

**WEST BRADFORD TOWNSHIP**  
**CHESTER COUNTY, PENNSYLVANIA**  
**RESOLUTION NO. 20-18**

**A RESOLUTION OF THE WEST BRADFORD TOWNSHIP BOARD  
OF SUPERVISORS TO ADOPT THE WEST BRADFORD  
TOWNSHIP COMPREHENSIVE PLAN OF 2020.**

**WHEREAS**, Article III of the Pennsylvania Municipalities Planning Code, (the "MPC") requires municipalities to review and update their comprehensive plan every ten years; and

**WHEREAS**, pursuant to Section 310.2 of the MPC, the Board of Supervisors of West Bradford Township (the "Board") established a Comprehensive Plan Committee (the "Committee"), whose members, along with members of the West Bradford Township Planning Commission, assisted in the preparation, review, and analysis of the surveys, maps, and studies in order to make recommendations for the preparation of a revised Comprehensive Plan; and

**WHEREAS**, the Committee represented various sectors and interests in the Township and conducted interviews of various stakeholders and held a number of public meetings to receive input on the Comprehensive Plan Update; and

**WHEREAS**, the Committee, with assistance from Thomas Comitta Associates, Inc., Town Planners & Landscape Architects, and the Brandywine Conservancy developed a revised Comprehensive Plan Update entitled, "West Bradford Township Comprehensive Plan 2020 dated June 1, 2020" (the "2020 Plan"); and

**WHEREAS**, pursuant to Section 301(a) of the MPC, the Township Planning Commission considered and discussed the 2020 Plan at public meetings held on May 5, 2020 and June 1, 2020; and

**WHEREAS**, at its meeting on June 1, 2020, the Planning Commission recommended to the Board that it approve the 2020 Plan; and

**WHEREAS**, pursuant to Section 301(c)(2) and Section