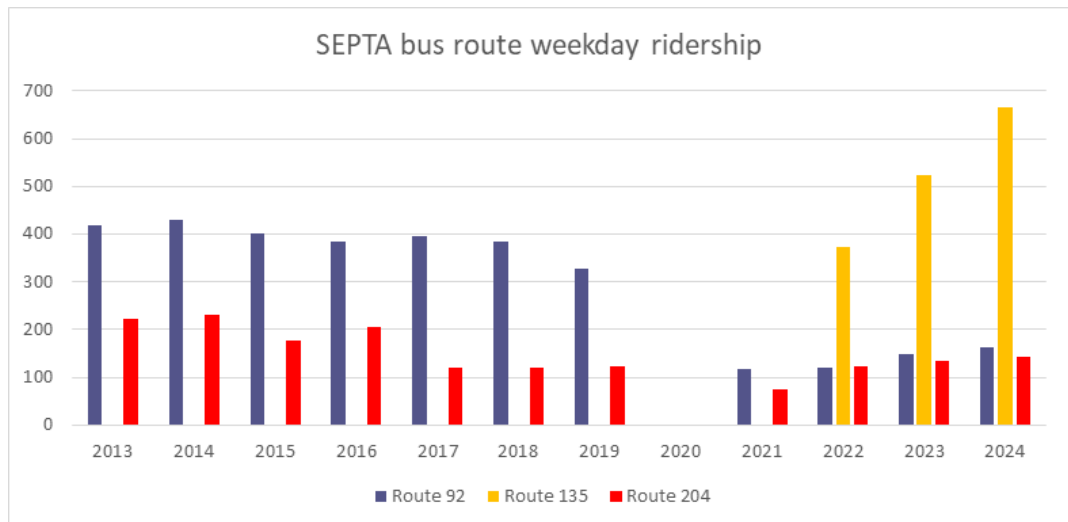
**Ridership statistics unavailable for 2020 due to impacts of the COVID pandemic.*

Amtrak further provides inter-city train service from Exton as part of both their Keystone Service and Pennsylvanian routes to Pittsburgh, Harrisburg, Philadelphia, and New York City. After a drop in ridership due to the COVID pandemic, ridership on Amtrak has almost fully rebounded to its number prior to 2020 with 133,900 riders from Exton in 2024.



Bus services are provided by SEPTA and Chester County through Chesco Connect in the Township. Ridership figures had been relatively stable in the Township prior to the significant decline in ridership resulting from the COVID pandemic in 2020. Since 2020, ridership for Routes 92 and 204 have stabilized, albeit significantly less than prior to 2020. Route 135, which SEPTA has operated since 2022 has seen significant gains in ridership by providing a transit connection to many population centers of central Chester County. SEPTA Suburban Division bus services in West Whiteland include:

- **Route 92 (Exton to King of Prussia)** – Provides service along Phoenixville Pike and King Road between West Chester and Malvern.
- **Route 135 (West Chester to Coatesville)** – Provides service along Pottstown Pike and Lincoln Highway via Exton Square Mall in the southern and western areas of the Township. Prior to 2022, this was Krapf’s Route A operated by Transportation Management Association of Chester County (TMACC).
- **Route 204 (Eagleview to Paoli Train Station)** – Provides service along Pottstown Pike and Lincoln Highway via Exton Square Mall in the southern and eastern areas of the Township

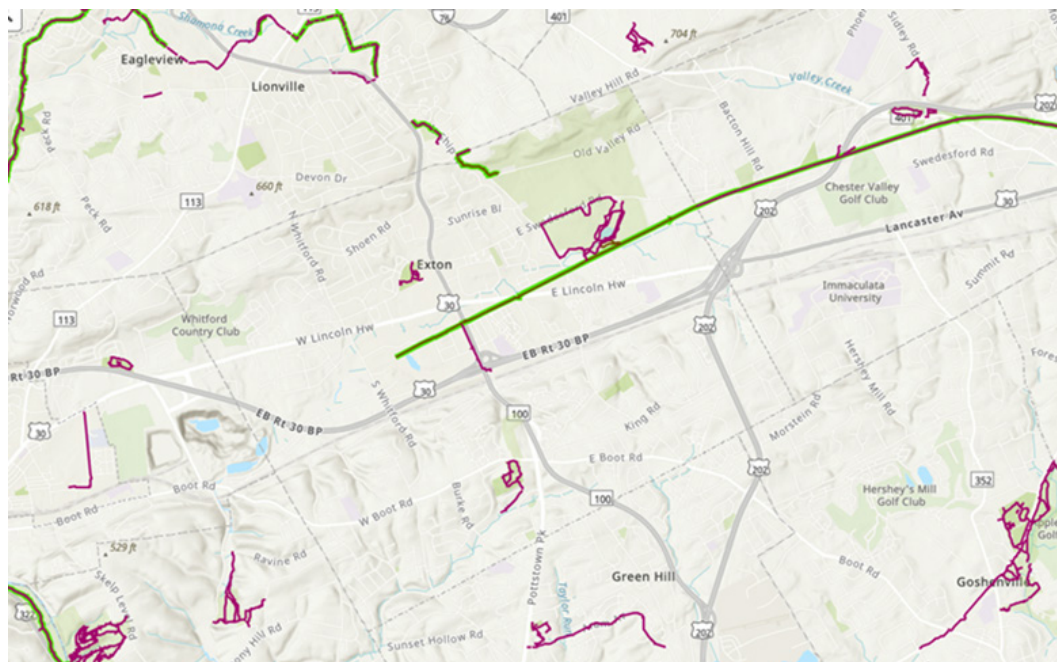


*Ridership statistics unavailable for 2020 due to impacts of the COVID pandemic.

Chester County operates the Chesco Connect bus service that provides door-to-door shared ride transportation for County residents. The service is available County-wide and is discounted for both seniors and persons with disabilities.

A-3-H -Pedestrian and Bicycle

Adopted in 2019, the Township Bicycle and Pedestrian Plan provides a comprehensive inventory of existing pedestrian and bicycle facilities in West Whiteland. It further identifies 14 priority project areas to improve pedestrian and bicycle facilities and suggests numerous ways for their implementation. The proposed improvements highlighted in this plan include 3.8 miles of trails, 10.7 miles of sidewalks, 37.1 miles of signed bike routes and 40 intersection improvements. Given its more recent adoption, much of what it proposes is still valid and should continue to be utilized to expand the Township's pedestrian and bicycle network. Trails and sidewalks play an important role in multi-mobility throughout the Township, and additional information regarding this network can be found in A-6 Parks, Recreation, and Open Space.



This map illustrates regional trails as of December 2025 and how proposed extensions of facilities such as the Chester Valley and Uwchlan Trails will provide for even more pedestrian/bicycle connectivity to destinations outside of the Township.

A-3-I -Transportation Funding

Municipal Liquid Fuels Program: Funding for local transportation facility maintenance and improvements primarily comes from PennDOT's Municipal Liquid Fuels Program. These funds support construction, reconstruction, maintenance, and repair of public roads or streets. The amount of a municipality's allocation is based on its population and miles of roads on its approved Liquid Fuels Inventory. To be eligible for the allocation, a road must have minimums of 33 feet of total right-of-way, 16 feet of cartway, and a length of 250 feet. If the road is a dead end, it must have a cul-de-sac at the end with a minimum 40-foot radius. To continue to receive Liquid Fuels funds, a road must be maintained in such a condition that it can be driven safely at 15 mph. For 2025, West Whiteland received a gross allocation of \$566,540.97 from the Municipal Liquid Fuels Program.

TII/TIP (Transportation Improvements Inventory/Program): Identification of desired transportation improvements is an on-going process as priorities change and improvements are achieved. Funding sources change over time, and communities must respond accordingly to move their projects forward. The path from a transportation need to a funded and completed project is typically a long process. The first step should always be identifying the community's transportation needs.

In Chester County, a primary method of identifying transportation needs is the Chester County Planning Commission's Transportation Improvements Inventory (TII), a single inventory of identified transportation improvements submitted by all municipalities. The TII encourages municipalities to plan for and prioritize their transportation needs and is the first step for a project to become listed on the DVRPC's Transportation Improvements Program (TIP).

The TIP the regionally agreed upon list of priority transportation projects, as required by federal law. The TIP must list all projects that intend to use federal funds, along with all non-federally funded projects that are regionally significant. In addition to highway and public transit projects, the list includes bicycle, pedestrian, freight-related, and innovative air quality initiatives. The TIP is approved by the Pennsylvania legislature and Federal Highway Administration every other year.

A-3-J -Transportation Projects

There were three projects within West Whiteland on the 2023-2026 Delaware Valley Regional Planning Commission's Transportation Improvements Program (TIP):

- Phase 2 multimodal improvements and Phase 3 parking expansion at Exton Station (SEPTA reevaluating project due to reduced ridership).
- PA 100 northbound expansion (third northbound lane) at Exton Station and safety improvements. This project was a direct result of the Township undertaking a Congestion Mitigation Study for PA 100 from Boot Road to the Route 30 Bypass in 2018. This study was then used in conjunction with PennDOT to get the project successfully on the TIP in 2022. This project is a great example the Township identifying a problem, doing the planning and lobbying for the project to be funded.
- Replacement of the bridge spanning Valley Creek along Ship Road.

In addition to TIP projects, the following projects were listed on the 2025 TII:

TII#	Project	Project Type
PTS3	Exton Train Station (garage + bus loop)	Garage, bus loop
BP1	CVT: Exton to Oaklands	Multi-use trail
BP2	CVT: Extension to Downingtown	Multi-use trail
BP29	CC Library to CVT connector	Trail
BP30	CVT Spur: Business 30 to Commerce Dr.	Trail connection
BP51	Whitford Rd. path south	Bicycle/pedestrian path
BP64	Whitford Rd. to Pottstown Pk. Connector	Sidewalks
BP65	Exton Mall and Exton Park connector	Sidewalks
SB3	Lancaster Ave. over Branch Valley Creek	Replace or rehab
SB6	Ship Rd. over Valley Creek	Replace or rehab
SB13	Whitford Rd. under Amtrak	Replace underpass
OP2	Pottstown Pike closed loop system	Traffic signal upgrade
OP7	Whitford Rd. Amtrak underpass low bridge	Warning system
OP10	Ship Rd. Amtrak underpass low bridge	Warning system
RW4	PA 100 near Exton Train Station	Reconfigure for 3 NB thru lanes
INT29	Boot Rd. at Ship Rd.	Safety improvement
INT114	Ship Rd. at King Rd.	Signalization/intersection improvements



A-4 - Community Facilities and Services

A-4-A - Administration and Facilities

The Township building is located at 101 Commerce Drive. The building was completed in 2009 and includes offices for Township administrative staff and the police department. The public works department is housed at a facility completed in 2025 located at 121 Valley Creek Boulevard. Maintenance work such as snow removal, mowing, and park maintenance is handled by the Township public works department.

West Whiteland is a Township of the Second Class and has been under a Home Rule Charter since 1974. Governed by three elected officials that form the Board of Supervisors, all members of the Board of Supervisors are elected to six-year, overlapping terms, and receive a stipend for their service. All three members of the Board of Supervisors are elected at-large. The Board of Supervisors appoint a Township Manager who oversees the various specialized Township departments and staff and is responsible for the day-to-day operations of administering Township business. The Board also appoints the Chief of Police who oversees the administration of the Police Department.

A-4-B -Volunteer Groups/Citizen Participation

The involvement of residents is essential to effective and efficient municipal operation in Pennsylvania. Many Township residents are actively involved in community efforts. Citizen participation allows the Township to make use of local knowledge, ensures that West Whiteland is responsive to residents and businesses, and reduces administrative costs. The following is a list of currently active Township volunteer and citizen participation groups, with the number of members in parentheses:

Planning Commission (7) – Updates and oversees implementation of the Comprehensive Plan, Subdivision and Land Development, and Zoning ordinances. Makes recommendations on all subdivision and land development applications for consideration by the Board of Supervisors. Each member has a term of four years.

Historical Commission (9) – Advises Township staff and other Boards and Commissions on matters concerning preservation of historic resources and raises awareness and encourages stewardship of these resources. Each member has a term of five years.

Public Services Commission (10) – Provides both the Board of Supervisors and Township staff recommendations, ideas, and feedback on a wide variety of topics. These topics include: parks and recreation, bike and pedestrian network, Township communications and services, stormwater education, traffic, sustainability, and representation of the whole community. Each member has a term of four years.

Zoning Hearing Board (ZHB) (3) – Quasi-judicial board that hears appeals for relief from decisions of the Zoning Officer and/or requirements in the Zoning Ordinance. In West Whiteland, the ZHB predominately hears applications for variances. (One Alternate Member is also appointed to this Board.) Each member has a term of three years.

Board of Auditors (3) – Reviews the annual financial statements that are prepared by an independent public accounting firm. Each member has a term of six years.

Pension Advisory Board (5 residents, 2 non-voting employees) – Oversees the investments of the police and non-uniformed pension plans as well as the OPEB Trust (Other post-employment benefits). Each member has a term of three years.

A-4-C -Public Outreach

Public outreach is essential to inform residents about Township activities, thereby providing them an opportunity to voice opinions, volunteer, and participate in the Township's future direction. West Whiteland has a Public Information Officer on staff that regularly provides updates and information regarding Township news and events. The Township also manages a website (<https://www.westwhiteland.org/>) and social media (Facebook and Nextdoor pages) with accurate and up-to-date information. West Whiteland disseminates a biannual newsletter and weekly eNews.

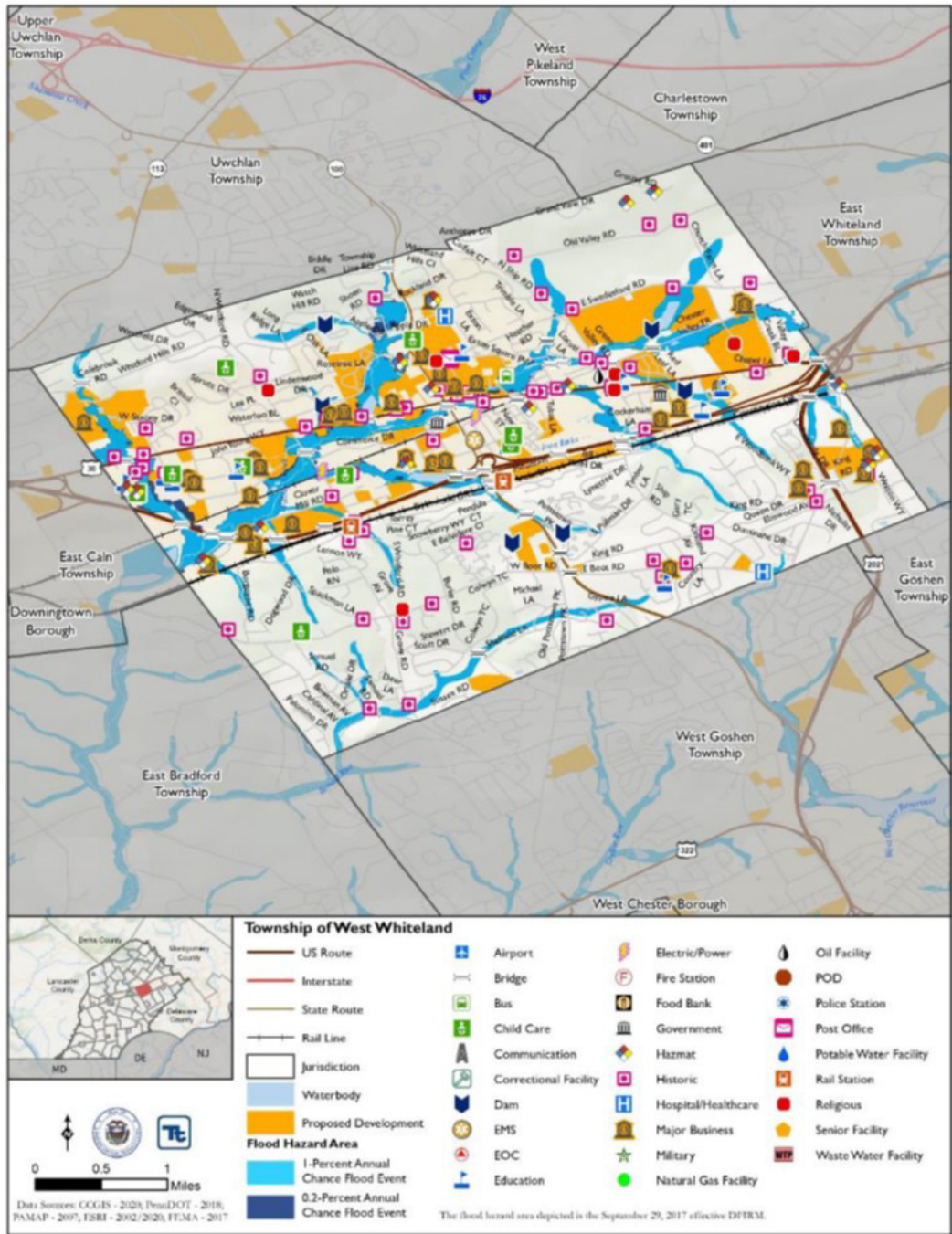
A-4-D -Finance and Budget

Revenues collected by municipalities fund the wide variety of community services and facilities provided to residents. Municipal revenue can be generated from taxes, program fees, licenses, debt service and grants. Property taxes are expressed in millage (one-tenth of one cent) and are based on assessed value, not the market value.

According to the 2026 Township general fund budget summary, revenue categories include: earned income tax (EIT), real estate tax, real estate transfer tax, local service tax (LST), fees/licenses/permits, intergovernmental revenue, program revenues, violations, miscellaneous revenue, and investment income. The 2026 Township budget was \$14,897,193, which was a 7.6 percent increase from the 2025 budget. The Finance Section (<https://www.westwhiteland.org/220/Finance>) of the Township website provides for detailed breakdowns of current and past budgets.

A-4-E -Emergency Management

In addition to the traditional emergency responses supplied by police, fire, and ambulance providers, every municipality has a responsibility to its residents to prepare for a variety of emergency situations. West Whiteland's Emergency Operations Plan was last adopted on October 11, 2023, and outlines the Township's coordination with other local, county, state, and federal agencies in the event of an emergency. The Township adopted the 2021 Chester County Hazard Mitigation Plan as the official Hazard Mitigation Plan for the Township on February 22, 2023. In addition to historical data on past events, this plan includes County-wide goals, objectives, and actions to decrease the impact of future disasters. The full plan and all information relevant to future updates can be found through the Chester County Department of Emergency Services, Hazard Mitigation Planning.



This is the map created for West Whiteland Township as part of the 2021 Hazard Mitigation Plan. The map illustrates locations for all of the various elements identified in the Plan.

A-4-F -Police/Fire/Ambulance

Established in 1973, the 2025 West Whiteland Township Police Department currently consists of 29 dedicated sworn officers and two civilian support staff. The Chief of Police, who leads this department, is appointed by and reports to the Board of Supervisors. Officers patrol 24 hours a day, seven days a week. The Department responded to a total of 14,268 calls for service, both dispatched and officer-initiated, in 2025.

The Township is served by West Whiteland Fire Company, located at 227 Crest Avenue in the Whiteland Crest neighborhood, near the center of the Township Exton. The fire company is 100 percent volunteer and consists of more than 40 individual volunteers. The Company responded to 882 emergency incidents, and over 200 additional non-emergency notifications, in 2025.

The Township is served by the Good Fellowship Ambulance Club. Headquartered at 600 Montgomery Avenue in West Goshen Township, Good Fellowship serves all areas of the Township. Consisting of career employees, the Club responded to a total of 1,450 calls in 2025 in the Township.

While volunteers still play a critical role, fire and ambulance service is increasingly provided by career staff due to declining volunteer service throughout Chester County. The Township supports this type of volunteerism with several of the Township public works staff that are also volunteers and available during the daytime hours that are more difficult to staff. This has increased the need for funding for these emergency response services and has intensified the promotion of the role of volunteer service.

A-4-G -Solid Waste

Through the end of 2026, West Whiteland Township has a contract with AJ Blosenski for municipal trash and recycling collection services. Most residences (aside from apartments and a few townhome communities) participate in the Township's Pay-As-You-Throw (PAYT) program where all trash for pickup must be placed in Township trash bags available for purchase. This program was adopted in part to encourage recycling to reduce tipping fees at the landfill by diverting residential refuse to recycling facilities when appropriate. Curbside recycling and bulk item pickup are also provided in conjunction with trash pickup on Tuesdays, and yard waste pick-ups are scheduled throughout the year.

A-4-H -Library

Residents of Township are served by the Chester County Library (<https://www.ccls.org/>) and District Center, which is located adjacent to Exton Square Mall. The library is part of the Chester County Library System and provides materials, services, and programs for the community's educational, cultural, and recreational needs.

A-4-I -Education

West Whiteland Township is part of the West Chester Area School District (WCASD), which operates seventeen public schools including three high schools, three middle schools, and eleven elementary schools. Exton and Mary C. Howse Elementary and Pierce Middle Schools are located in the Township. The WCASD administrative offices are located at 782 Springdale Drive in the Township.

In addition to the three WCASD facilities located in the Township, students from West Whiteland are districted for other schools outside of the Township. These schools include: Henderson High School in West Chester; East High School, J.R. Fugett Middle School, and East Goshen Elementary in East Goshen; Fern Hill Elementary and Greystone Elementary in West Goshen; and East Bradford Elementary.

School	2025 Enrollment
Exton Elementary	532
Mary C. Howse Elementary	440
Pierce Middle	1,042
East Bradford Elementary	452
East Goshen Elementary	510
Fern Hill Elementary	410
Greystone Elementary	507
J.R. Fugett Middle	932
East High	1208
Henderson High	1445

Source: WCASD

Located in West Whiteland

Also located within the Township is Collegium Charter School campus. The school consists of six separate buildings and is in the Oaklands Corporate Center. The school serves over 2,800 students in all grades from kindergarten through twelfth grade, with most of the students residing in the West Chester, Downingtown, and Coatesville Area School Districts.

In addition to public school facilities, there are several private educational facilities within the Township. These facilities include the Church Farm School, and SS. Philip and James School. Further, the Delaware County Community College – Exton Campus is located at 906 Springdale Drive.

A-4-J -Healthcare

Hospital care is provided by Paoli Hospital, in Willistown Township and Chester County Hospital in West Chester. The Township also offers a variety of healthcare option to service the community and beyond. These consist of the Main Line Health Center and Penn Medicine Exton Campus for imaging, doctorial visits and urgent care. There are several additional medical practices providing family health care services, urgent care, specialty medicine, and dental care.

A-4-K -Services for Older Adults

Although not located in the Township, the West Chester Area Senior Center, located in West Chester Borough, provides a variety of programs and services for seniors. Two long-term care facilities are located in the Township: Sunrise of Exton, located at 200 Sunrise Boulevard, and Arbor Terrace Exton, located at 100 Oaklands Boulevard.

A-4-L -Sewage Facilities

Sewage facilities planning in Pennsylvania is governed by Act 537, which requires municipalities to plan for these services. A primary purpose of the plan is to determine how sewage facilities can best be provided to meet anticipated future land use needs. The Township Public Works Department owns and maintains approximately 100 miles of sewer line and five pump stations throughout the Township.

There are no sewage treatment facilities in the Township, and all sewage is either treated at the Downingtown Regional Water Pollution Control Center (DWRPCC) in East Caln or at the West Goshen Township Wastewater Treatment Plant. West Whiteland Township is one of the five municipalities forming the Downingtown Area Regional Authority (DARA), whose regional Act 537 plan was most recently updated in 2024. DARA provides sewage treatment for all properties connected to the system north of Route 30 and many of the properties connected between Route 30 and Boot Road.

The West Goshen Sewer Authority provides sewer treatment for most properties south of Boot Road and several larger developments between Boot Road and Route 30 such as Whiteland Woods, The Woodlands, and Wayne Court.

In addition to the above, a small area at the south-eastern corner of the Township is connected to the East Goshen system via the Mill Valley pump station.

A-4-M -On-Lot Septic Systems

Although most of the Township is served by public sewer service, less than five percent of households (343 households) utilized on-lot systems as of 2023. Any development that proposes use of an on-lot system is regulated by the Subdivision and Land Development Ordinance and County Health Department regulations regarding on-lot sewage treatment requirements.

A-4-N -Water Facilities

Most of the Township is served by public water service, which is provided by Aqua America, a regional water supplier. Those properties not served by Aqua America rely on private wells for water supply. According to the Pennsylvania Groundwater Information System, in December 2025, 750 private wells are located within the Township.

A-4-O -Stormwater Management

Stormwater management is the safe and effective collection, control, infiltration, and treatment of the stormwater that flows overland into streams. When implemented it minimizes intermittent flooding, reduces erosion and sedimentation of streams, and reduces contamination of groundwater, surface water, and drinking water sources. High precipitation levels result in sustained high groundwater levels and stream flows, which place strain on stormwater management systems in the Township.

Stormwater management in West Whiteland Township is needed because impervious surfaces and unmanaged runoff can cause negative impacts on water quality and increase flooding. The Township allocates a portion of its annual budget to plan for and implement stormwater projects. Significant areas of the Township were predominately developed prior to modern stormwater management controls or within floodplain areas where present-day regulations would prohibit development. Further, there are older stormwater management facilities in the Township located and maintained on private land which do not meet up to date standards or are in disrepair. Modern stormwater collection systems, such as basins, swales, infiltration beds, etc. are scattered throughout the Township, particularly within the newer developments, which are typically owned and maintained by private individuals or homeowners' associations.

The Township owns over 4,400 stormwater structures (include but not limited to: inlets, manholes, pipes, BMPs, etc.), which is maintained and inspected on an annual basis. For private stormwater operations and maintenance and inspection, the Township enters into an operations and maintenance (O&M) agreement with the property owner (usually and HOA), highlighting the maintenance schedule of the BMPs on the property. It is the responsibility of the property owner to operate and maintain the stormwater system and make it function as it was designed. The Township has over 100 O&M agreements that require annual inspections and reporting on these stormwater systems.

In March 2022, the Township adopted a revised Pollution Reduction Plan (PRP) to address identified siltation issues across all Township watercourses. Proposed mitigation strategies include the construction of targeted bioswales to reduce siltation in both the West Valley Creek and East Branch Chester Creek/Ridley Creek watersheds.

In January 2024, the Board of Supervisors passed a resolution to create a Stormwater Task Force (STF). The four-member STF is tasked to investigate, study, identify and make recommendations to the Board of Supervisors concerning funding opportunities that may exist with respect to existing needs and future stormwater and flood resilience management planning. The STF is specifically tasked with following responsibilities:

- Evaluate and make recommendations that improve the effectiveness of the operations of stormwater management of the Township
- Stormwater infrastructure mapping
- Stormwater engineering improvements
- Forecasting future stormwater impacts
- Stormwater code amendments
- Stormwater education
- Preliminary engineering associated with identified projects

Stormwater management is regulated by the Township's Stormwater Management Ordinance (Chapter 270 of the Township Code). The Township's Stormwater Management Ordinance requires measures be implemented to alleviate problems caused by water runoff and pollution of streams. The Public Services Commission further provides feedback on public information initiatives to educate residents about stormwater management.

Because of the importance of stormwater management in watershed protection and planning, Goal 5 of the Chester County Water Resources Plan, Watersheds 2045 is to "reduce stormwater runoff and mitigate the impacts of flooding." Stormwater management is addressed by three major pieces of legislation:

Pennsylvania Stormwater Management Act (Act 167 of 1978)

Act 167 assigns responsibility for addressing stormwater to the municipal level, to control runoff and reduce soil erosion. The Countywide Act 167 Plan was originally adopted in 2013 and updated in 2022 by Chester County and approved by PADEP. West Whiteland adopted the 2022 updated ordinance to Chapter 270 in April 2023 to be compliant with the most up-to-date requirements.

Pennsylvania Erosion and Sedimentation Control Act, Chapter 102 Chapter 102 establishes the basic planning and implementation requirements to be followed for any earth disturbance. The Chester County Conservation District has local responsibility for specific Chapter 102 program activities through an agreement with the PADEP. West Whiteland has a variety of regulations in various ordinances aimed at regulating, controlling, and mitigating erosion and sedimentation during land development.

National Pollutant Discharge Elimination System (NPDES) Phase II regulations, specifically MS4.

West Whiteland Township is considered an urbanized area by the U.S. Census, and this designation impacts stormwater because the Environmental Protection Agency (EPA), and specifically the NPDES program, designates an urbanized area as “municipal separate storm sewer system” (MS4) and requires compliance with the NPDES MS4 permit program. As such, the entirety of the Township is subject to the MS4 permit program. In Pennsylvania, the NPDES MS4 program is administered by PADEP and the Chester County Conservation District. The permit program requires municipalities under its authority to implement several activities, as follows:

- Provide public education and outreach activities regarding stormwater;
- Provide public participation and involvement opportunities regarding stormwater management program development and implementation;
- Develop and implement a plan to detect and eliminate illicit discharges to the storm sewer system;
- Develop, implement, and enforce an erosion and sediment control program for construction activities that disturb one or more acres of land;
- Develop, implement, and enforce a program to address discharges of post-construction storm water runoff from new development and redevelopment areas; and
- Develop and implement a program with the goal of preventing or reducing pollutant runoff from municipal operations.

A-4-P -Utilities

Transmission Pipelines

Numerous transmission pipelines traverse the Township, including transmission pipelines for hazardous liquid and gas. Transmission pipelines carry oil, petroleum products, natural gas, natural gas liquids, anhydrous ammonia and carbon dioxide from producing regions of the country to markets. According to the 2021 Chester County Hazard Mitigation Plan, 11,598 residents, or 63 percent of the total population of the Township reside within half a mile of a pipeline.

Although utility pipelines are regulated by the Pennsylvania Public Utilities Commission and the Federal Energy Regulatory Commission, the Township does regulate surface land uses affiliated with transmission pipelines under §325-28.3 of the zoning ordinance.

Williams Gas Pipeline (Transco) – This is a natural gas, interstate pipeline that traverses across the northern area of the Township.

Laurel Pipeline (Buckeye Partners) – This interstate pipeline transports hazardous liquids that traverses across the central area of the Township. It follows a path similar to that of the TE Products Pipeline.

Sunoco Pipeline (Energy Transfer) – This interstate pipeline transports hazardous liquids that traverses across the central and northeastern areas of the Township.

TE Products Pipeline (Enterprise Partners) – This interstate pipeline transports hazardous liquids that traverses across the central area of the Township. It follows a path similar to that of the Laurel Pipeline.

Texas Eastern Pipeline (Enbridge) – This is a natural gas, interstate pipeline that traverses across the far northeastern area of the Township.

Cell facilities

Cell facilities are a site where antennas and electronic communications equipment are placed to create a cell, or adjacent cells, in a cellular network. The raised structure typically supports antennae and one or more sets of transmitter/receivers and other associated equipment. Cell facilities within West Whiteland are predominately collocated on existing infrastructure such as electrical transmission towers, water towers, and rooftops. The Township regulates cell facilities under Article XXII of the zoning ordinance for Wireless Communications Facilities.

Electrical transmission facilities

PECO is the primary provider of electrical services in the Township. Although they do not have large electrical substations located within the Township, PECO maintains a significant infrastructure corridor spanning the Township from its border with East Whiteland near the Route 30/202 interchange to West Goshen Township at Grove Road. This corridor contains major above ground, electrical transmission lines connecting the Planebrook and Bradford substations. Although this corridor will remain undeveloped, areas of it have been leased for use as recreational facilities and open space for public enjoyment.

A-4-Q -Energy Conservation

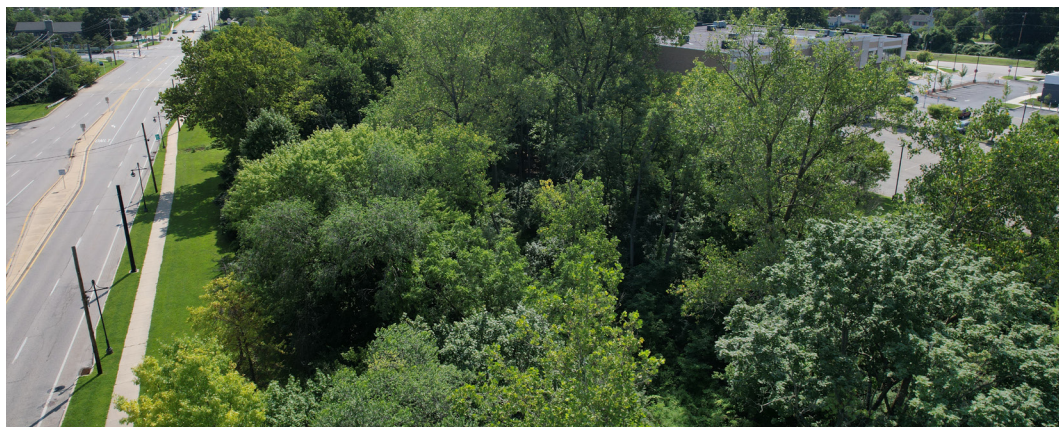
West Whiteland is a leader in working to source energy needs through renewable energy systems. Through the embrace of renewables, the Township seeks to reduce CO2 emissions and encourage more local production of energy. Actions the Township has taken to facilitate this include:

- **Ready for 100**

Ready for 100 was an initiative led by the Sierra Club that encouraged municipalities to make a pledge to complete the transition to 100% renewable energy. The resolution was unanimously adopted by the Board of Supervisors as Resolution 2020-36 at their August 12, 2020, meeting. The resolution states the Township will continue to work with the WCACOG on joint initiatives, and pursue independent Township initiatives, to implement the West Chester Area 100% Renewable Energy Transition Study recommendations and achieve the Study's goals of transitioning to 100% clean renewable electricity by 2035 and 100% renewable energy for all other energy uses by 2050 community-wide.

- **West Chester Area 100% Renewable Energy Transition Study**

The Township participated as a member of the WCACOG in the creation of a regional Renewable Energy Transition Study. Formally accepted by the Board of Supervisors at their March 20, 2020, meeting, the Study envisions pathways for utilization of 100% clean, renewable energy for community-wide electricity by 2035 and heat and transportation by 2050. The Study further provides feasibility, costs, and opportunities of this transition.



Valley Creek traverses the Township from the northeast and is both a critical natural resource and riparian corridor.

A-5 - Natural Resources

A-5-A - Watersheds

All of West Whiteland is in the Delaware Bay Basin, with most of the Township in the Christina River watershed, with a small area at the southeastern corner of the Township being part of the Delaware River watershed. The Brandywine Creek East Branch watershed comprises most of the Township, with Valley Creek and its tributaries flowing through the central areas of the Township. The Chester Creek watershed comprises a small area of the Township and is in the vicinity of the Boot/Ship Road intersection. The extreme southeast corner of the Township, mostly east of Route 202, is within the Ridley Creek watershed.

A-5-B - Stream Designations

The Pennsylvania Department of Environmental Protection (PADEP) has put programs into effect to protect and improve water quality, promote preservation of higher quality streams, and achieve compliance with Chapter 93 of Pennsylvania's Clean Streams Law and Federal water regulations. The following designations apply to streams and watersheds in the Township.

- **Special Protection Waters**

Chapter 93 of the Clean Streams Law designates Exceptional Value (EV) and High Quality (HQ) waterways. Broad Run, located in the southwestern corner of the Township, is designated High Quality, indicating excellent quality waters with environmental features. As of 2024, no watercourse in the Township was designated as Exceptional Value. These designations are used to increase protection measures along designated watercourses.

- **Impaired Streams**

Impaired streams are sections of watercourses that do not meet the use designations in Chapter 93 for water quality standards. As of 2020, all streams in West Whiteland have been designated as impaired, with most impairments resulting from siltation from untreated stormwater runoff. In March 2022 the updated Pollution Reduction Plan (PRP) outlines steps the Township has proposed to take to address siltation issues for these impaired streams.

A-5-C - Floodplains

The Federal Emergency Management Agency defines a floodplain as an area subject to one percent or greater chance of flooding in any given year . Within the Township are approximately 807 acres (or 9.8 percent of the total area of the Township) are located within floodplain areas with a 1 percent flood event hazard; and 880 acres (or 10.6 percent of the total area of the Township) are located within floodplain areas with a 0.2 percent flood event hazard .

The 2021 Chester County Hazard Mitigation Plan noted the specific population and number of structures located within in the one and two percent flood areas. These areas are predominately located in the vicinity of Valley Creek (See Appendix F, Water Resources map).

Location	Population	Population % total	Buildings	Buildings % total
1% flood area	347	1.9%	159	2.3%
2% flood area	391	2.1%	184	2.6%
Outside flood area	17,665	96.0%	6,679	95.1%

Source: July 2021 Chester County Hazard Mitigation Plan

West Whiteland a participant with the National Flood Insurance Program (NFIP). The NFIP enables property owners to purchase flood insurance. In return, communities agree to adopt and implement local floodplain management regulations that contribute to protecting lives and reducing the risk of new construction and substantial improvements from future flooding. In 2020, 72 separate NFIP policies were in place in the Township, with 82 claims made since 1978.

A-5-D - Riparian Buffers

Riparian areas are the lands adjacent to water bodies that serve as a transition between aquatic and terrestrial environments and directly affect or are affected by that body of water. A riparian area that consists of mature vegetation, preferably including forest cover, can create an effective buffer between upland land uses and the receiving water body, reducing the impact of upland sources of pollution. Forested riparian buffers can also serve to slow stormwater runoff, improving flood control.

In West Whiteland, riparian buffers areas (RBAs) are regulated under the Township Stormwater Management Ordinance (Chapter 270). RBAs are divided into three subareas that have variable levels of protection that include:

Zone 1 – Minimum 25-feet from top of the streambank that prohibits disturbance of soils and vegetation, except for those as part of a restoration project.

Zone 2 – 125-foot buffer extending outward from the Zone 1 boundary. Land disturbance in this zone is limited to selective logging and other activities that minimally disturb soils and vegetation.

Zone 3 – All areas upslope of Zone 2, disturbed as part of a land development, and where direct discharge of stormwater occurs.

A-5-E - Wetlands

The National Wetlands Inventory (NWI) identifies wetland areas based on aerial photography. There are approximately 126 acres of NWI wetlands in the Township. The largest area of wetlands is located along Valley Creek from the Township Building to the jurisdictional boundary at East Caln Township (approximately 72 acres).

A-5-F - Geology

The characteristics of the soil in any given location are prime determinants of what that land is best suited for under what conditions. When these same soil characteristics are analyzed in conjunction with the related features of a site, an even more complete picture emerges of appropriate uses for development.

Just over 30 percent of the soils in West Whiteland are identified within the Urban Lands series as defined by the USDA. This is not unexpected given the amount of development throughout the Township. Conestoga silt loam soils are the second predominant type of soils present in the undeveloped areas of the Township and Exton Park.

Within West Whiteland, the Glenelg, Manor, Chester, Hagerstown, Conestoga, Edgemont, and Brandywine soils have no significant limitations for building sites. The Guthrie series consists of deep, poorly drained soils on limestone or calcareous schist. The Glenville series are on low-lying areas in the uplands and around stream headwaters. The water table is high in both of these soils during most of the year. The Lawrence series, though better drained than the Guthrie soils, are poorly drained. The Worsham soils are waterlogged most of the year. The Undside, Melvin, Congaree, and Wehadkee series are subject to flooding and unsuitable for development.

Hydric soils contain high amounts of moisture that allow anaerobic processes (those that occur in the absence of oxygen) to thrive within the soil. Hydric soils in the Township are primarily associated with Valley Creek and its tributaries.

The Township also includes significant areas of carbonate geology that can pose significant hazards to the built environment ranging from drainage issues to sinkhole formation. To mitigate negative effects of this geology, the zoning ordinance includes a Carbonate Area District overlay that regulates any proposed development in areas of the Township that is impacted by carbonate geology.

A-5-G - Woodlands

Woodlands refer to larger continuous or contiguous stands of trees, typically on larger parcels of land. Woodlands provide vital habitat for native vegetation and wildlife. Additionally, woodlands provide protective ground cover and stability for soils on steep slopes and contribute to improve water quality.

As of 2024, the Township contains 1,645 acres of deciduous, 11 acres of evergreen, and 42 acres of mixed forests. Most of West Whiteland's woodland areas coincide with stream valleys, wetland areas, and protected open space and parks. The Township has regulations that discourage the amount of woodlands that may be disturbed by new development. Other regulations require compensatory planting for trees removed of a certain size as part of land development applications.

A-5-H - Natural Diversity

Natural diversity is defined as the variety of plants and animals in a given habitat, or the variety of features found in a given population of one type of plant or animal. Within West Whiteland are two Natural Heritage Areas (NHA) as identified in the 2015 Chester County Natural Heritage Inventory. Located at the northeastern corner of the Township, these areas include:

North Valley Hills – This area provides habitat for southern red oak, a tree species of concern and supports a population of stagger-bush, a plant species of concern. This site is in the northeastern quadrant of the Township north of Old Valley Road and northwest of Church Farm Lane.

Spring Valley Road Woods – This forested portion of this NHA provides habitat for a small population of a sensitive species of concern, not named at the request of the jurisdictional agency overseeing its protection. This site is located at the extreme northeast corner of the Township north of Old Valley Road.

A-5-I - Native and Invasive Species

Native or indigenous refers to vegetation that is currently or previously inhabited or grew in a specified location, and which was not introduced to that location because of human activity. Native species are adapted to environmental conditions of an area such as climate, soils, topography, winds, precipitation, wildlife, and other living organisms. The Township encourages the planting of native species as part of the land development process and specifies specific plants as part of a recommended plant species listing in the subdivision and land development ordinance.

Aside from the well understood threat of development and resulting loss of habitat, invasive species also threaten natural diversity. Invasive species are predominantly from non-native species that grow or reproduce aggressively, usually because they have few if any natural predators. Although there are native invasive species, their growth rate is considerably limited as the native wildlife has adapted to become a natural control mechanism. Across much of Chester County, including West Whiteland, woodlands and wetlands are being overrun by invasive species, both plant and insect.

Within woodlands, riparian areas, meadows, hedgerows, and along roadways, invasive plant species such as the Norway Maple, Multiflora Rose, Autumn Olive, Oriental Bittersweet, Japanese Honysuckle, and Japanese Knotweed are overrunning existing native species and becoming the dominant species. The Spotted Lanternfly and Emerald Ash Borer are two invasive insects that affect woodlands in the Township. Within wetlands, invasive species such as the Common Reed, Purple Loosestrife, and Reed Canary Grass can dominate the landscape, impairing the wildlife and filtration functions of the wetland.

A-5-J - Certifications and Initiatives

As part of on-going efforts to advance natural resource preservation and sustainability goals, the Township has received several certifications in these areas. These certifications include:

- **Sustainable Pennsylvania** – In 2024, the Township achieved “Gold” certification from Sustainable Pennsylvania, a free and voluntary municipal certification program created to assess a local government’s measure of sustainability and provide a curated list of resources and opportunities to help the community improve. The program helps municipalities achieve sustainability goals, empowering them to save money, conserve resources, and innovate to improve the lives of their residents. It encourages the municipality to work towards creating a positive and regenerative relationship with the environment. It brings statewide and national recognition to the municipality as sustainability is embedded in operational policy, everyday practices, and the community.
- **Bird Town** – In 2025, The Township became the 83rd municipality in Pennsylvania to receive the “Bird Town” designation from the Audubon Council and Bird Town Pennsylvania. This status allows the Township to partner with the PA Audubon Council to promote conservation efforts for a healthier environment for birds, wildlife, and residents. The Township has formed an ad-hoc Bird Town Committee of five volunteers with diverse expertise. The Committee will manage projects, host events, and educate the community on enhancing environmental health for all.
- **Tree City USA** – The Township’s commitment to preservation and protection is evident in its tree protection and compensatory planting policy and Gold Certification from Sustainable PA. The Township observes Arbor Day and participates in the Tree City USA Program which certifies and tracks local natural environmental policy. This program will open funding opportunities to improve the management of natural resources including: opportunities for park (re)development, green stormwater infrastructure, native plantings, tree giveaways and more.



The Chester Valley Trail is part of The Circuit and provides safe bicycle and pedestrian access from the Township to Greater Philadelphia.

A-6 - Parks, Recreation, and Open Space

West Whiteland Township has 10 municipally owned and operated park sites. The Township Open Space, Recreation, and Environmental Resources Plan (1992), last updated in 1997, provides detailed information on parks, recreation, and open space within the Township.

A-6-A - Public Parks

Public parks are owned and maintained by governments to provide recreation opportunities to the general public. The governmental body may impose access limitations that are related to the health, safety, and welfare of the public, such as closing the park at dusk or requiring permits for large group activities. (See Appendix F, Community Facilities map for locations of Township parks). Parks operated by the Township include:

- **Albert C. Miller Park** – This community park is located at 220 Miller Way and consists of 20.6 acres. Miller Park features a gazebo, playgrounds, a basketball court, tennis courts, a multi-purpose field, and picnic pavilion.
- **Banbury Park** – This neighborhood park is located at 1400 Old Pottstown Pike and consists of 2.0 acres. Banbury Park features a playground, basketball court, and picnic pavilion.
- **Boot Road Park** – This community park is located at 110 West Boot Road and consists of 28.1 acres. Boot Road Park features an indoor event space, playgrounds, baseball/softball fields, facilities to view wildlife, perimeter trail, and picnic pavilion.
- **Burke Road Park** – This passive neighborhood park is located at 1500 Burke Road and consists of 23.9 acres. Burke Road Park features picnic pavilion and trails.

- **Exton Park** – This park is owned by the Township and Chester County separately, but seamlessly adjoining one another, with the Township owning more active recreation areas of the park with the Swedesford Recreation Area located at 620 E. Sewedesford Rd. and the Multi-use Field Area located at 200 Church Farm Lane. The entire park consists of 727 acres and features playgrounds, trails, multi-use fields, two cricket pitches, a dog park, and picnic areas.
- **Joseph Catov, Jr. Park** – This community park is located at 71 West Boot Road and consists of 27.0 acres. Constructed in partnership with the Exton Little League, Catov Park features baseball/softball fields in addition to playgrounds, trails, and a picnic pavilion.
- **Joseph P. Roscioli Park** – This community park is located at 1425 Ship Road and consists of 28.0 acres (14.2 owned by the Township and 13.8 acres leased from PECO). Roscioli Park features Little League fields in addition to a playground, trails, and a picnic area.
- **Mill Valley Park** – This neighborhood park is located at 1313 Amstel Way and consists of 3.0 acres. Mill Valley Park is a passive recreation facility with a small pond and limited seating areas.
- **Sunset Grove Park** – This neighborhood park is located at 1245 Samuel Road and consists of 1.3 acres. Sunset Grove Park features a playground and a picnic pavilion.
- **Waltz Park** – This community park is located at 50 Waterwillow Road and consists of 5.7 acres. Waltz Park features Little League fields and a picnic area.

A-6-B - Publicly or Privately Owned - Limited-Public Access

Limited-Public Access recreation facilities are generally owned and maintained by schools and other institutions. They are commonly used by the public for informal recreation, but the facility owner maintains the option to limit or ban public use. These facilities also include fields that provide playing and practice areas for organized leagues.

- **Meadowbrook Manor Park** – This neighborhood park is located at 410 East Swedesford Road and consists of 5.1 acres. Meadowbrook Manor Park features baseball/softball fields.

A-6-C - Privately Owned - Private Public Access

Private parks and recreational facilities are privately owned properties such as recreation centers, golf courses, arboretums, and internal trail/sidewalk systems. Public access is usually granted by permission of the owner and may be limited to paying members. Many such areas are open spaces and recreational areas owned by homeowners' associations, but the Whitford Country Club is the largest area of this kind in the Township.

A-6-D - Trails and Bicycle Networks

A robust trail and bicycle network is an important component for the well-rounded, high quality of life expected in West Whiteland. Most of the trails within the Township consist of asphalt multi-use trails with some made of boardwalk, gravel and grass. To advance this effort, the Township adopted a formal Bicycle and Pedestrian Plan in 2019. Ultimately the Township seeks to establish a safe and accessible pedestrian and bike network throughout the Township, specifically to create additional access to the Exton Crossroads. Existing facilities in the Township include:

Regional Trails (3.2 miles) – Regional trails in the Township provide transportation and recreation options for pedestrians and cyclists. Regional trails within the Township consist of the Chester Valley Trail (CVT), Uwchlan Trail, and the proposed extensions of the CVT to the Oaklands Corporate Center and westward along the inactive Philadelphia and Thorndale (P+T) line.

The CVT (2.8 miles) •The CVT (2.8 miles) runs east-west through the central portion of the Township along a former railroad right-of-way. At the time of writing, the CVT terminates in the Township along Commerce Drive, west of Main Street at Exton. Future extensions of the CVT will provide a connection to the Oaklands Corporate Center on one branch and westward to Downingtown and ultimately Lancaster County’s Enola Low Grade Trail as part of the CVT West extension. Within West Whiteland, the CVT provides connections to numerous recreational, commercial, and residential areas in the eastern portion of the Township.

The Uwchlan Trail (0.4 miles) - enters along Ship Road from the Uwchlan Township border currently terminating at Old Valley Road. There are plans to extend this trail to Exton Park to connect to the CVT.

Local Trails (14.7 miles) – These trails are mostly located in Township parks, including Exton Park, and larger residential developments HOA’s.

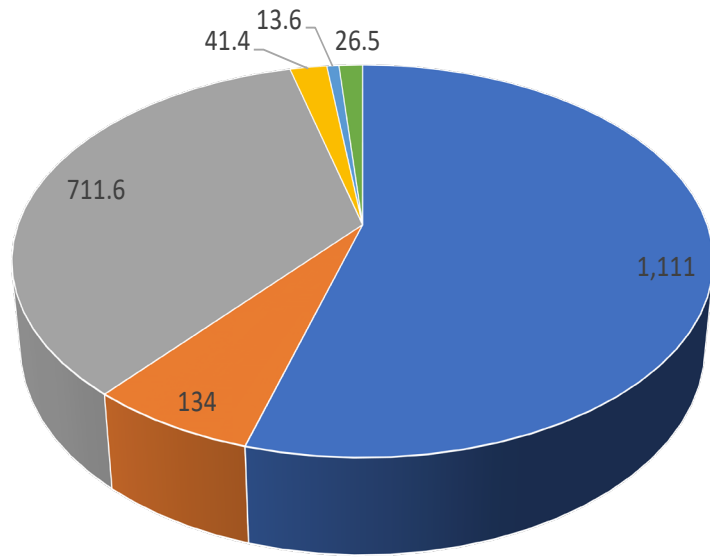
Sidewalks (60.6 miles) – Sidewalks can be found in portions of the Exton Crossroads and scattered within the more recently developed residential neighborhoods throughout the Township. The overall network is becoming more comprehensive with connections like the one between Main Street at Exton with the Exton train station being constructed. Sidewalks are required as part of any land development application proposed in the Township. In situations where the placement of sidewalk is not feasible, the Township established a sidewalk fund (fee-in-lieu). Projects that cannot place a sidewalk can contribute the cost of a sidewalk to the fund. The fund is then used to maintain established sidewalks in the Township.

A-6-E - Open Space

For the purposes of this Plan, open space is categorized as protected or unprotected. In Linking Landscapes, protected open space is defined as: Land and water areas that have little or no development; are used for recreation or preserving cultural or natural resources, including agricultural soils; and are protected either permanently or on a long-term basis. This definition focuses on how well the land is protected from development, usually by a non-profit land trust or by a municipality or other government. If there is no formal written agreement stating that a parcel of land is protected open space, the parcel should be regarded as unprotected. Unprotected open space is any undeveloped land that is not protected from development and can include private golf courses or municipally owned land that is not designated as a park or public recreation facility.

2,000 acres of protected OS which is 24.7% of the total land area of the community.

Preserved Open Space by Type (acreage)



■ HOA open space ■ Township parks (excluding Exton Park) ■ Exton Park ■ Other Township open space ■ Natural Lands owned ■ Existing CVT



Built circa 1820, the Massey House located along Lincoln Highway is an example of one of the many historic resources found throughout the Township.

A-7 - Historic Resources

Historic preservation activities in West Whiteland are supported by the West Whiteland Township Historical Commission. The Historical Commission was established specifically to:

- Maintain an updated list and map which clearly identifies historic buildings, sites, structures, objects, and districts and make recommendations for updates and/or corrections to this list and map.
- Advise Township staff, the Board of Supervisors, and other appointed boards and commissions on a variety of processes impacting historic resources, including: applications for building and demolition permits, subdivision and land development, conditional use, variance, and special exception.
- Document ongoing changes to the physical landscape throughout the Township.
- Conduct research on and nominate significant resources to the National Register of Historic Places.

Township zoning encourages the preservation of historic resources through Article XVI Historic Preservation. Historic resources are all buildings, sites, structures, objects and districts shown on the Historic Resources Map. Specific sections of this article encourage the preservation or adaptive reuse of historic structures by permitting additional uses and modification of standards.

Significant efforts have been undertaken to identify historic resources and help preserve the local heritage and character of West Whiteland Township. The Chester County Historic Sites Survey (1979-82) identified numerous historic buildings or groups of buildings in West Whiteland. The County survey is considered a “preliminary” or “reconnaissance” survey, focusing on a listing of sites, primarily residential, and providing general information such as location and owner.

West Whiteland completed a full update Historic Resources Map and Listing in 2022. This update resulted in the identification of over 160 separate resources and completion of a formal inventory of each inclusive of a short history and photos.



Appendix B: Demographic Profile

Demographic Profile

B-1 Introduction

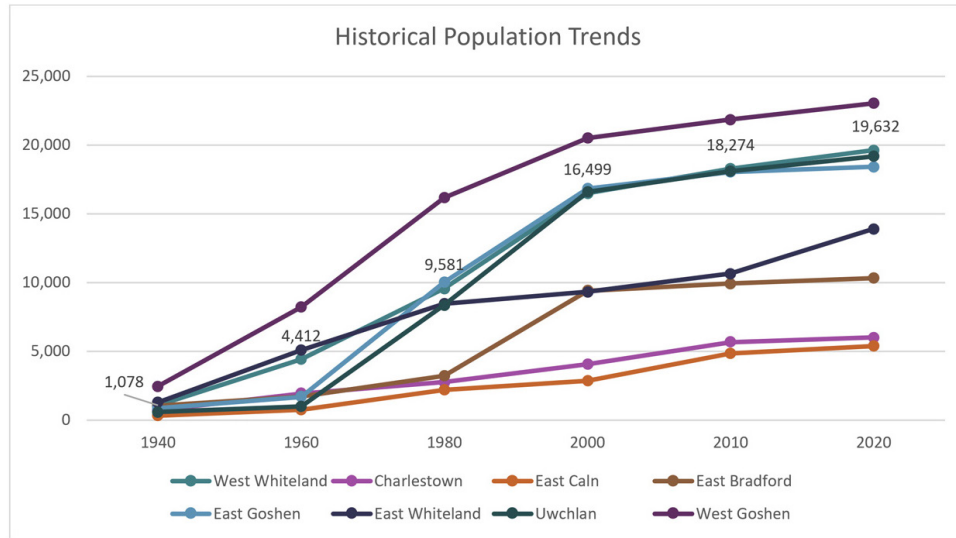
Understanding the demographic characteristics of West Whiteland Township, from simple population counts to population forecasts, as well as other data such as income, age, and education, provides context for future Township actions and policies as well as what services and facilities are needed now and in the future. Data is primarily derived from the U.S. Census, both the decennial census (which provides counts every ten years) and the American Community Survey, or ACS (which collects data and provides estimates on an annual basis, averaged over five years). It should be noted at the time of adoption, the data provided is meant to provide for a general snapshot based on the 2020 Census and 2025 American Community Survey data.

B-2 Population

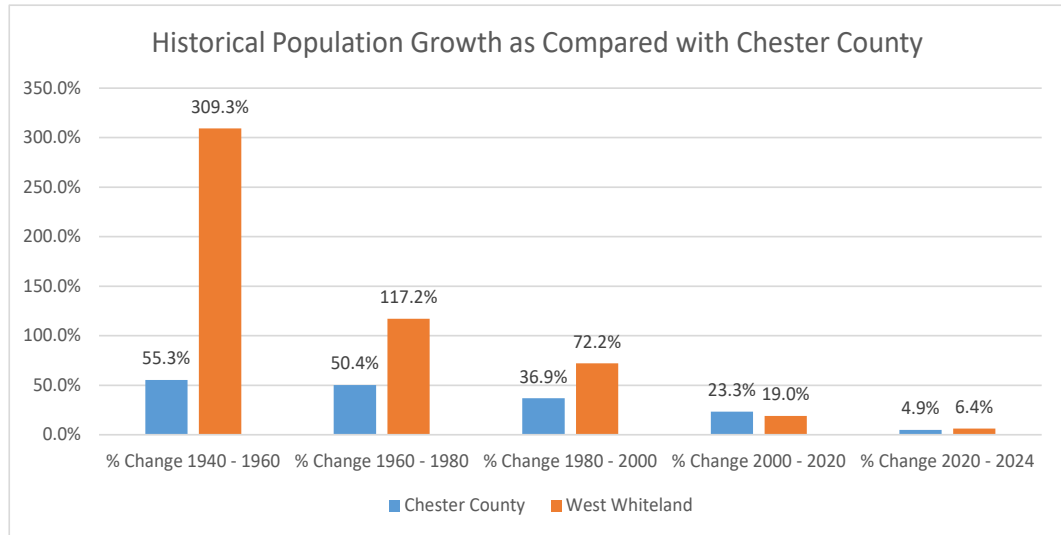
Between 1940 and 1960 West Whiteland's population grew by over 300 percent, with 3,334 residents moving into the Township during the initial wave of post-World War II suburbanization. This significant growth would continue through 1980 with a 117 percent increase, and again through 2000 with a 72 percent increase to 16,499 residents. As the Township became increasingly more developed in the 2000s, the population only increased by 19 percent to 19,632 by 2020.

Between 2000-2020, the Township grew nearly 19 percent. This rate is less than the County as a whole at 23 percent as well as the rate for Charlestown, East Whiteland, and East Caln which saw significant residential developments during this period.

It is anticipated West Whiteland will continue to see growth, but in more limited geographies given the existing development patterns of the Township. Continued redevelopment of the Exton Crossroads and the eastern areas of Lancaster Avenue are expected to include multi-family facilities and other residential development that will continue to bring new residents into the Township.



Sources: US Census, Decennial, 1940 to 2020.



US Census, Decennial 1940 to 2020; July 1, 2024 Population Estimates.

B-3 Population Forecasts

In 2024, the Delaware Valley Regional Planning Commission (DVRPC) developed their most recent population forecasts for the Philadelphia region. They forecast 29.9 percent growth for West Whiteland Township and 18.6 percent growth for Chester County from 2020 through 2050. The 2020-2050 forecast for West Whiteland is the highest of its neighboring municipalities. This significant growth forecast can generally be attributed to anticipation of higher-density residential redevelopment, supported by the extensive public infrastructure available in the Township.

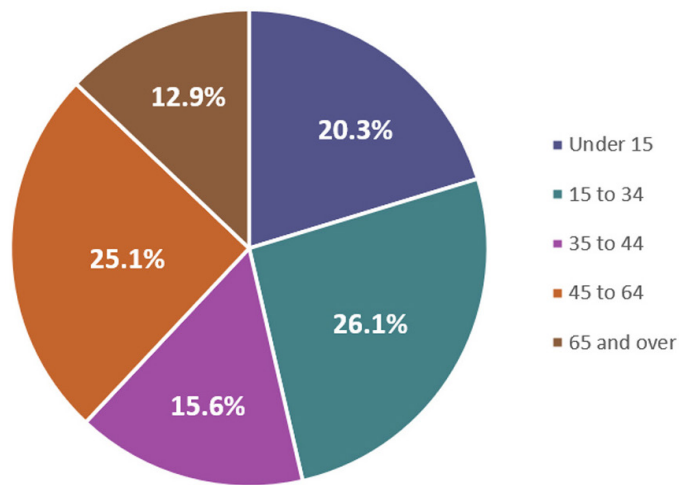
Municipality	2020	2025 Forecast	2030 Forecast	2040 Forecast	2050 Forecast	% Change 2020-2050
Chester County	534,413	564,295	585,262	615,749	634,011	18.6%
West Whiteland	19,632	22,824	24,373	25,043	25,494	29.9%
Charlestown	6,001	6,048	6,310	6,972	7,468	24.4%
East Caln	5,384	6,042	6,474	6,478	6,484	20.4%
East Bradford	10,339	10,693	10,836	11,323	11,623	12.4%
East Goshen	18,410	18,435	19,032	19,276	19,550	6.2%
East Whiteland	13,917	16,334	16,764	16,896	16,994	22.1%
Uwchlan	19,161	19,510	20,329	21,379	22,047	15.1%
West Goshen	23,040	24,788	25,185	25,770	26,097	13.3%

Sources: US Census, Decennial, 2020; DVRPC Population & Employment Forecasts (2024) (<https://www.dvrpc.org/webmaps/popempforecasts/>).

B-4 Age

The US Census Bureau’s American Community Survey (ACS) data for West Whiteland noted a median age of 36.5 years old by 2023, with just under 25 percent of residents 19 years of age or younger. In comparison, the median age for Chester County was 40.6 years of age. The largest age cohort for the Township was ages 30-34 and the second largest was ages 35-39. The overall trends illustrate a population slightly younger than that as the County as a whole.

West Whiteland Population by Age Group



Age Group	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Median age (years)	38.3	36.5	38.8	40.6
Total population	18,074	19,951	490,571	549,784
Youth 19 and under	24.7%	26.6%	28.0%	24.8%
Prime working 25-54	47.0%	45.4%	41.9%	37.3%
Seniors 65 and over	10.2%	12.9%	12.4%	18.4%
Under 5 years	7.5%	7.7%	6.4%	5.3%
5 to 9 years	6.6%	5.9%	7.2%	5.5%
10 to 14 years	6.5%	6.7%	7.0%	6.7%
15 to 19 years	4.1%	6.2%	7.4%	7.2%
20 to 24 years	5.1%	4.3%	5.9%	6.0%
25 to 29 years	7.0%	6.8%	5.4%	5.4%
30 to 34 years	7.7%	8.8%	5.6%	5.7%
35 to 39 years	9.0%	8.5%	6.9%	7.3%
40 to 44 years	9.7%	7.1%	7.8%	6.2%
45 to 49 years	7.7%	6.9%	8.4%	6.2%
50 to 54 years	5.9%	7.3%	7.8%	6.5%
55 to 59 years	7.5%	5.1%	6.8%	7.3%
60 to 64 years	5.5%	5.8%	4.9%	6.2%
65 to 69 years	3.5%	3.9%	3.7%	5.9%
70 to 74 years	2.3%	3.7%	2.7%	4.8%
75 to 79 years	2.4%	3.3%	2.4%	3.1%
80 to 84 years	1.8%	0.9%	1.9%	2.5%
85 years and over	0.2%	1.1%	1.7%	2.1%

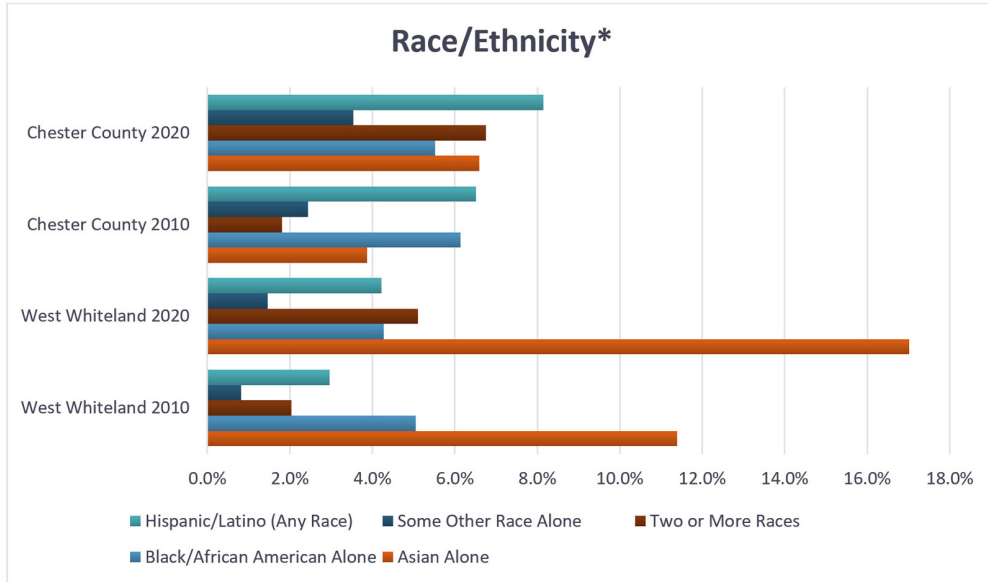
Source: US Census, ACS 2006-2010 and 2019-2023 (Table S0101).

B-5 Race, Ethnicity, and Equity

As reflected in decennial Census data, when compared to Chester County as a whole, West Whiteland is a more diverse community with respect to race and ethnicity. The Township saw gains in all race/ethnicity categories, except for African American alone which saw a slight decline. Further, the white alone population saw a decline from 81 to 72 percent from 2010 to 2020. Most of note is that 17 percent of the Township’s residents identify as Asian alone as compared to only 6.6 percent for the County as a whole.

The diversity of the Township is further reflected in the significant number foreign born residents calling West Whiteland home. The Township has a growing foreign-born community comprising 13.9 percent of the total population which is higher than the Countywide percentage of 9.5 percent.

Race/Ethnicity	West Whiteland 2010	West Whiteland 2020	Chester County 2010	Chester County 2020
Total Population	18,274	19,632	498,886	534,413
Asian Alone	11.4%	17.0%	3.9%	6.6%
Black/African American Alone	5.1%	4.3%	6.1%	5.5%
White Alone	80.5%	71.6%	85.5%	77.3%
Two or More Races	2.0%	5.1%	1.8%	6.7%
Some Other Race Alone	0.8%	1.5%	2.4%	3.5%
Hispanic/Latino (Any Race)	3.0%	4.2%	6.5%	8.1%



*Chart excludes population identified as "White Alone"
 Sources: US Census, Decennial, 2010 and 2020 (Tables P8 and P9).

Race/Ethnicity	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Total Foreign-Born Population	2,406	2,781	40,791	52,191
Total Foreign-Born % of Population	13.31%	13.94%	8.32%	9.65%
World Region of Birth of Foreign Born				
Europe	19.91%	11.51%	20.85%	16.10%
Asia	69.41%	65.77%	34.03%	48.23%
Africa	0.00%	5.47%	3.25%	4.47%
Oceania	0.00%	0.00%	0.55%	0.51%
Latin America	6.53%	16.58%	37.43%	27.81%
Northern America	4.16%	0.68%	3.89%	2.88%

Sources: US Census, ACS 2006-2010 and 2019-2023 (Table DP02).

B-6 Income

The median household income for residents of West Whiteland Township in 2023 was \$132,077, which was 8.5 percent higher than the Chester County median of \$120,903. Between 2012 and 2023, when adjusted for inflation, the Township median grew at a rate slightly less than that of the County rate of 8.1 percent at 7.0 percent. These income levels in part reflect the high levels of education the residents have, and the significant growth experienced in the greater Exton area since 2000.

A high median income level does not fully reflect the economic status of all residents. From 2012 to 2023, West Whiteland has seen a slight decline from 4.4 to 3.9 percent of the population living below the poverty level. When this is expanded to those residents at 200 percent of the poverty level, the Township has seen an increase from 9.5 to 10.1 percent.

Median Household Income

County/Municipality	2008-2012 ACS	2019-2023 ACS	% Change in Real Dollars	2012 MHI adjusted for 2023 inflation*	% Change After Inflation
Chester County	\$84,741	\$120,903	42.67%	\$111,848	8.1%
West Whiteland	\$93,542	\$132,077	41.2%	\$123,464	7.0%
Charlestown	\$136,071	\$199,417	46.6%	\$179,597	11.0%
East Caln	\$91,939	\$97,772	6.3%	\$121,348	-19.4%
East Bradford	\$123,077	\$159,347	29.5%	\$162,447	-1.9%
East Goshen	\$73,266	\$105,481	44.0%	\$96,702	9.1%
East Whiteland	\$88,277	\$145,972	65.4%	\$116,515	25.3%
Uwchlan	\$103,617	\$132,998	28.4%	\$136,762	-2.8%
West Goshen	\$89,233	\$125,256	40.4%	\$117,777	6.4%

Sources: US Census, ACS 2008-2012 and 2019-2023 (Table S1901).

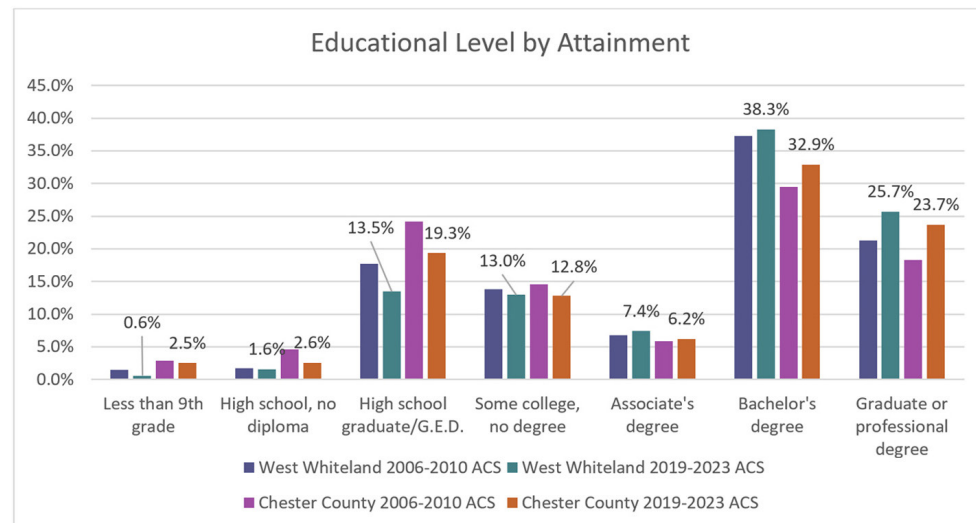
*Income from 2012 was adjusted for inflation to 2023 utilizing the U.S. Bureau of Labor Statistics inflation calculator

Poverty Status

Municipality	2008-2012 ACS % Below Poverty Level	2008-2012 ACS Population at 200% of Poverty Level	2019-2023 ACS % Below Poverty Level	2019-2023 ACS Population at 200% of Poverty Level
Chester County	6.5%	16.1%	5.9%	14.5%
West Whiteland	4.4%	9.5%	3.9%	10.1%
Charlestown	1.4%	4.9%	3.5%	7.0%
East Caln	4.4%	14.8%	1.7%	5.5%
East Bradford	4.3%	11.4%	5.3%	9.3%
East Goshen	3.8%	13.0%	6.0%	11.1%
East Whiteland	6.8%	14.6%	3.9%	9.2%
Uwchlan	2.6%	7.1%	2.1%	7.3%
West Goshen	7.5%	15.5%	5.7%	14.1%

B-7 Education

The educational attainment of West Whiteland residents is high and has increased in recent years. Residents having received a bachelor’s or graduate degree exceed those of the County as a whole, although the County has also seen increases in education levels in recent years. The most significant change in from 2010 to 2022 was the increase in residents with a graduate or professional degree from 21.3 to 25.7 percent.



B-8 Employment

Employment data provides an overview of occupation – or type of work – in addition to industry - the types of businesses in which residents are employed. The highest percentage of West Whiteland residents have occupations under the category of management, business, science, and arts at just under 68 percent of those employed. Between 2010 and 2023, there was just over a 12 percent decline for residents employed in sales and office occupations. Higher employment levels in the management category reflects the higher levels of education attained by Township residents.

Employment of Residents by Occupation*

Industry Characteristics	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Management, business, science, and arts occupations	55.2%	67.5%	47.3%	58.0%
Service occupations	9.5%	10.4%	12.5%	11.8%
Sales and office occupations	25.5%	12.8%	24.9%	16.9%
Natural resources, construction, and maintenance occupations	4.1%	4.7%	7.7%	5.6%
Production, transportation, and material moving occupations	5.7%	4.6%	7.6%	7.7%

Sources: US Census, ACS 2006-2010 and 2019-2023 (Table S2401).
*Percentage of population 16 years of age and over

Employment of Residents by Industry*

Industry Characteristics	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.2%	1.9%	1.7%
Construction	3.4%	5.1%	5.7%	5.0%
Manufacturing	11.9%	7.0%	12.6%	10.3%
Wholesale trade	4.0%	3.0%	3.4%	2.9%
Retail trade	11.2%	8.9%	11.0%	9.7%
Transportation and warehousing, and utilities	4.2%	3.6%	3.8%	3.7%
Information	2.9%	3.1%	2.2%	2.0%
Finance and insurance, and real estate and rental and leasing	12.2%	14.0%	10.0%	10.9%
Professional, scientific, and management, and administrative and waste management services	18.6%	20.9%	14.9%	17.4%
Educational services and health care and social assistance	20.4%	22.6%	21.3%	23.2%
Arts, entertainment and recreation, and accommodation and food services	5.3%	5.1%	6.7%	6.6%
Other services, except public administration	4.2%	4.0%	4.3%	4.0%
Public administration	1.8%	2.3%	2.1%	2.6%

Sources: US Census, ACS 2006-2010 and 2019-2023 (Table DP03).
*Percentage of population 16 years of age and over

As of 2020, the DVRPC estimated 19,900 jobs located within the Township. Through 2050, DVRPC estimates a 17.7 percent gain in jobs to 23,416. When compared with neighboring municipalities with significant employment bases, West Whiteland is only exceeded by East Whiteland and East Goshen with an estimated 18.1 and 17.9 percent gain in employment respectively.

Municipality	2020	2025 Forecast	2030 Forecast	2040 Forecast	2050 Forecast	% Change 2020-2050
Chester County	342,950	394,676	389,955	390,171	390,190	12.1%
West Whiteland	19,900	26,623	26,162	25,884	23,416	17.7%
Charlestown	3,277	3,594	3,560	3,567	3,669	12.0%
East Caln	3,932	4,642	4,564	4,487	4,097	4.2%
East Bradford	4,524	4,948	4,887	4,863	4,808	6.3%
East Goshen	7,836	8,921	8,757	8,836	9,237	17.9%
East Whiteland	23,806	30,556	30,184	30,367	28,122	18.1%
Uwchlan	16,800	18,418	18,124	17,905	17,576	4.6%
West Goshen	42,549	47,318	46,817	46,542	47,533	11.7%

Source: DVRPC Population & Employment Forecasts (2024)

The prime working age population in the U.S. is defined as ages 25-54. Working age population is a consideration with respect to local business and the tax base as those residents employed pay earned income tax directly back to the Township. In 2023, the prime working age population of West Whiteland was 45.4 percent of the population, with Chester County’s population just over eight percent lower at 37.3.

Prime Working Age Population

Age Group	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2013-2023 ACS
Total population	18,074	19,951	490,571	549,784
Prime working 25-54	47.0%	45.4%	41.9%	37.3%

Source: US Census, ACS 2006-2010 and 2019-2023 (Table S0101).

A major shift in commuting patterns has emerged in the Township because of the emergence of widespread remote working in the wake of the COVID-19 pandemic. In 2010, only 4.3 percent of all employed residents worked from home, but by 2022 the share of residents working from home increased to 24.5 percent. This is further reflected in decreases in all other commuting modes, with the most significant being a 16 percent decrease in residents commuting alone.

Commute Mode

Mode of commute	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Car, truck, van (drove alone)	84.1%	64.8%	81.3%	64.7%
Car, truck, van (carpooled)	5.9%	4.8%	7.5%	8.6%
Public transportation	4.2%	2.0%	2.7%	1.7%
Walked	0.2%	0.7%	2.2%	1.9%
Bicycle	0.1%	0.0%	0.2%	0.0%
Taxicab, motorcycle, or other means	1.1%	0.4%	0.9%	1.7%
Worked from home	4.3%	27.4%	5.3%	21.3%

Source: US Census, ACS 2008-2012 and 2019-2023 (Table S0801).

B-9 Housing

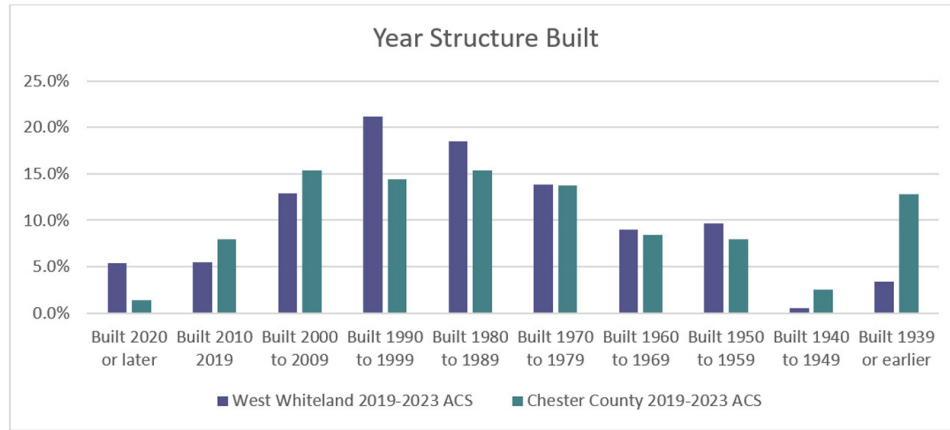
Census estimates state 8,207 total housing units are located in the Township, providing numerous of housing options. In 2023, the dominant form of housing Countywide was single-family detached, consisting of just over 60 percent of all units. For West Whiteland, this percentage was significantly lower with 42.8 percent of total units in the Township classified as detached. The percentage of units classified as one-unit attached (townhouses) was 30.1 and for multifamily units greater than 5 units was 21.9 percent. Notably the share of multifamily developments with greater than 20 units increased from 1.8 to 11 percent from 2010 to 2023, and this percentage is anticipated to continue increasing based on recent (re)development in the Township.

Housing Units

Housing Unit Characteristics	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Occupied housing units	96.3%	92.6%	95.7%	96.0%
Vacant housing units	3.7%	7.4%	4.3%	4.0%
1-unit, detached	46.6%	42.8%	61.7%	60.4%
1-unit, attached	27.8%	30.1%	17.1%	19.1%
2 units	1.7%	0.8%	1.9%	1.7%
3 or 4 units	3.6%	3.4%	3.1%	2.5%
5 to 9 units	6.9%	3.9%	3.9%	3.4%
10 to 19 units	11.5%	7.0%	4.2%	3.9%
20 or more units	1.8%	11.0%	5.3%	6.8%
Mobile home	0.0%	1.0%	2.7%	2.1%
Boat, RV, van, etc.	0.0%	0.0%	0.02%	0.03%

Sources: US Census, ACS 2006-2010 and 2019-2023 (Table DP04).

Year Structure Built



Source: US Census, ACS 2019-2023 (Table DP04).

The Township’s housing stock is generally representative of the County as a whole. 23.8 percent of the Township’s total (24.7 percent Countywide) has been constructed since 2000, and 77.3 percent (68.3 percent Countywide) has been constructed since 1970. This more contemporary housing supply results in more modern amenities as well as fewer nonconformities for housing throughout the Township.

Housing Sales

Year	West Whiteland Number of Sales	Percentage of Total Chester Co. Sales	West Whiteland Median Sales Price	West Whiteland Median Sales Price (Inflation Adjusted)	Chester Co. Median Sales Price	Chester Co. Median Sales Price (Inflation Adjusted)
1990	260	5.09%	\$141,000	\$341,341	\$149,000	\$360,707
1995	321	5.63%	\$140,000	\$287,281	\$155,000	\$318,061
2000	432	4.67%	\$173,450	\$316,913	\$188,000	\$343,498
2005	388	4.16%	\$282,500	\$456,884	\$295,000	\$477,100
2010	214	4.12%	\$290,000	\$412,766	\$295,000	\$419,822
2015	273	4.03%	\$301,000	\$397,222	\$310,000	\$409,099
2020	271	3.60%	\$365,500	\$436,973	\$375,064	\$448,407
2024	230	4.10%	\$538,318		\$525,000	

Source: CCPC Residential Housing Reports 1990-2024. * Inflation calculated to January 2024 via the U.S. Bureau of Labor Statistics inflation calculator (https://www.bls.gov/data/inflation_calculator.htm).

The Township’s median sales price has historically been slightly less than that as the County as a whole. By 2024, the Township’s median sales price of \$538,318 exceeded that of the Countywide median of \$525,000. This increase can partially be explained through a significant number of new units coming to market in the Township in 2024. The trend of increasing housing values is further illustrated in Census data which depicts a \$112,100 overall increase in median owner-occupied housing value from 2010-2022, with the greatest increase being in the \$500,000 to \$999,999 range.

Housing Value (Owner-occupied Units)

Value	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Median (dollars)	\$333,100	\$463,300	\$334,300	\$461,800
Owner-occupied units	5,378	4,957	139,743	151,694
Less than \$50,000	1.0%	0.8%	2.4%	2.4%
\$50,000 to \$99,999	0.1%	0.0%	1.9%	1.9%
\$100,000 to \$149,999	0.3%	0.3%	4.3%	1.4%
\$150,000 to \$199,999	4.7%	0.5%	8.5%	2.8%
\$200,000 to \$299,999	34.7%	14.0%	25.2%	12.9%
\$300,000 to \$499,999	45.8%	42.8%	36.9%	35.3%
\$500,000 to \$999,999	13.0%	40.6%	17.9%	37.6%
\$1,000,000 or more	0.3%	0.9%	2.9%	5.7%

Sources: US Census, ACS 2006-2010 and 2019-2023 (Table DP04).

According to the Department of Housing and Urban Development (HUD), when a household spends more than 30 percent of its total income on housing, the household is cost burdened. In 2023 the median household income in West Whiteland was \$132,077, and 30 percent of this median was \$39,623 annually or \$3,302 monthly for housing expenses. Based on the median, the 2023 median sales price of \$538,318 would not be considered affordable as a 30-year mortgage with 20 percent down would result in an estimated monthly payment of \$3,657 in August 2025*, not inclusive of other costs associated with housing. * The monthly payment of \$3,757 requires 20 percent down (\$107,664) at time of purchase with an interest rate of 6.51 percent.

Renter Characteristics

Renting Characteristics	West Whiteland 2006-2010 ACS*	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS*	Chester County 2019-2023 ACS
Median (dollars)	\$1,300	\$2,106	\$1,077	\$1,691
Units with no rent paid	22	4	1,929	1,985
Occupied units paying rent	2,016	2,639	39,464	48,726
Less than \$500	0.9%	0.0%	7.3%	3.7%
\$500 to \$999	10.8%	0.0%	35.6%	8.5%
\$1,000 to \$1,499	66.0%	7.0%	38.0%	25.5%
\$1,500 to \$1,999	22.3%	35.4%	19.1%	32.3%
\$2,000 to \$2,499	N/A	36.0%	N/A	17.4%
\$2,500 to \$2,999	N/A	15.9%	N/A	5.9%
\$3,000 or more	N/A	5.7%	N/A	6.7%

Sources: US Census, ACS 2011-2015 & 2019-2023 (Table DP04). *2006-2010 ACS: highest amount of rent listed was \$1,500 or more

Specific to renters, since 2010 ACS data depicts an increase in average monthly rent from \$1,300 to \$2,106. Further, in 2010 22.3 percent of renters paid between \$1,500-\$1,999 in average rent, but by 2023 this had increased to 35.4 percent, with 57.6 percent paying rents in excess of \$2,000. Rents less than \$1,500 decreased from 77.7 to 7 percent of total renters by 2023

Gross rent as percentage of household income

Occupied units paying rent	West Whiteland 2006-2010 ACS	West Whiteland 2019-2023 ACS	Chester County 2006-2010 ACS	Chester County 2019-2023 ACS
Less than 15.0%	14.42%	15.42%	14.36%	13.43%
15.0 to 19.9%	25.38%	17.99%	14.61%	12.25%
20 to 24.9%	21.81%	22.88%	15.19%	14.24%
25 to 29.9%	8.82%	13.40%	12.47%	12.88%
30.0 to 34.9%	7.70%	4.74%	8.07%	9.00%
35% or more	21.87%	25.56%	35.30%	38.20%
Not computed	3.87%	2.68%	6.68%	5.07%

Sources: US Census, ACS 2006-2010 and 2019-2023 (Table DP04).

According to HUD, when a household spends more than 30 percent of its total income on housing, the household is cost burdened. In 2023 the median household income in West Whiteland was \$132,077, and 30 percent of this median was \$39,623 annually or \$3,302 monthly for housing expenses. Based on the median, the 2023 median rent of \$2,106 plus expenses fell within the affordable range. However, as renting costs continue to rise, a greater number of residents who are cost-burdened with rents will also continue to rise.



➤➤➤➤➤ Appendix C:
Zoning And Land Use
In The State, County,
and Adjoining
Municipalities

C-1 Introduction

This appendix provides an overview of zoning and land use policies enacted for the areas of municipalities adjacent to the Township. It further provides an overview of enabling legislation from the Pennsylvania Municipalities Planning Code (MPC) and recent planning and zoning efforts in West Whiteland. This appendix represents a snapshot of adjacent municipalities in 2025 and may not be as representative of them at the end of the plan's time horizon.

The review of existing long-range plans in adjacent municipalities can provide important information to consider as a part of the Township's comprehensive planning process. The goals, objectives, and recommendations identified in neighboring municipal plans outline information about their future land use decisions, transportation considerations, and recreational opportunities that can be impactful along shared borders. The review of adjacent municipal plans can also identify opportunities to improve planning consistency between the Township and its neighbors.

C-2 Comprehensive Planning in Pennsylvania

This comprehensive plan was completed in compliance with the MPC, Act 247 of 1968, as reenacted and amended. The MPC enables municipal land use controls in Pennsylvania and provides the framework for developing and implementing comprehensive plans and local land use regulations, such as a zoning ordinance. The MPC calls on municipalities to review comprehensive plans every ten years.

While the 2025 West Whiteland Township Comprehensive Plan is organized as an implementable plan around priority issues, it includes all the components required by the MPC as follows:

1. Statement of Objectives - Addressed: Introduction
2. Plan for Land Use - Addressed: Chapter 5, Chapter 4
3. Plan to Meet Housing Needs - Addressed: Chapter 5
4. Plan for the Movement of People and Goods - Addressed: Chapter 1
5. Plan for Community Facilities and Utilities - Addressed: Chapter 3
6. Statement of plan component interrelationship - Addressed: Introduction
7. Short and Long-Range Implementation Strategies - Addressed: Individual topical chapters
8. Statement of Compatibility with Neighboring Municipalities and County Comprehensive Plan - Addressed: Appendix C
9. Plan for the Protection of Natural and Historic Resources - Addressed: Chapter 2
10. Plan for the Reliable Supply of Water - Addressed: Chapter 3
11. Plan for Energy Conservation - Addressed: Chapter 5

C-3 Recent Planning and Zoning Efforts in West Whiteland

West Whiteland's previous comprehensive plan was adopted in 1994. In the time since its adoption, the Township proceeded with numerous actions to support implementation of the plan. Some of these actions included:

The Township has been active in keeping both their zoning and subdivision ordinances up-to-date through regular amendments to address existing conditions, evolving uses, and advance appropriate (re)development in the Township.

In 2015, the Whitford Road and Lincoln Highway Corridors Plan was adopted as an amendment to the comprehensive plan to provide an overall vision and strategies to improve safety and aesthetics of the corridors.

In 2019, a Bicycle and Pedestrian Plan was adopted as an amendment to the comprehensive plan to provide a framework for a comprehensive bicycle and pedestrian network throughout the Township.

In 2019, an official map was adopted in accordance with MPC Article IV. The official map was enacted to facilitate future infrastructure development of trails, sidewalks, road improvements, streetscape improvements, and intersection improvements.

In 2020, a study was completed by the Urban Lands Institute to evaluate and provide recommendations for improvements to the Town Center area of the Township.

In 2022, Chapter 3: Growth Management – Land Use Plan was adopted as an amendment to the comprehensive plan to highlight recent growth within the Township and provide a strategy to accommodate anticipated growth through 2040.

C-4 Comprehensive Planning in Chester County

At the time of writing (2025) planning policy at the county level is established by Landscapes3, which was adopted by Chester County in November 2018. The vision in Landscapes3 is guided by the Landscapes Map, which depicts growth and rural resource areas.

West Whiteland is located in two designations: Suburban Center and Suburban. Areas of the Township are further included as part of the Significant Natural Landscapes Overlay.

- Suburban Center Landscapes "accommodate substantial future growth of medium to high intensity with a mix of uses, including commercial, residential, and industrial. As Suburban

Centers grow, repurposing obsolete structures and sites and encouraging sustainable development will be critical. Transportation infrastructure and amenities will need to expand with new development to create an integrated multimodal network for a variety of users.”

The Town Center in the vicinity of Route 100 and the commercial and industrial areas along Lincoln Highway west of Route 100 encompass the Suburban Center area.

- Suburban landscapes “are predominantly residential communities with locally-oriented commercial uses and community facilities. The Suburban landscapes will accommodate growth at a medium density that retains a focus on residential neighborhoods, with enhancements in housing types and affordability. Neighborhoods are inter-connected by roads, sidewalks, and paths with convenient access to parks and community facilities.”

The Suburban designation is the largest designation in West Whiteland and encompasses nearly all of the major subdivisions and residential areas in the Township outside of the Town Center area and the commercial and industrial areas along Lincoln Highway west of Route 100.

Compatibility with Landscapes Chester County Comprehensive Plan

The West Whiteland Township Comprehensive Plan is consistent with the goals and recommendations of Landscapes³ by advancing the Suburban Center vision with mixed-use (re)development throughout The Crossroads/Town Center area of the Township, radiating out from the PA Route 100/Lincoln Highway intersection; and suburban development in the remainder of the Township with natural resource corridors protected throughout.

C-5 Zoning and Land Use in Adjoining Municipalities

West Whiteland is bordered by seven municipalities: East Caln and East Bradford to the west; Uwchlan and a small portion of Charlestown to the north; East Whiteland to the east; and, West Goshen and small portion of East Goshen to the south. Detail on planning policy in these adjoining municipalities is listed below.

A. CHARLESTOWN TOWNSHIP - The existing uses, zoning, and future land use at the municipal boundary with Charlestown are generally consistent with each other at the municipal boundary.

1. Adjoining zoning

- a. FR Farm Residential District - This district encourages the use of prime agricultural soils for cultivation, to conserve critical environmental areas, and to limit the sprawling effect of development by encouraging the conservation of open space through a more compact arrangement of lots and buildings. This designation adjoins their portion of the municipal boundary at Grouse Road and Exton Park.

The FR designation in Charlestown abuts the R-1, Residential district along the entirety of the municipal boundary. The R-1 zoned properties not included as part of Exton Park have existing, single-family residential development consistent with what exists in the adjoining FR.

2. Adjoining Future Land Use – 2021 Phoenixville Region Comprehensive Plan

a. Low Density Residential (LDR) – The LDR designation abuts the entirety of the municipal boundary. The LDR future land use policy promotes single-family detached dwellings and cluster developments arranged to maximize open space at a density one unit per acre.

The LDR designation in Charlestown abuts a combination of Low Density Residential (LDR) and Open Space & Recreation (OSR) along the municipal boundary. Both of these designations compliment the same in Charlestown.

B. EAST BRADFORD TOWNSHIP - The existing uses, zoning, and future land use at the municipal boundary with East Bradford are generally consistent with each other at the municipal boundary.

1. Adjoining zoning

a. I Industrial District - This district provides for limited industrial and other related intensive activities in the Township, to establish reasonable standards governing industrial development to ensure its compatibility with the character of the area and adjacent land uses and to locate industrial uses within close proximity to major roads in order to provide safe and efficient access by industrial-related traffic. This designation adjoins their portion of the municipal boundary along Boot Road between the Amtrak and former P+T rights-of-way.

b. R-2 Residential District - This district provides for low-density residential development in areas of the Township which are not generally characterized by environmental constraints, support on-lot sewage disposal; to encourage continued agricultural, open space and conservation uses; and to encourage and promote phased development throughout the Township by permitting low-density residential uses in the R-2 District until other areas of the Township more accessible to adequate services and transportation are fully developed in medium- and high-density residential uses. This designation adjoins their portion of the municipal boundary between former P+T right-of-way and Guthrie Road.

c. R-3 Residential District - This district encourages medium-density residential development which is compatible with established land use patterns; located in areas of the Township which contain environmental features generally suitable for such development; and accessible to transportation systems and community facilities appropriate for such development. The R-3 District is designed to provide a transition between areas of low- and high-density residential uses. This designation adjoins their portion of the municipal boundary south of Guthrie Road.

All three of these designations in East Bradford abuts the R-1, Residential district along the entirety of the municipal boundary. These properties have existing, single-family residential de-

velopment and recreational uses consistent with what exists in East Bradford. The only area with conflicting zoning is with the I Industrial District, but at the time of writing this property was undeveloped and heavily wooded.

2. Adjoining Future Land Use – 2016 Comprehensive Plan

- a. Industrial (I) – The I designation mirrors the same area of the Industrial zoning district at the municipal boundary. The I future land use policy promotes areas for industrial or manufacturing uses, including wholesaling, warehousing and office, with limited retail sales or services.
- b. Low Density Residential (LDR) – The LDR designation mirrors the same area of the R-2 Residential District zoning at the municipal boundary. The LDR future land use policy promotes housing development of generally less than one dwelling unit per two acres.
- c. Medium Density Residential (MDR) – The MDR designation mirrors the same area of the R-3 Residential District zoning at the municipal boundary. The MDR future land use policy promotes housing development of approximately one dwelling unit per acre.

The Low Density Residential (LDR) designation in West Whiteland abuts the majority of the municipal boundary, with a small areas of Transportation (T) at the rail ROW. The LDR and MDR areas in East Bradford generally complement the existing land use pattern in West Whiteland. The Industrial area borders both the T area as well as a small portion of the LDR.

C. EAST CALN TOWNSHIP

The existing uses, zoning, and future land use at the municipal boundary with East Caln are generally consistent with each other at the municipal boundary.

1. Adjoining zoning

a. R-1 Single-family Detached Residential District

This district provides for limited density of residential development while preserving environmentally sensitive natural features and scenic landscapes. This designation adjoins their portion of the municipal boundary at the Whitford Country Club.

The R-1 designation in East Caln abuts the R-1, Residential district along the entirety of the municipal boundary. These properties have existing, single-family residential development and recreational uses consistent with what exists in East Caln. It should be noted the country club use in this district is non-conforming in both municipalities as it is not a defined use allowed in either R-1 district.

b. R-2 Single-family Detached Residential District

This district provides for limited density, when off-site water and sewer service is provided, of residential development while preserving environmentally sensitive natural features and scenic landscapes.

The R-2 designation in East Caln abuts the R-1, Residential district along the entirety of the municipal boundary. These properties have existing, single-family residential development consistent with what exists in East Caln.

c. R-3 Single-Family Detached and Semidetached, Townhouse, Apartment, Mobile Home Park Residential District.

This district provides for limited density, when off-site water and sewer service is provided, of residential development while preserving environmentally sensitive natural features and scenic landscapes. Under the provisions of conditional use, townhouses, semidetached and apartments are permitted.

The R-3 designation in East Caln abuts the R-3, Residential district along the entirety of the jurisdictional border. Although the permitted uses in each district are consistent, in East Caln at the municipal boundary is a non-conforming, commercial use at the time of writing.

d. OC-2 Office, Commercial, Hotel/Motel District.

This district provides for office building and hotel/motels on single lots and under the provisions of condition use retail and personal service shops and restaurants when located within the office or hotel building.

The OC-2 designation in East Caln abuts the I-1, Limited Industrial district along the municipal boundary between Lincoln Highway and the Route 30 Bypass. The permitted uses in each district are consistent.

e. OC-3 Office, Commercial, Hotel/Motel Campus District.

This district provides suitable location for businesses that rely on a regional market area and need vehicular access to the interchange of Route 30. The large minimum lot size encourages large uses or an integration of smaller uses.

The OC-3 designation in East Caln abuts the I-2, General Industrial district along the municipal boundary between the Route 30 Bypass and the Amtrak/SEPTA rail line. North of Clover Mill Road, the existing quarry use spans the municipal border. South of Clover Mill Road in East Caln, is a townhouse community that is in consistent with the permitted uses in the adjoining I-2.

2. Adjoining Future Land Use – 2024 East Caln Township Comprehensive Plan

a. Low Density Residential (LDR) and Medium Density Residential (MDR) – The LDR and MDR designations abuts the northeastern corner of the Township with West Whiteland. The LDR and MDR future land use policy promotes limited, residential infill (re)development consistent with the existing built environment.

b. High Density Residential (HDR) – The HDR designation abuts the southeastern corner of the Township and encompasses Lennar at Clover Mill. The HDR future land use policy encompasses multi-family development and promotes community amenities and appropriate transitions from conflicting adjacent land uses.

c. Town Center (TC) – The TC designation abuts West Whiteland in the vicinity of Lincoln High-

way, north of the Route 30 Bypass. The TC future land use policy envisions vibrant commercial uses and consideration for more mixed-use redevelopment where appropriate.

- d. Quarry (Q) – The Q designation encompasses the areas contiguous with the Heidelberg Materials Downingtown Quarry that span the municipal boundary. The Q future land use policy recognizes its operation will continue for the foreseeable future and recommends zoning changes to better facilitate its operations.
- e. Golf Course (GC) – The GC designation encompasses the areas contiguous with the Whitford Country Club that span the municipal boundary. The GC future land use policy acknowledges the desire for the golf course use to remain but notes any redevelopment should be consistent with the surrounding community.

South of Lincoln Highway, with the exception of a small area of HDR in East Caln, the Heavy Industrial (HI) and Industrial & Business Park (IBP) designations in West Whiteland compliment the neighboring Q designation. North of Lincoln Highway a combination of Low Density Residential (LDR) and Open Space & Recreation (OSR) along the municipal boundary. This is generally consistent with the adjoining land use in East Caln with the exception of the frontage properties along Lincoln Highway which border TC

D. East Goshen Township

The existing uses, zoning, and future land use at the municipal boundary with East Goshen are consistent with each other at the municipal boundary.

1. Adjoining zoning

- a. R-2 Low Density Residential District - This district encourages low density residential development on lots of sufficient size to provide for on-lot sewage disposal and on-lot water supply. This designation adjoins the entirety of the municipal boundary with West Whiteland.

The R-1 designation in East Bradford abuts the R-1, Residential district along the entirety of the municipal boundary, and the boundary is located within the Mill Valley subdivision of single-family residential dwellings.

2. Adjoining Future Land Use – 2015 East Goshen Township Comprehensive Plan

- a. Low Density Residential (LDR) – The LDR designation abuts the entirety of the municipal boundary with West Whiteland and promotes low density, residential development consistent with the existing built environment.

The LDR designation in East Goshen abuts a combination of Low Density Residential (LDR) and Open Space & Recreation (OSR) along the municipal boundary. Both of these designations compliment the same in East Goshen.

E. East Whiteland Township

The existing uses, zoning, and future land use at the municipal boundary with East Whiteland are generally consistent with each other at the municipal boundary.

1. Adjoining zoning

a. OS Open Space District

This district is intended to preserve parkland, game lands, forests, conservation tracts, and other designated community resource areas for their perpetual use and enjoyment as open space by the residents of the Township. This designation adjoins their portion of the municipal boundary at the far northwest corner of the Township, contiguous with Exton Park.

The OS designation in East Whiteland abuts the R-1, Residential district along the entirety of the municipal boundary. The contiguous R-1 zoned properties are all part of Exton Park.

b. R-1 Low-Density Residential District

This district is intended to provide locations and development standards for single-family detached residential dwellings and is also appropriate for residential clustering. This designation adjoins their portion of the municipal boundary at the far southwest corner of the Township, south of the Amtrak/SEPTA right-of-way.

From north to south, the R-1 designation in East Whiteland abuts the O/L, Office/Laboratory district along the municipal boundary south of the Amtrak/SEPTA right-of-way, inclusive of properties developed with commercial offices. The I-1, Limited Industrial district abuts from south of the O/L to King Road and includes developed properties with light industrial uses. South of King Road, East Whiteland abuts the R-1, Residential district, and includes developed properties with single-family homes.

c. R-2 Low-Density Residential District

This district is intended to provide locations and development standards for single-family detached residential dwellings and is also appropriate for residential clustering at medium-low-density areas. This designation adjoins their portion of the municipal boundary at the far southwest corner of the Township, south of the Amtrak/SEPTA right-of-way.

The R-2 designation in East Whiteland abuts the O/L, Office/Laboratory district along the entirety of the municipal boundary between Old Valley Road and the Chester Valley Trail. At the time of writing, the adjoining properties in West Whiteland were vacant, but a proposal for a 317 unit, age-restricted active adult community with a mixture of single-family, twins, and townhouses was before the Township which generally compliments the neighboring Malvern Hunt subdivision.

d. INS Institutional District

This district is intended to provide appropriate locations and development standards for a

wide range of types of institutions. This designation adjoins their portion of the municipal boundary just south of the Chester Valley Trail. At the time of writing, these zoned properties were vacant but approved for construction of a data center.

The INS designation in East Whiteland abuts the O/L, Office/Laboratory district along the entirety of the municipal boundary. At the time of writing, these properties were vacant but approved for construction of stormwater facilities associated with the data center proposed in neighboring East Whiteland.

e. O/BP Office/Business Park District

This district is intended to provide appropriate locations and development standards for medium-to-high-intensity business or professional offices. This designation adjoins their portion of the municipal boundary in the vicinity of Route 202, north of the Amtrak/SEPTA right-of-way. At the time of writing, these zoned properties included a variety of light industrial, utility, and commercial uses.

The O/BP designation in East Whiteland abuts the O/L, Office/Laboratory district along the entirety of the municipal boundary. These properties in West Whiteland all have uses of a similar nature to those in East Whiteland.

2. Adjoining Future Land Use – 2016 East Whiteland Township Comprehensive Plan

All the future land use designations in East Whiteland generally mirror that of the existing zoning. As such, the future land use policy generally matches that of the underlying zoning

a. Open Space (OS) – The OS designation encompasses functional recreational areas, natural open space for conservation, preservation, or recreational uses.

b. Low Density Residential (LDR) – The LDR designation encompasses housing development of generally less than 3.5 dwelling units per acre.

c. Institutional (INS) – The INS designation encompasses public/private uses related to governmental functions, education, elder care, cultural facilities, and hospitals.

d. Office/Business Park (O/BP) – The O/BP designation encompasses areas for traditional office parks with some ancillary uses.

Along the entirety of the municipal boundary with East Whiteland, the various future land use designations generally complement each other.

F. Uwchlan Township

The existing uses, zoning, and future land use at the municipal boundary with Uwchlan are generally consistent with each other at the municipal boundary.

1. Adjoining zoning

a. R-1 Low Density Residential District

This district is intended to provide suitable areas for neighborhoods of single-family home development at densities which are dependent upon off-site sewerage and water facilities. This designation adjoins nearly the entirety of the municipal boundary.

The R-1 designation in Uwchlan abuts the R-1, Residential district along the majority of the municipal boundary, and all properties have complimentary single-family homes on each side of the boundary.

Adjoining a small section of the boundary, west of Route 100 is the NC, Neighborhood Commercial district. Although a commercial focused district, the existing land use in Uwchlan that adjoins this area contains a small, multi-family facility. East of Route 100 is an area zoned R-2, Residential district. The existing land use in this area are townhouses that generally compliment the PRD development in adjoining Uwchlan.

2. Adjoining Future Land Use – 2020 Uwchlan Township Comprehensive Plan

a. Medium Density Residential (MDR) – The MDR designation abuts the entirety of the municipal boundary with West Whiteland and promotes medium density, residential development consistent with the existing built environment.

The MDR designation in Uwchlan abuts a combination of Low Density Residential (LDR) and Open Space & Recreation (OSR) along the municipal boundary. Both of these designations compliment the same in Uwchlan.

G. West Goshen Township

The existing uses, zoning, and future land use at the municipal boundary with West Goshen are generally consistent with each other at the municipal boundary.

1. Adjoining zoning

a. R-2 Residential District

This district is intended to provide areas for single-family home development. This designation adjoins West Whiteland along the municipal boundary west of Grove Road.

The R-2 designation in West Goshen abuts the R-1, Residential district along the entirety of the municipal boundary, and all properties have complimentary single-family homes on each side of the boundary.

b. R-3 Residential District

This district is intended to provide areas for single-family home development. This designation adjoins West Whiteland along the municipal boundary east of Grove Road to Boot Road.

The R-3 designation in West Goshen mostly abuts the R-1 and R-2 Residential districts along the entirety of the municipal boundary, and all properties have complimentary single-family homes on each side of the boundary. A small portion also borders the NC, Neighborhood

Commercial district in the vicinity of Boot Road. At the time of writing, this area was wooded, but any future development should incorporate adequate buffering and screening with the adjoining residential development in West Goshen.

c. R-4 Residential District

This district is intended to provide areas for single-family, two-family, and multi-family home development. This designation adjoins West Whiteland along the municipal boundary east of Phoenixville Pike.

The R-3 designation in West Goshen abuts the R-1 Residential district along the entirety of the municipal boundary, and all properties have complimentary single-family homes on each side of the boundary.

d. C-1R Neighborhood Commercial District (Restricted)

This district is intended to provide areas for small-scale commercial operations that complement adjacent residential areas. This designation adjoins West Whiteland along the municipal boundary between Boot Road and Phoenixville Pike.

The C-1R designation in West Goshen abuts the R-2 Residential district along the entirety of the municipal boundary. The adjoining property is the open space area of the Hollyview subdivision.

2. Adjoining Future Land Use – 2019 West Goshen Township Comprehensive Plan

a. Residential Infill Development (RID) – The RID designation abuts the nearly the entirety of the municipal boundary with West Whiteland and envisions development in this area would taking the form of infill development and would conform to the existing neighborhood’s physical form to preserve the neighborhood’s character.

b. Neighborhood Commercial (NC) – The NC designation abuts the municipal boundary with West Whiteland between Boot Road and Phoenixville Pike and envisions commercial areas that enable residents to obtain basic goods and services at locations convenient to their neighborhoods. These areas are intended to accommodate small-scale uses that are compatible with the surrounding neighborhood.

The RID designation in West Goshen abuts a combination of Low Density Residential (LDR) and Open Space & Recreation (OSR) along the municipal boundary. The same is for the NC designation at Boot/Ship Road. Both of these designations complement the same in West Goshen.



»»»»» Appendix D:
Public Participation

D-1 Introduction

An essential part of the development of a comprehensive plan is community participation in the overall process. As part of the West Whiteland update, public input was solicited and subsequently included as an element of the proposed recommendations and implementation strategies presented in each topical chapter. This appendix outlines the various methods utilized through the process to engage in the overall community.

D-2 Comprehensive Plan Task Force

Development of this plan was led by a task force consisting of members of the Planning Commission, Public Services Commission, Stormwater Task Force, a representative of the Board of Supervisors, and Township residents. The task force analyzed and evaluated pertinent information affecting land use, connectivity, economic development, natural resources, environmental sustainability, parks and recreation, historic preservation, and community facilities throughout the Township. Recommendations were developed by the task force to meet the challenges and opportunities identified through the planning process, and then shared with the public for review and endorsement.

D-3 Stakeholder Interviews

Early in the planning process, numerous individuals within the community were identified by the Township to meet independently for a stakeholder interview. People interviewed represented a wide array of interests and areas of expertise.

Feedback received from the various stakeholders was overwhelmingly positive, especially regarding interaction with municipal staff. Stakeholders lauded the progressive mindset of township administration and its active communication. A general overview of these interviews is listed below.

- There is a need for affordable and moderately priced homes to support workforce, but no incentive.
- Need more housing options, not just larger multi-family facilities.
- Need to continue to address stormwater and traffic related issues.
- Need to plan for future of more dated office and industrial parks.
- Concern with residential encroaching into industrial and commercial areas.
- What is the future of Exton Mall?
- Need for more non-retail uses (i.e. hotel, conference center, mom & pop restaurants, etc.)
- Township has generally been helpful guiding through the development process.
- Need more housing options, not just larger multi-family facilities.
- Need more pedestrian facilities connecting neighborhoods to commercial areas.
- Continue to provide support to police and first responders.
- Ensure infrastructure supports anticipated growth (i.e. roads, sewer, fiber-optic facilities, etc.)
- More opportunities for adaptive reuse and ability to modernize/adapt historic resources.
- Multi-family developments are seeing greater number of families, not just 1-2 person households.

D-4 Public Workshop

On September 25, 2024, a public workshop was held at the Township Building to introduce the project and solicit direct feedback from the community on strengths and opportunities facing the Township. Those at the workshop participated in a pair of visioning exercises to allow for direct input into the process. Those in attendance provided valuable feedback that helped in further refining draft goals and recommendations.

D-5 Public Meeting

On October 29, 2025, a public meeting was held at the Township Building to present the draft plan recommendations and solicit direct feedback from the community on them. Those in attendance provided valuable feedback that helped in further refining draft goals and recommendations.



D-6 MPC Adoption Process

Winter 2026

D-7 Public Survey Results

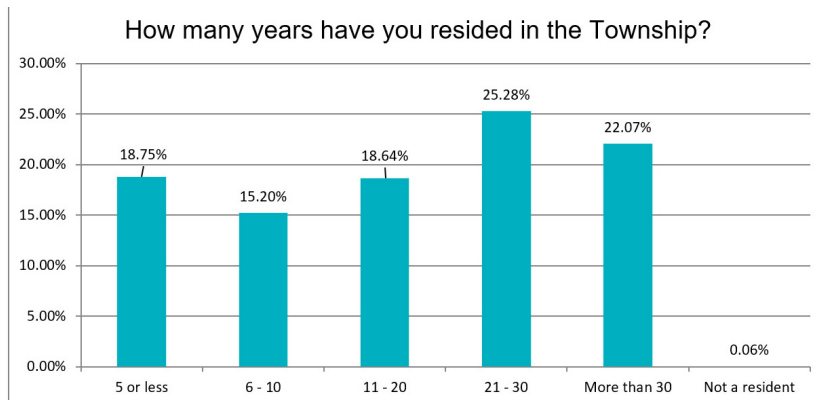
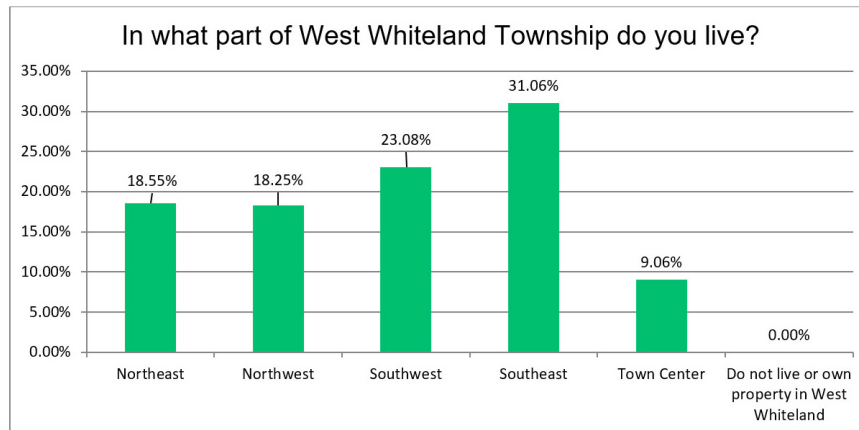
The public survey was conducted via SurveyMonkey and included a variety of questions regarding resident satisfaction with features in the community. For each question, survey participants were able to leave specific comments and feedback.

The survey was open from October 1, 2024, through February 1, 2025 and was promoted on the Township newsletter, website, and social media. Residents were encouraged to share the survey with others in the community. A total of 1,944 people took the survey, of which 1,717 indicated they were Township residents. Based on the 2023 Census ACS population estimate of 20,630 residents, 8.3 percent of Township residents took the survey. Respondents also provided over 3,600 individual comments.

While not meant to be scientific or reflective of the entire community, the responses and comments received from this survey were a component in informing the overall goals, objectives, and recommendations of this plan along with other relevant information. The results of this survey, as well as summaries of common feedback are provided below.

D-7(A) Geographic Representation

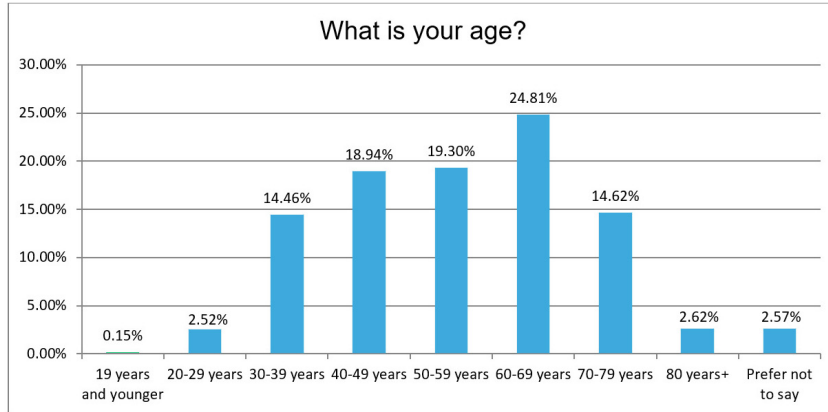
Respondents represented all Township geographic areas



The tenure of those who took the survey was representative of both new and long-time residents. Those who have lived for more than twenty years in the Township were most represented, but a significant number of newer residents also participated in the survey.

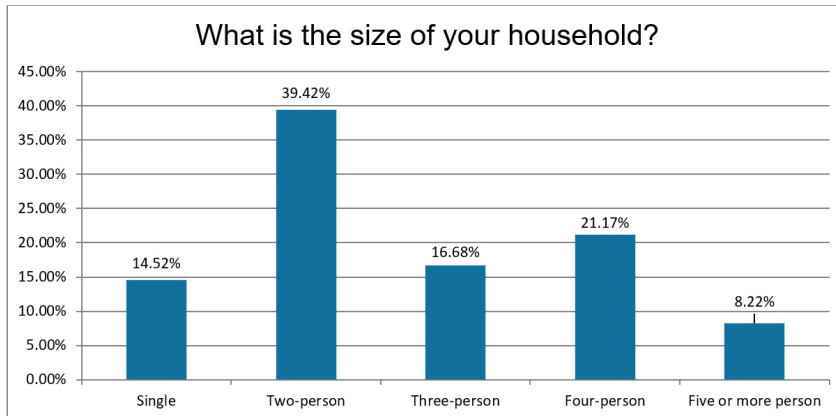
D-7(B) Age of Survey Respondents

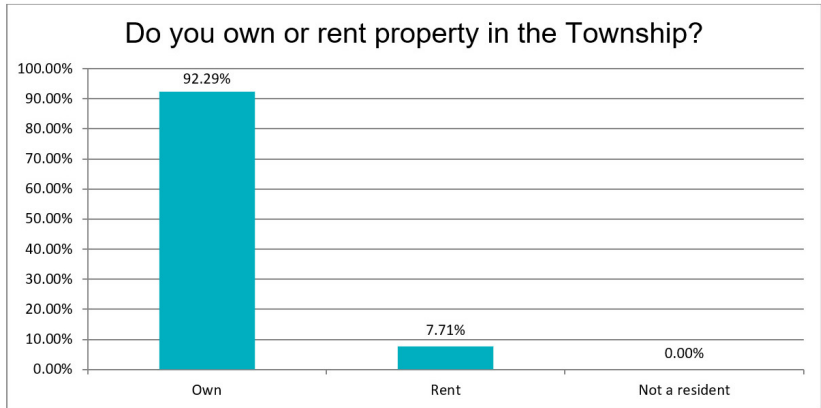
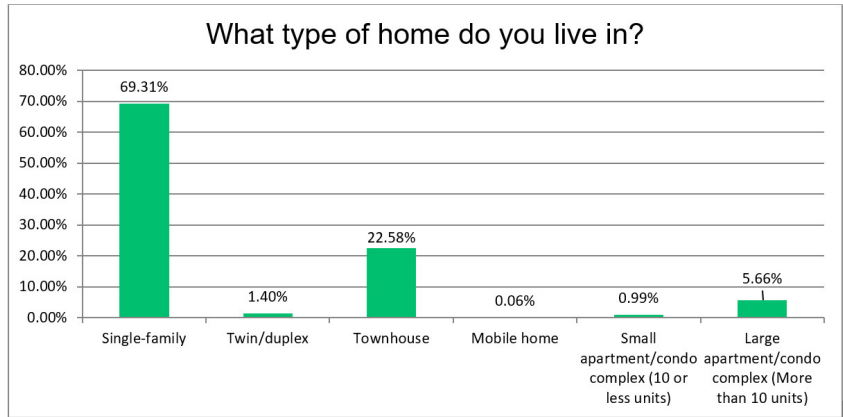
The survey response rate had high numbers of respondents from the ages of 30-69. This is generally reflective of the large number of families and retirees that reside in the Township.



D-7(C) Household Characteristics of Survey Respondents

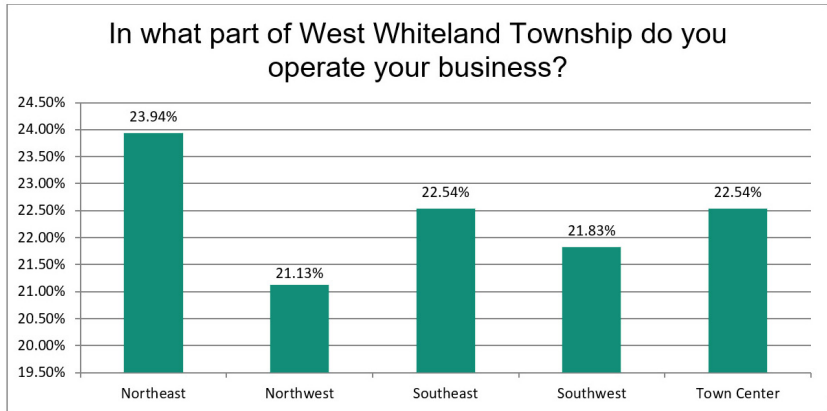
The household size of respondents generally reflects the overall makeup of the Township. Although two-person households was the highest percentage, those with three or more members in the household make up the largest percentage which constitute the many families calling the Township home. Respondents were predominantly property owners living in single-family detached homes.

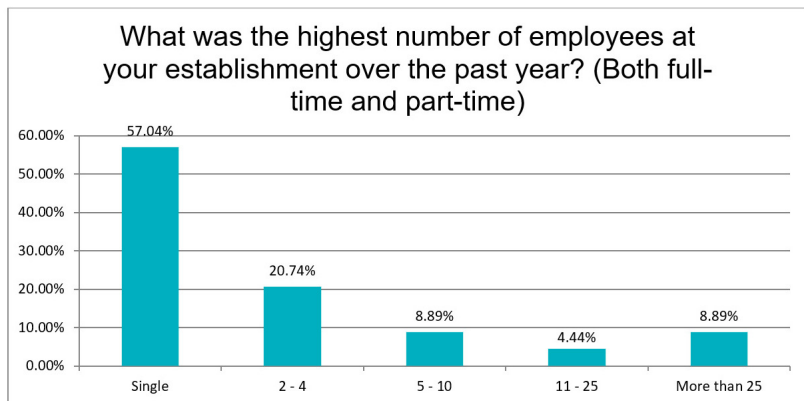
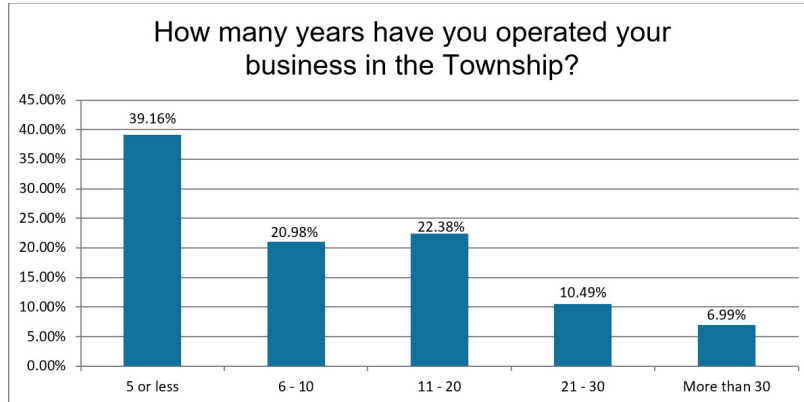




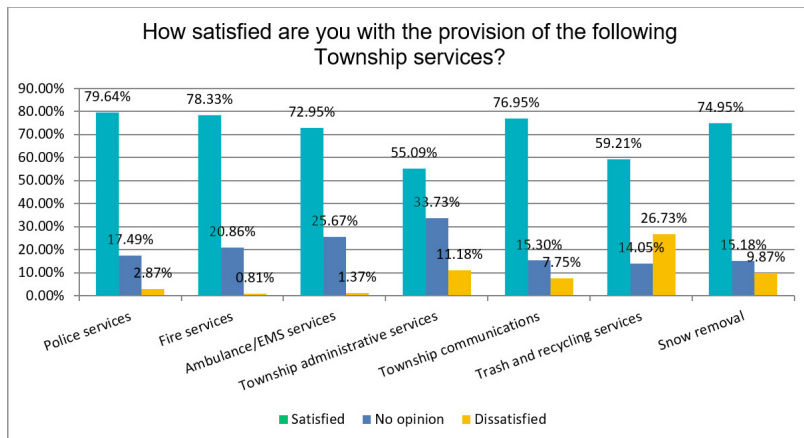
D-7(D) Business and Businessowners

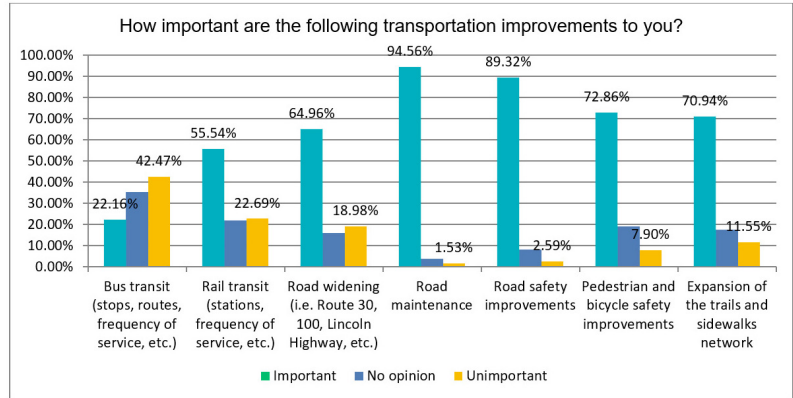
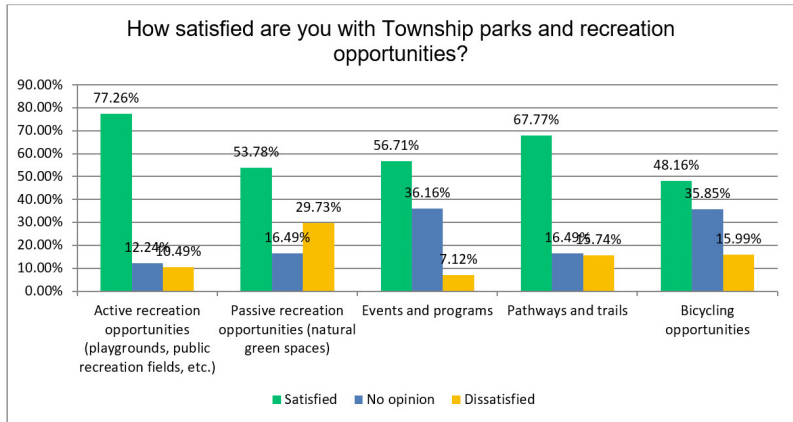
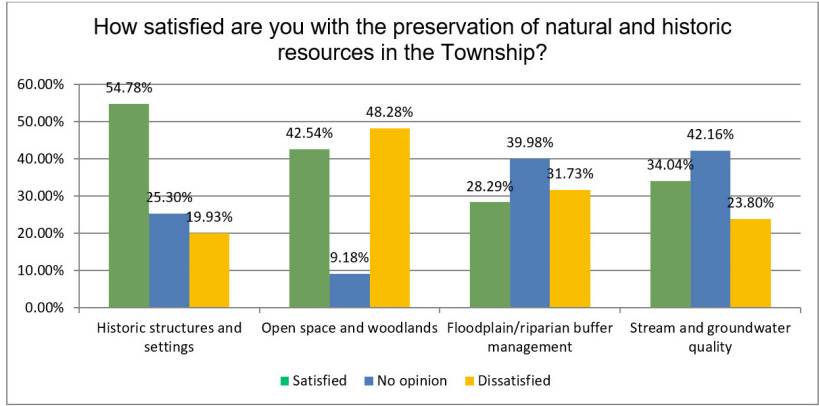
Businessowners who took the survey operated in all areas of the Township. The majority were sole practitioners that have been in operation for less than five years.

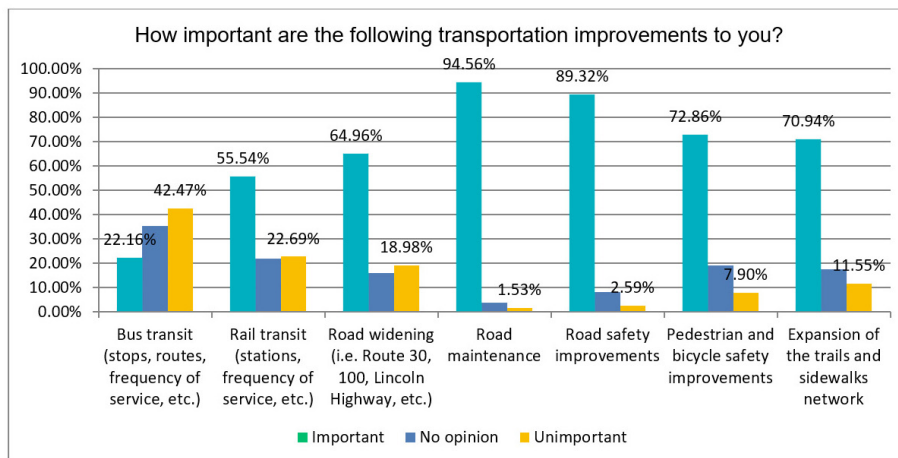
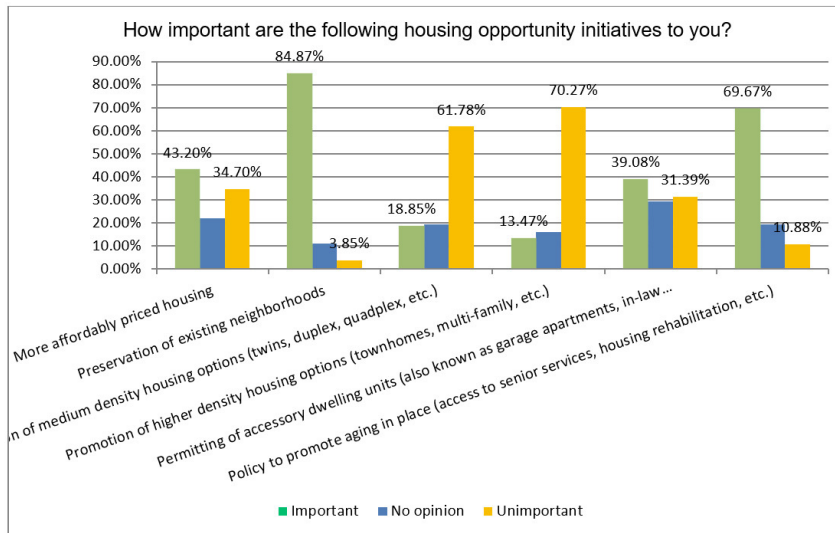
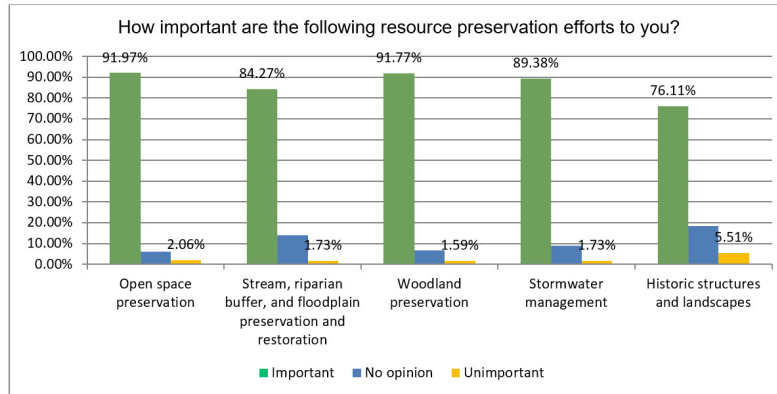


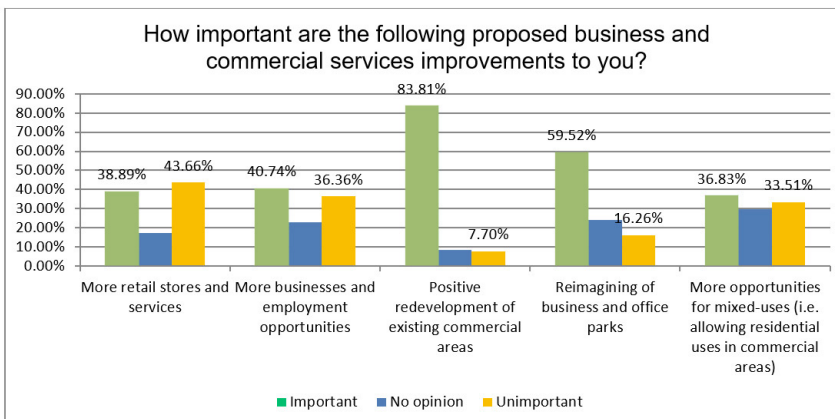
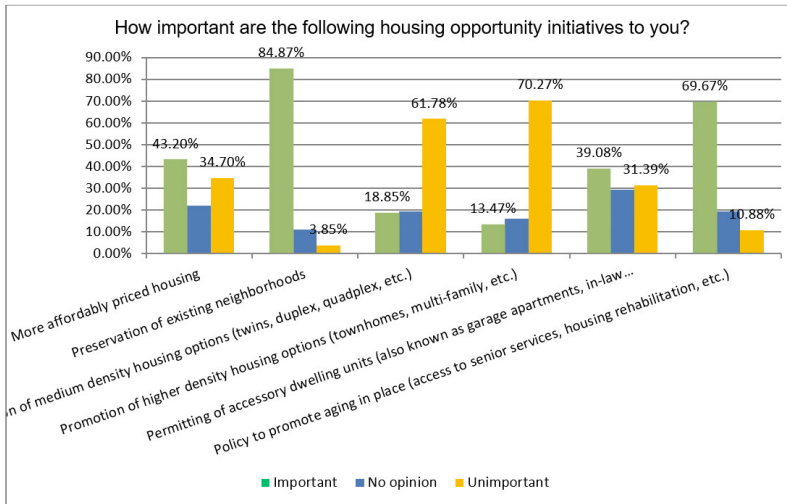
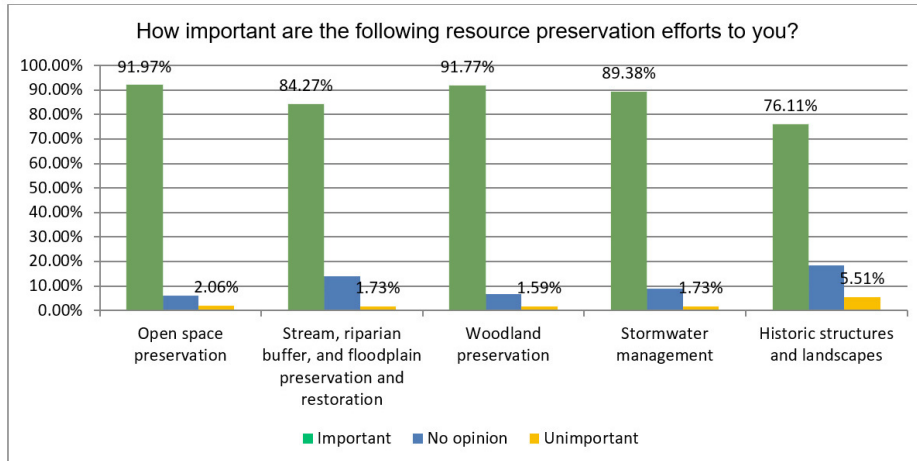


D-7(E) Respondents Satisfaction

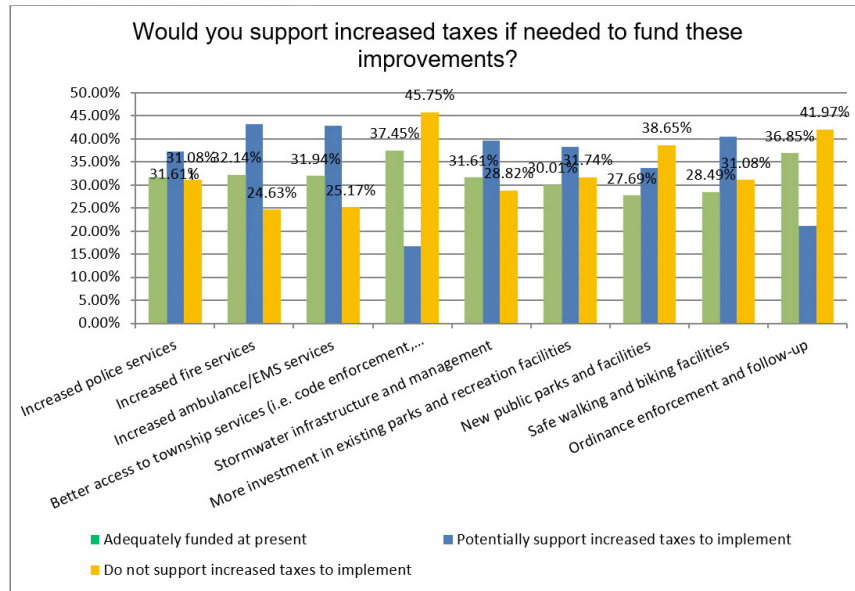








D-7(F) Respondent Support (or lack of) for Increased Fees/Taxes for Service Enhancements



D-7(G) Summary of Respondents Written Comments

Below is a sampling of the diverse array of written comments received as part of the public survey.

Do you have any specific concerns or feedback about any of the above topics?

- Overdevelopment
- Please stop building housing complexes. It's destroying this township
- Stop allowing the building of homes!
- West Whiteland does NOT need more housing or commercial building just to increase its tax base.
- Overbuilding without the infrastructure to support!!
- To many people - overdeveloped. In my eyes ruined the township.
- Traffic congestion.
- The roads cannot handle the volume of traffic.
- Traffic congestion due to all the new housing units.
- Traffic signals are not timed very well.
- Increasing taxes.
- Taxes jumped up way to high this year, kind of ridiculous.
- I am not focused on increasing services but rather maintaining what is currently offered.
- Keep management financially efficient. Do not increase taxes.
- Green/open space preservation.
- Stop destroying the green space of West Whiteland.
- Not just grass and paved walkways, we need real natural spaces with trees and native plants.
- Better pedestrian infrastructure.
- Connect with more sidewalks for better pedestrian safety and connectivity.
- Need more walking/biking trails from residential areas to shopping centers.
- Stormwater management.
- Stormwater management is a nightmare.

- Revisit the code for storm water management for long time home owners.
- Stormwater, too much flooding in West Whiteland township!
- Trash pickup.
- Trash and recycling setup needs reevaluated.

What do you think will be the most significant challenges or opportunities that West Whiteland Township will face in the next five years?

- We should not be aiming to be the next King of Prussia.
- Increased demand on infrastructure due to increased population from new apartments/homes.
- Repurposing of Exton Square, and abandoned industrial spaces.
- Administrative bloat and runaway local government costs.
- Managing the growth in population that the many apartments/condos that have been built will create, while preserving the positives of the community.
- Preservation of open space to manage floodwaters.
- Over population. Too much building ... too many people.
- Too much traffic due to over building.
- Traffic and affordable housing

Do you have any further comments that you want the Township to consider?

- Develop/expand housing and entertainment options for residents of all ages.
- The infrastructure needs to be addressed before any further development.
- Preserve open space.
- Get rid of the trash bags and do a normal trash collection.
- Love how low taxes are. Please explore other ways to increase revenue if needed.
- Do not raise taxes!
- Slow down all this new construction and repurpose existing structures.
- Keep reaching out to your constituents.
- The infrastructure needs to be addressed before any further development.



➤➤➤➤➤ Appendix E:
Glossary of Terms

Glossary of Terms and Acronyms

GLOSSARY OF TERMS

Cool roof – A roof designed to reflect more sunlight than a conventional roof, absorbing less solar energy. This can save energy and money in buildings with air conditioning or improve comfort and safety in buildings without air conditioning, by reducing heat flow from the roof into the occupied space. A cool roof can also include a green roof.

Crime Prevention Through Environmental Design (CPTED) – A multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural environments to both reduce and minimize fear of crime.

Best Management Practices (BMPs) – BMPs are policies, practices, procedures, or structures implemented to mitigate the adverse environmental effects on surface water quality resulting from development. BMPs are categorized as structural or non-structural.

Invasive species – An invasive species means an alien species whose introduction does or is likely to cause economic or environmental harm or harm to human health.

Managed meadow – An area intentionally planted with a mix of native wildflowers and grasses, which is maintained, including but not limited to: annual or biannual mowing, pest management and prevention, and weeding.

Microtransit – A technology-enabled service that uses multi-passenger vehicles to provide on-demand services with dynamically generated routing. Microtransit services are traditionally provided in designated service areas. Service models include first mile/last mile connections to fixed route services; hub to hub zone-based services; the commingling of ADA complementary paratransit services with general transit service; and point-to-point service within a specific zone or geography.

Multi-modal – Multi-modal transportation includes walking, biking, transit, rail, cars, and trucks. Multi-modal transportation is the movement of people and goods on roadways, including but not limited to, motorists, transit-riders, freight-carriers, bicyclists and pedestrians, including those with disabilities.

Municipal Separate Storm Sewer (MS4) – MS4 means a conveyance, or system of conveyances owned or operated by a public body having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, designed or used for collecting or conveying stormwater; which is not a combined sewer; and which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

Pollution reduction plan (PRP) – A PRP outlines the plan the Township will use to reduce pollutants discharged from the Township storm sewer system consistent with the requirements of the PAG-13 MS4 Individual Permit.

Ridesharing – Involves adding passengers to a private trip in which driver and passengers share a destination. Such an arrangement provides additional transportation options for riders while allowing drivers to fill empty seats in their vehicles. Traditional forms of ridesharing include carpooling and vanpooling.

Riparian buffer – A riparian buffer is a vegetated area near a watercourse, usually forested, which helps shade and partially protect the stream from the impact of adjacent land uses. They further serve to increase quality and reduce pollution of a watercourse.

Stub street – A portion of a street or cross access drive used as an extension to an abutting property that may be developed in the future.

FREQUENTLY USED ACRONYMS

BMP – Best management practices

CCCD – Chester County Conservation District

CCEDC – Chester County Economic Development Council

CCPC – Chester County Planning Commission

CIP – Capital improvements plan

CPTED – Crime Prevention Through Environmental Design

CVT – Chester Valley Trail

DVRPC – Delaware Valley Regional Planning Commission

EIT – Earned income tax

HOA – Homeowners association

MS4 – Municipal Separate Storm Sewer Systems

PADCED – Pennsylvania Department of Community and Economic Development

PADEP – Pennsylvania Department of Environmental Protection

PHMC – Pennsylvania History and Museum Commission

TMACC – Transportation Management Agency of Chester County

TII – Transportation Improvements Inventory

TIP – Transportation Improvement Program

WCACOG – West Chester Area Council of Governments



**EAST CALN
TOWNSHIP**

**EAST BRADFORD
TOWNSHIP**

Uxonville
Elementary
School

Beardmore
High School
East

Exton

Belvidere

Belknap
Corporate
Center

Bradford Hills

Mary Cleaves
Elementary
School

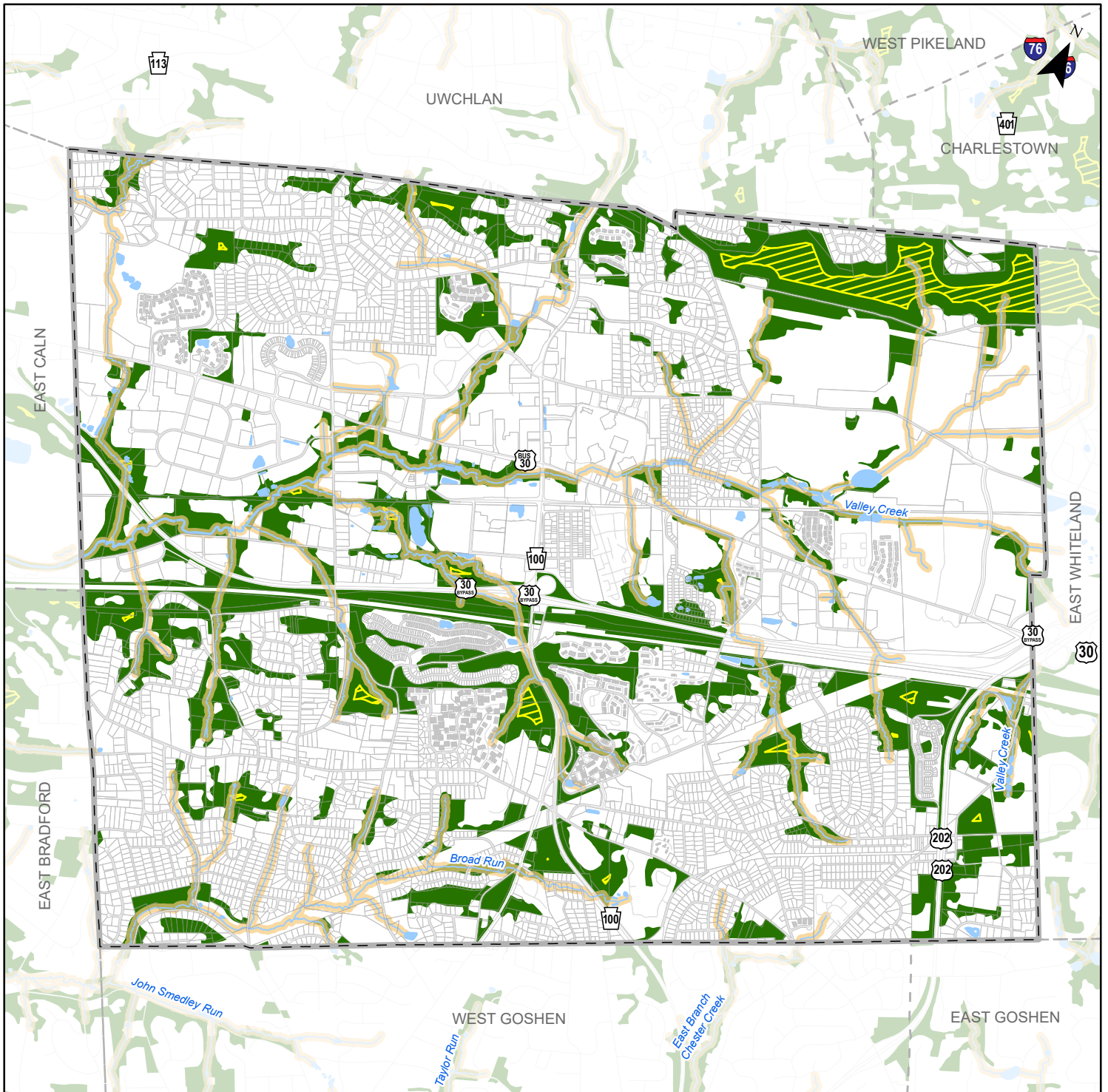
Grove
Grove Men
Cemetery

**EAST
WHITELAND
TOWNSHIP**

**EAST GOSHEN
TOWNSHIP**

**WEST GOSHEN
TOWNSHIP**

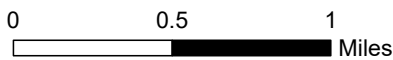




Biotic Resources

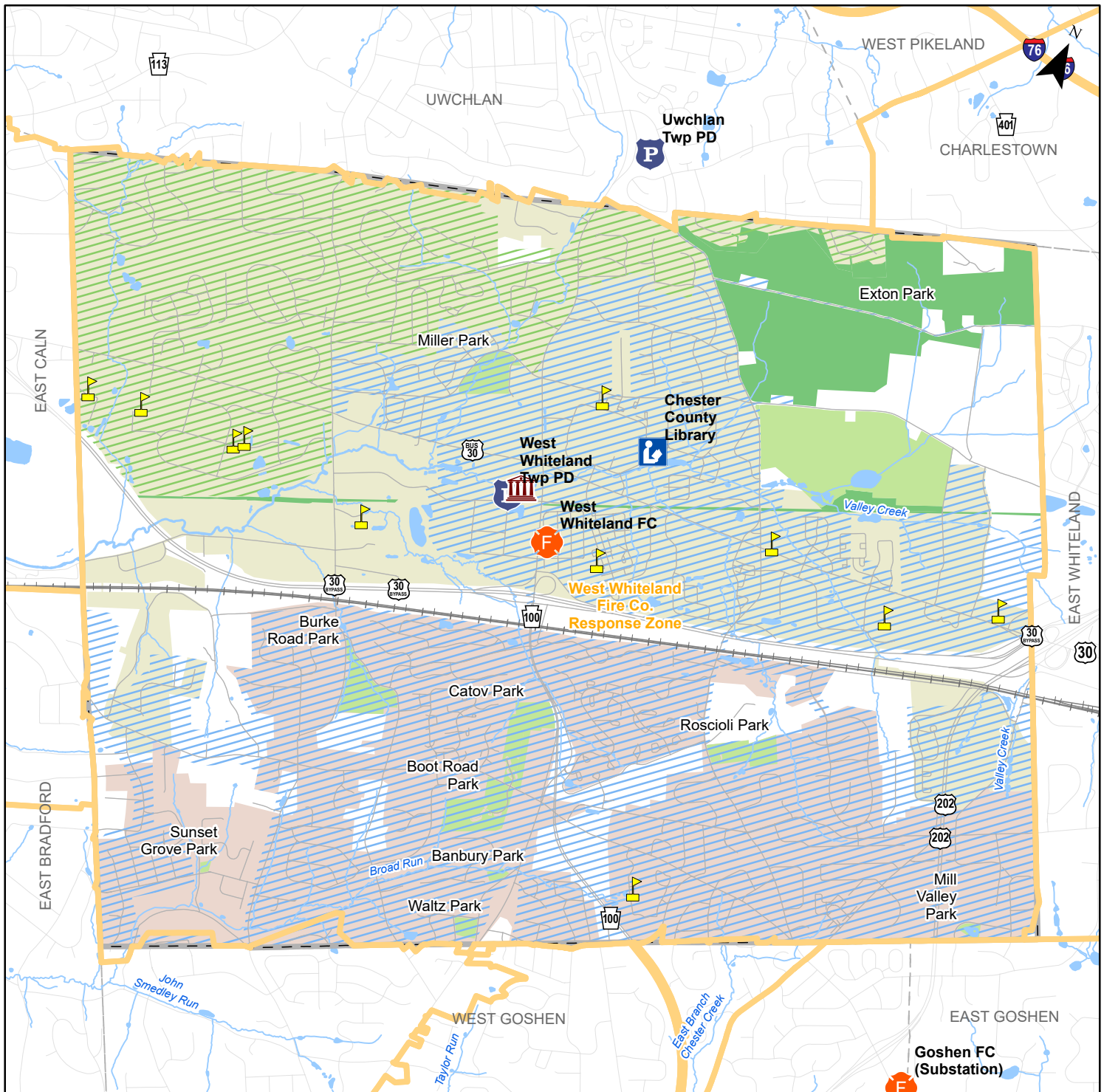
West Whiteland Township, PA
Comprehensive Plan 2026

-  Estimated tax parcels
-  Roads
-  Water bodies
-  Streams
-  Township boundary
-  Adjacent municipal boundaries
-  Riparian buffer (100ft)
-  Woodland
-  Interior woodland (>300ft from edge)



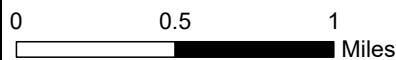
Data Source: Base data from Chester County Geographic Information Services, 2025; Woodland data from DVRPC, 2023.

Prepared By: Chester County Planning Commission, 11/7/2025



Community Facilities

West Whiteland Township, PA
Comprehensive Plan 2026



Data Source: Base data from Chester County Geographic Information Services, 2025. County parks and municipal recreation (active and passive) from West Whiteland Township, 2025.







Prepared By: Chester County Planning Commission, 1/5/2026

- | | | |
|---|--------------------------|-------------------------------------|
| — Roads | Emergency response zones | Water service area |
| — Railroad | Fire stations | /// Aqua PA Main System |
| Water bodies | Police stations | /// Aqua PA Uwchlan |
| Streams | Private schools | Sewer service area |
| Township boundary | Township building | Downingtown Area Regional Authority |
| Adjacent municipal boundaries | Public libraries | West Goshen Sewer Authority |
| County Parks | | |
| Municipal Recreation (Active and Passive) | | |

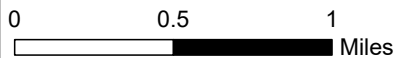


Developable Lands

West Whiteland Township, PA
Comprehensive Plan 2026

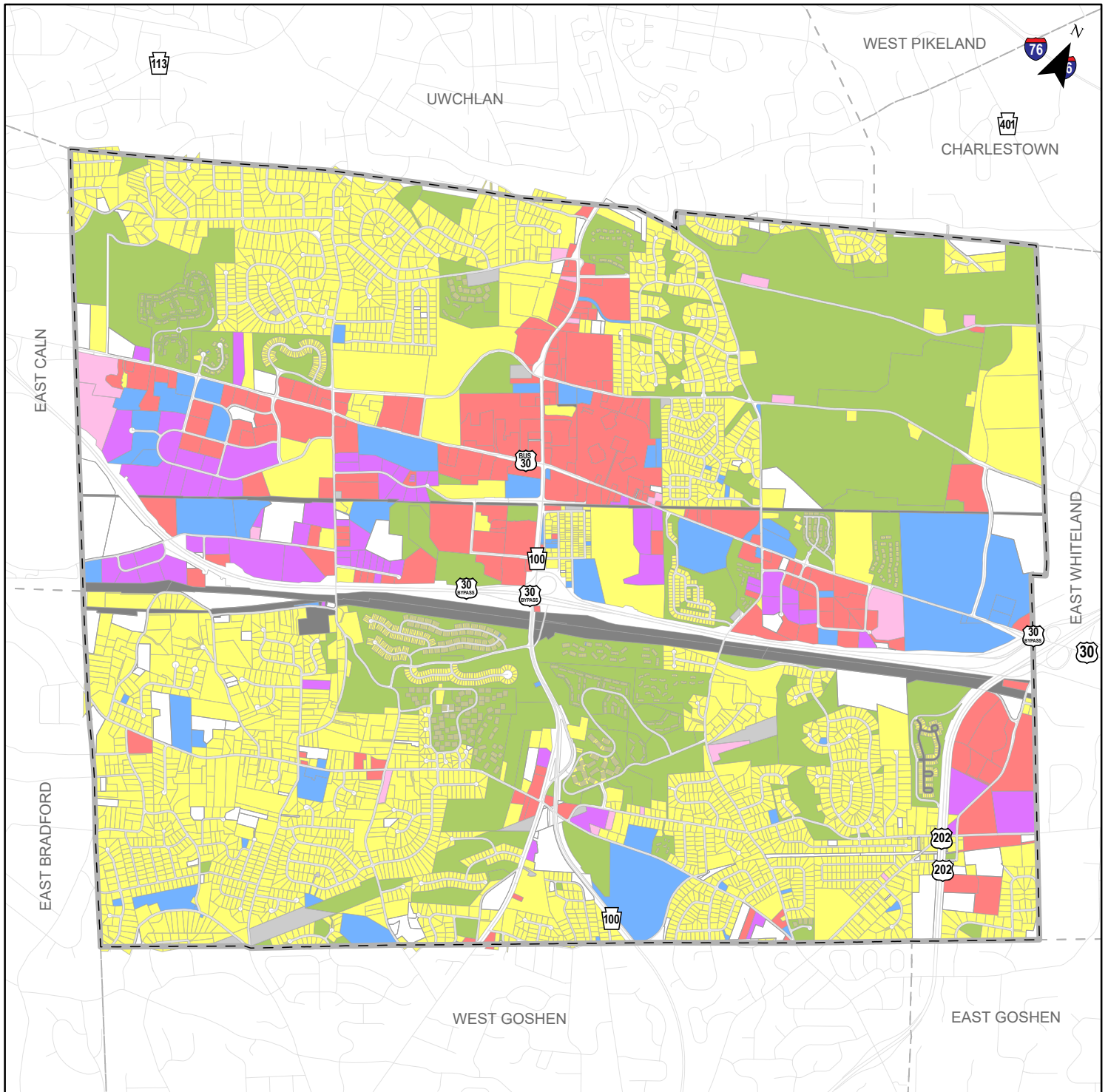
-  Estimated tax parcels
-  Roads
-  Streams
-  Water bodies
-  Township boundary
-  Adjacent municipal boundaries

-  Protected Parcels
-  Developable Parcels
-  Developed Parcels
-  Natural resources & constraints
Wetlands, 100 & 500 year floodplain, streams/lakes, steep slopes, 50 ft. riparian buffer







Data Source: Base data from Chester County Geographic Information Services, 2025.










Prepared By: Chester County Planning Commission, 11/10/2025

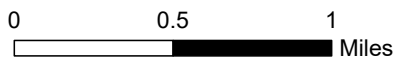


Existing Land Use

West Whiteland Township, PA
Comprehensive Plan 2026

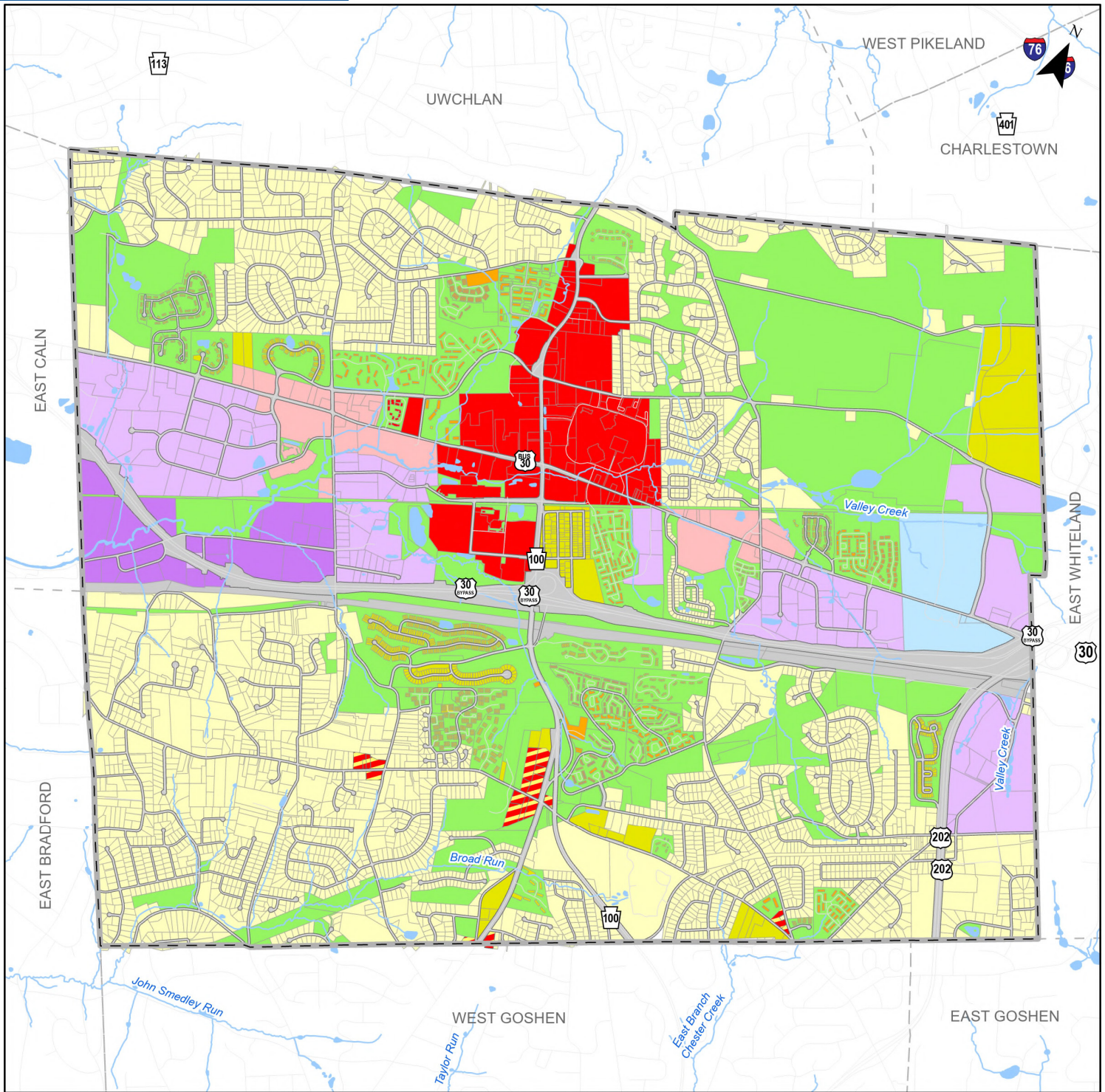
-  Estimated tax parcels
-  Roads
-  Township boundary
-  Adjacent municipal boundaries

-  Residential (3,174.2 acres)
-  Commercial (820.7 acres)
-  Institutional (518.1 acres)
-  Industrial (318.4 acres)
-  Mixed-use (75.7 acres)
-  Park/recreation/HOA (1,850.8 acres)
-  Utility (43.9 acres)
-  Other infrastructure (196.0 acres)
-  Vacant (421.0 acres)



Data Source: Base data from Chester County Geographic Information Services, 2025; Parcel based land use as of October 14, 2025, from West Whiteland Township, 2025.

Prepared By: Chester County Planning Commission, 11/10/2025

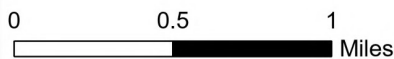


Future Land Use

West Whiteland Township, PA
Comprehensive Plan 2026

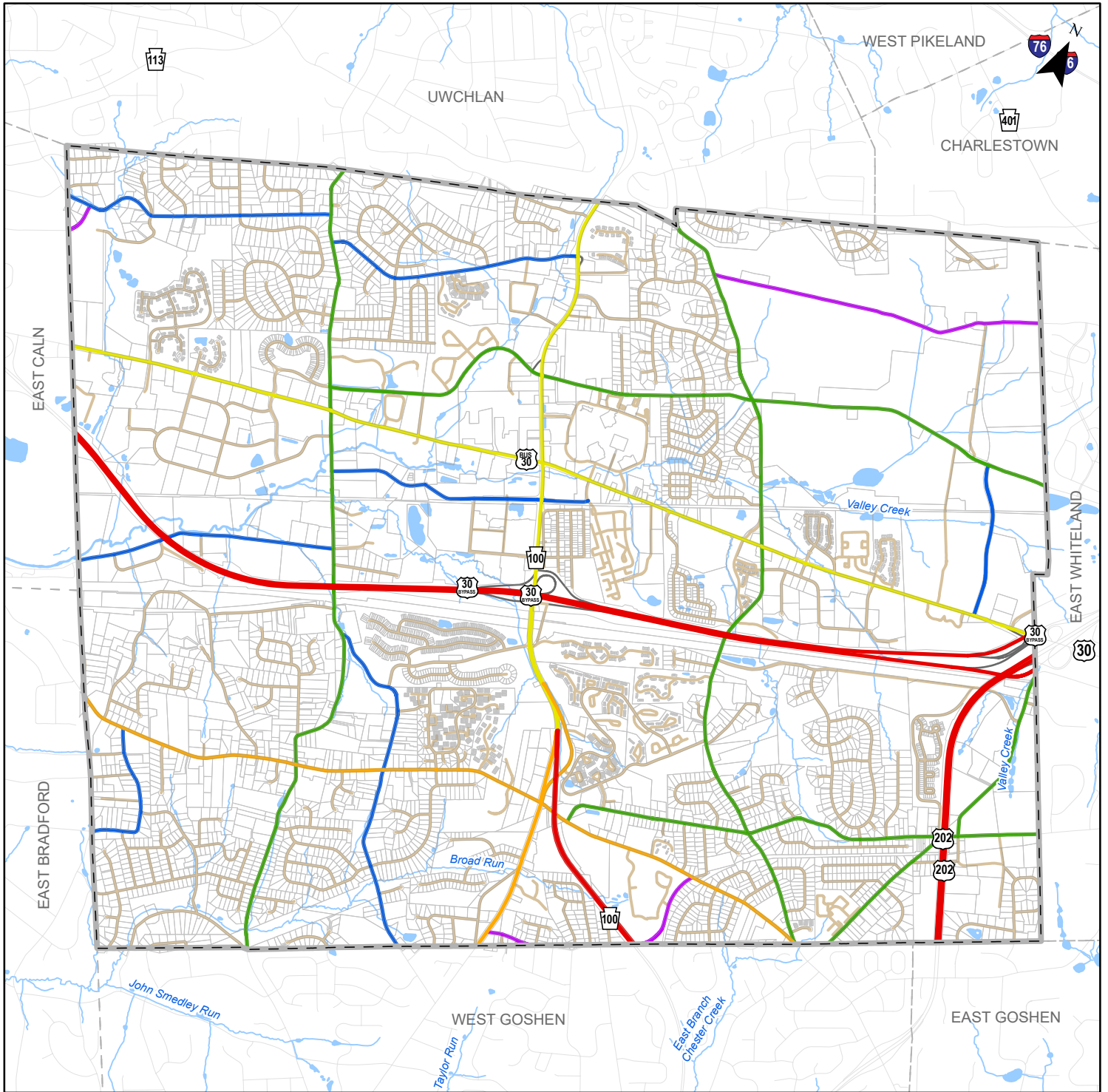
- Estimated tax parcels
- Roads
- Township boundary
- Adjacent municipal boundaries

- LDR - Low Density Residential (2,958.2 acres)
- MDR - Medium Density Residential (319.5 acres)
- HDR - High Density Residential (66.8 acres)
- NC - Neighborhood Commercial (32.7 acres)
- LHT - Lincoln Highway Transition (168.7 acres)
- IBP - Industrial & Business Park (697.3 acres)
- HI - Heavy Industrial (188.0 acres)
- TCMU - Town Center Mixed Use (426 acres)
- C - Campus (131.9 acres)
- OSR - Open Space & Recreation (2304.2 acres)
- T - Transportation (111.9 acres)



Data Source: Base data from Chester County Geographic Information Services, 2025; Parcel based future land use from West Whiteland Township, 2025.






Prepared By: Chester County Planning Commission, 12/12/2025











Highway Functional Classification

West Whiteland Township, PA
Comprehensive Plan 2026

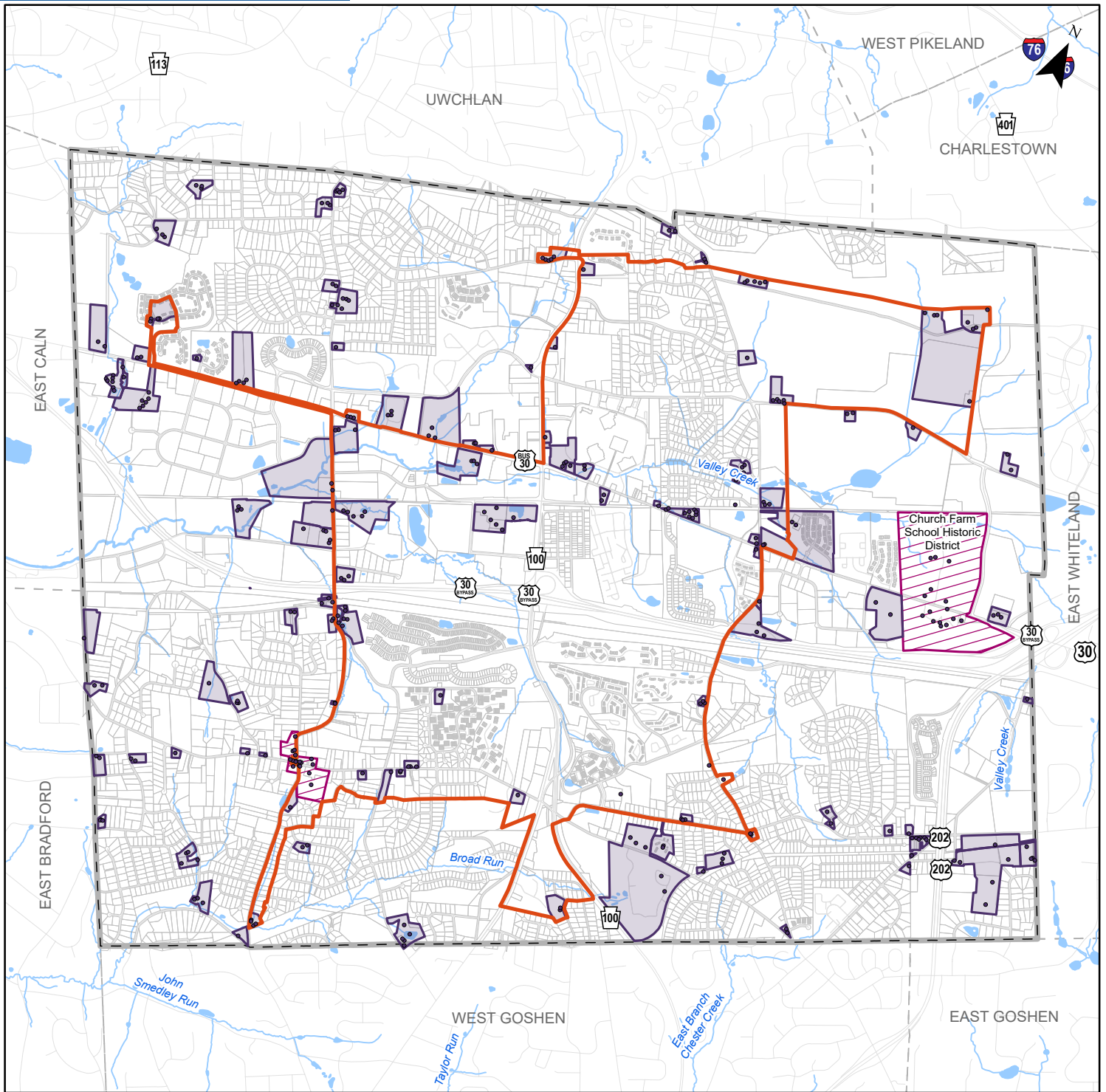
0 0.5 1
Miles

-  Estimated tax parcels
-  Streams
-  Water bodies
-  Township boundary
-  Adjacent municipal boundaries

-  Expressway
-  Major Arterial
-  Principal Arterial
-  Major Collector
-  Minor Collector
-  Local Distributor
-  Local
-  Ramp











Data Source: Base data from Chester County Geographic Information Services, 2025.

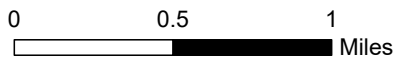
Prepared By: Chester County Planning Commission, 11/10/2025



Historic Resources

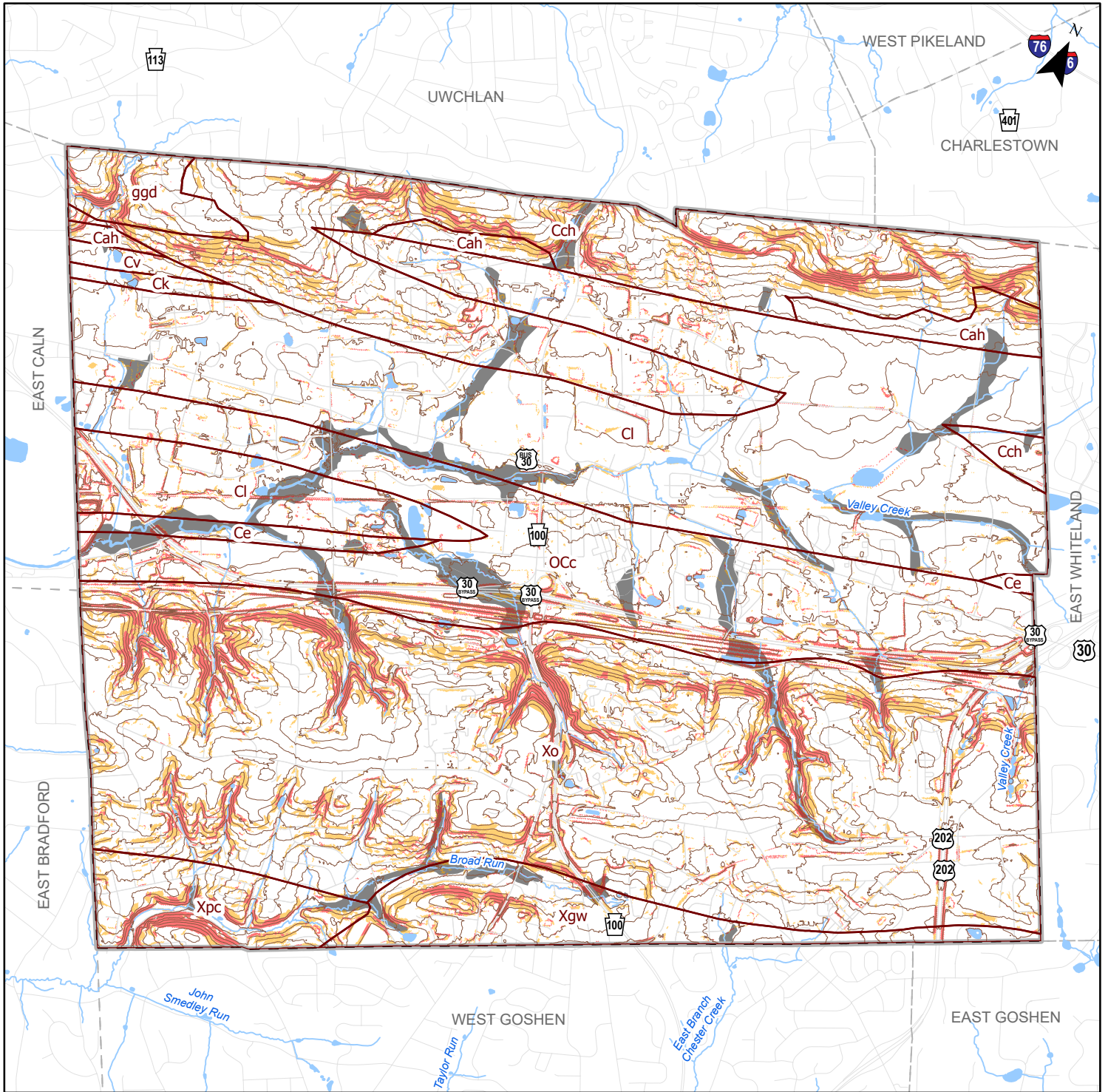
West Whiteland Township, PA
Comprehensive Plan 2026

-  Estimated tax parcels
-  Roads
-  Water bodies
-  Streams
-  Township boundary
-  Adjacent municipal boundaries
-  Historic Resources
-  Designated Historic Resource Boundary
-  Township Historic District
-  Battle of the Clouds Historic District



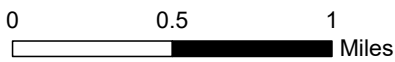
Data Source: Base data from Chester County Geographic Information Services, 2025; Designated historic resources, historic boundaries, and historic districts from West Whiteland Historical Commission, 2022.

Prepared By: Chester County Planning Commission, 11/13/2025



Land Resources

West Whiteland Township, PA
Comprehensive Plan 2026



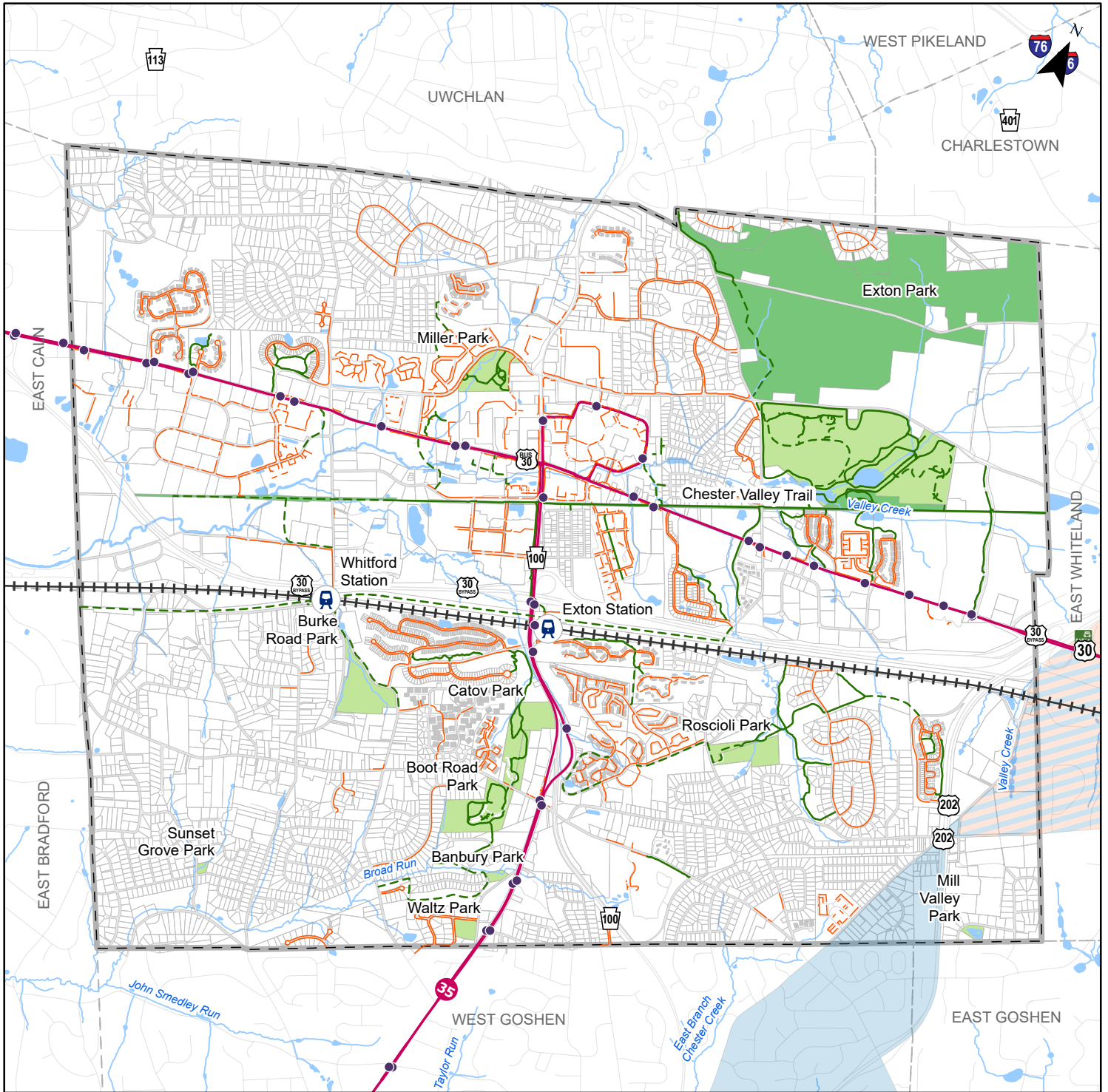
- Roads
- Streams
- Water bodies
- Township boundary
- Geological units
- Moderate slopes (15-24%)
- Steep slopes (25%+)
- Adjacent municipal boundaries

- 20 ft contours
- Hydric & predominantly hydric soils

Geological Code Type

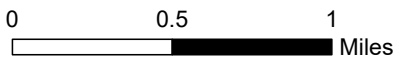
Cah	Antietam and Harpers Formations, undivided
Cch	Chickies Formation
Ce	Elbrook Formation
Ck	Kinzers Formation
Cl	Ledger Formation
Cv	Vintage Formation
ggd	Felsic and intermediate gneiss
OCc	Conestoga Formation
Xgw	Glenarm Wissahickon formation
Xo	Octoraro Formation
Xpc	Peters Creek Schist

Data Source: Base data from Chester County Geographic Information Services, 2025; Hydric soils from USDA NRCS 2013.



Multi-Modal Facilities

West Whiteland Township, PA
Comprehensive Plan 2026



Data Source: Base data from Chester County Geographic Information Services, 2025; Bus stops, bus routes, and on-demand zones from SEPTA, 2024; Trails, sidewalks, county parks, and municipal recreation (active and passive) from West Whiteland Township, 2025.

Prepared By: Chester County Planning Commission, 1/5/2026

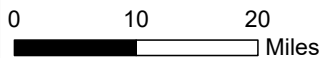
- | | | | | | |
|--|-------------------------------|--|------------------------------|--|---|
| | Estimated tax parcels | | Park and ride | | County Parks |
| | Roads | | SEPTA & Amtrak rail stations | | Municipal Recreation (Active and Passive) |
| | Keystone corridor | | SEPTA bus stops | | SEPTA on-demand zones |
| | Water bodies | | SEPTA bus routes | | Paoli-Great Valley |
| | Streams | | Existing trails | | West Chester-Malvern |
| | Township boundary | | Future trails | | Paoli-Great Valley / West Chester-Malvern |
| | Adjacent municipal boundaries | | Sidewalks | | |



Regional Setting

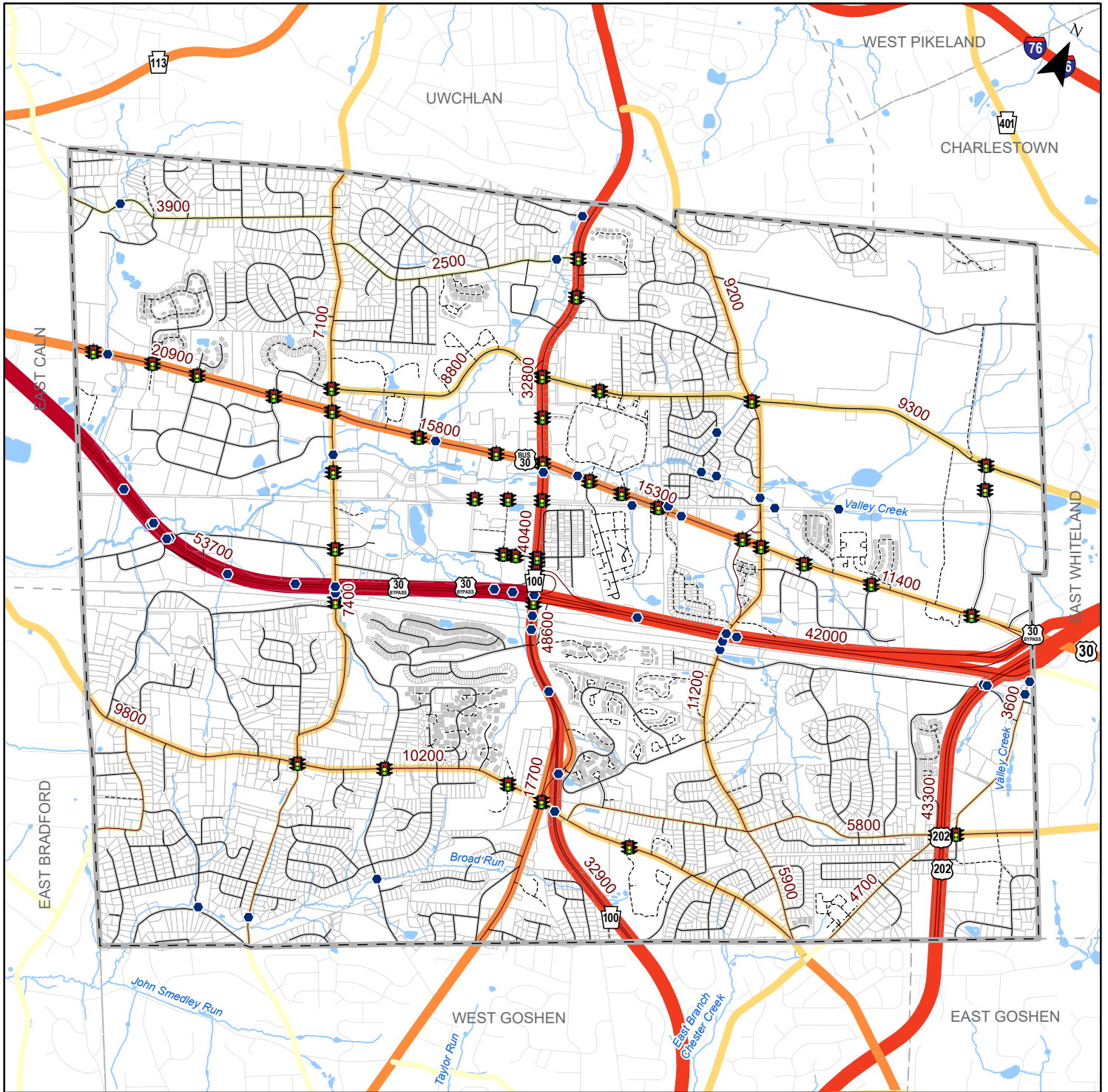
West Whiteland Township, PA
Comprehensive Plan 2026

- West Whiteland Township
- Chester County boundary
- Chester County municipalities



Data Source: Base data from Chester County Geographic Information Services, 2025; Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri.

Prepared By: Chester County Planning Commission, 10/22/2025



Roadway Ownership & Estimated Daily Traffic

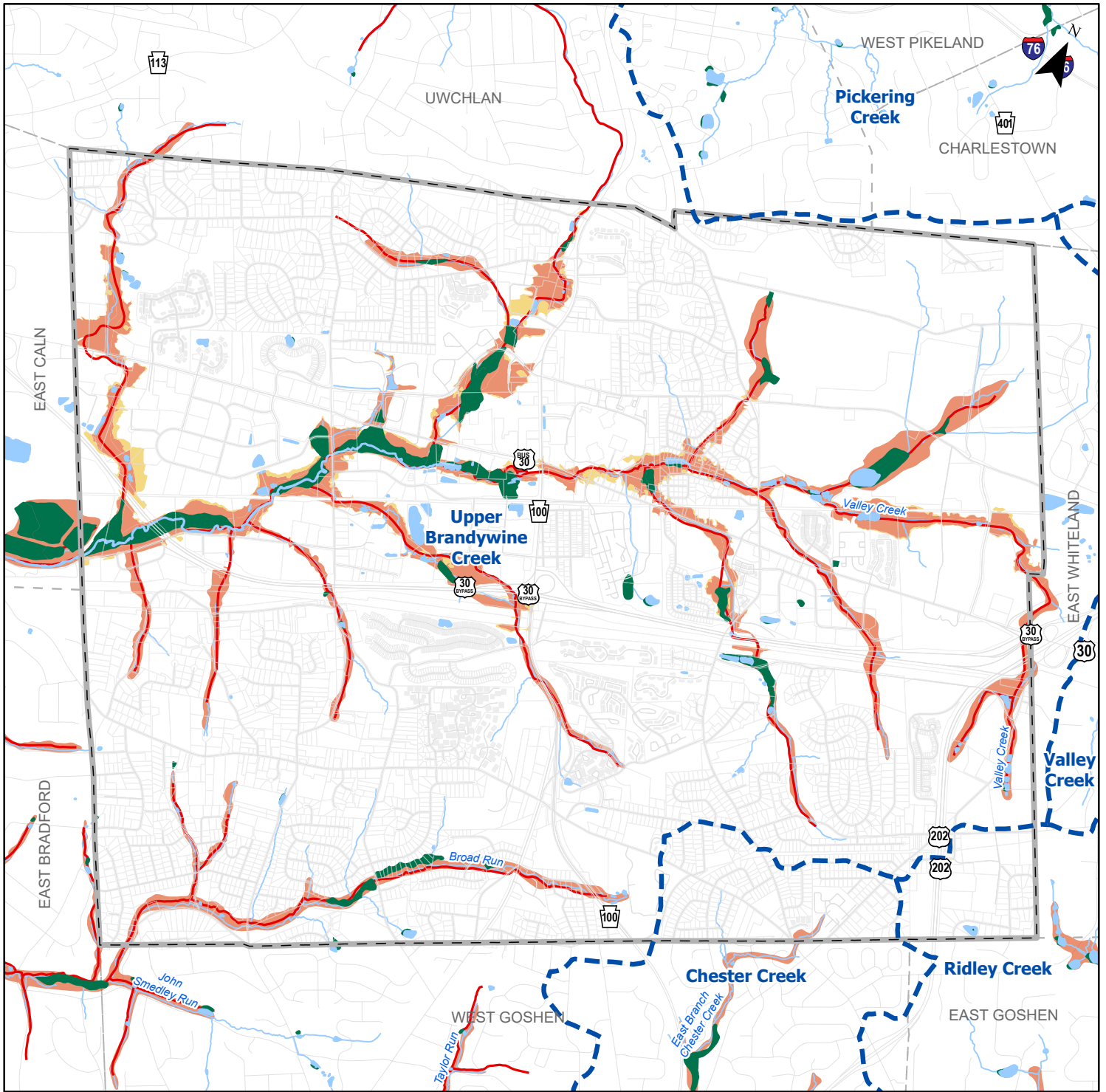
West Whiteland Township, PA
Comprehensive Plan 2026

0 0.5 1 Miles

- | | | | | |
|--|-------------------------------|-------------------|--------------------|--------------------------------|
| | Estimated tax parcels | | Traffic signals | Estimated daily traffic |
| | Water bodies | | Bridges | |
| | Streams | Road owner | | |
| | Township boundary | | PennDOT | |
| | Adjacent municipal boundaries | | Municipality/local | |
| | | | Private | |
| | | | Unknown | |

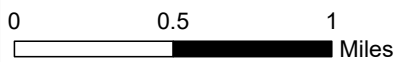
Data Source: Base data from Chester County Geographic Information Services, 2025; Traffic signals from West Whiteland Township, 2025.












Prepared By: Chester County Planning Commission, 11/14/2025



Water Resources

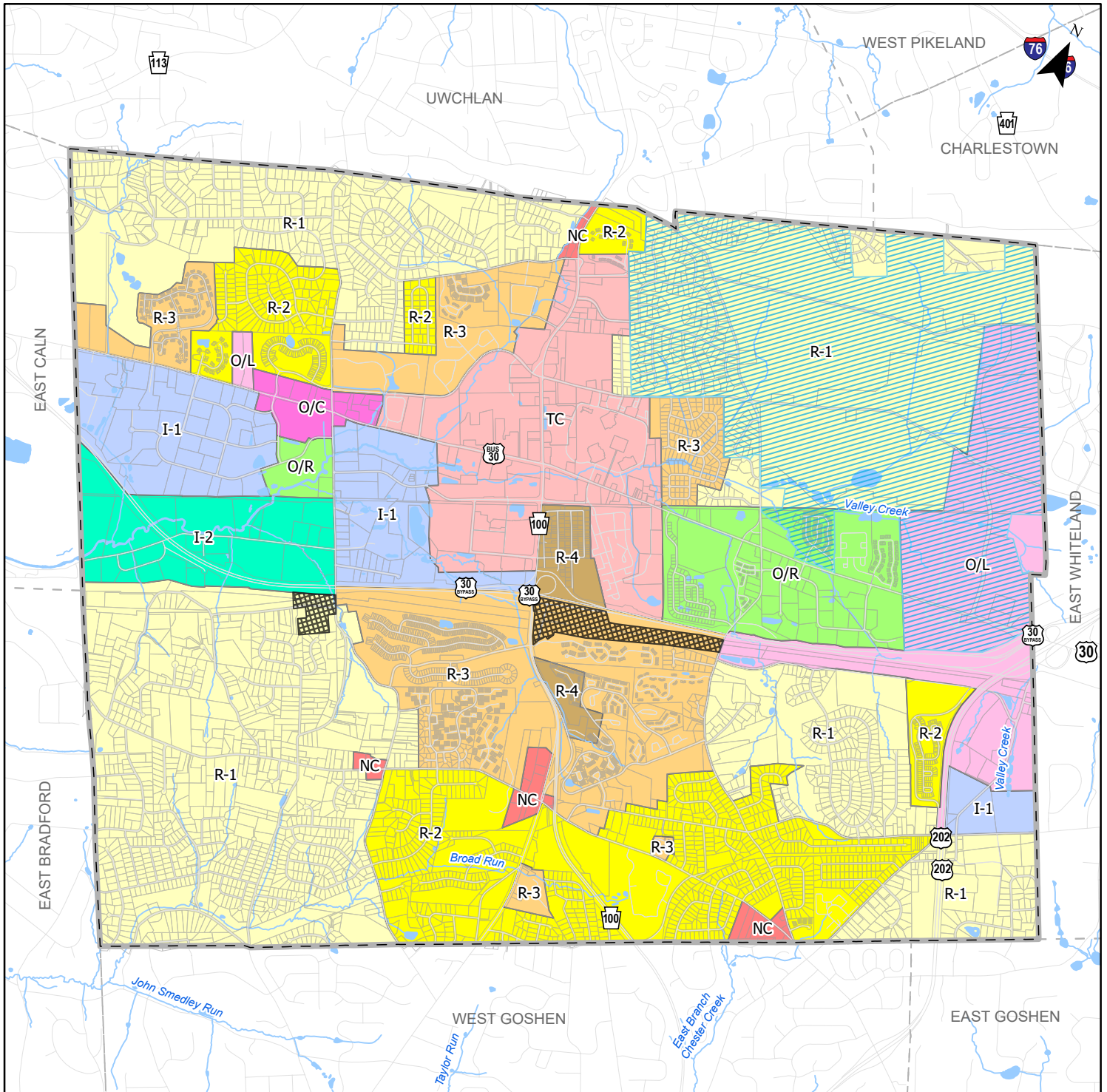
West Whiteland Township, PA
Comprehensive Plan 2026



-  Estimated tax parcels
-  Roads
-  Water bodies
-  Streams
-  Township boundary
-  Adjacent municipal boundaries
-  Impaired streams
-  Wetlands
-  100-year floodplain
-  500-year floodplain
-  Watersheds

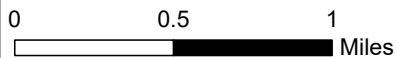
Data Source: Base data from Chester County Geographic Information Services, 2025; Impaired streams data from PA DEP, 2016; Wetland data from US Fish and Wildlife, 2019; Floodplain data from FEMA, 2017.

Prepared By: Chester County Planning Commission, 11/14/2025



Zoning

West Whiteland Township, PA
Comprehensive Plan 2026



- Estimated Tax Parcels
- Roads
- Water bodies
- Streams
- Township boundary
- Adjacent municipal boundaries

- I-1 - Limited Industrial (517.6 acres)
- I-2 - General Industrial (283.6 acres)
- NC - Neighborhood Commercial (59.6 acres)
- O/C - Office/Commercial (63.7 acres)
- O/L - Office/Laboratory (658.5 acres)
- O/R - Office/Residential (405.2 acres)

- R-1 - Residential (3,405.2 acres)
- R-2 - Residential (1,095.7 acres)
- R-3 - Residential (1,044.2 acres)
- R-4 - Residential (93.9 acres)
- TC - Town Center Mixed Use (643.0 acres)
- Unified Overlay (1,375.5 acres)
- Rail Transit Overlay (64.0 acres)

Data Source: Base data from Chester County Planning Commission, 2025; Zoning from West Whiteland Township, 2025.

Prepared By: Chester County Planning Commission, 11/14/2025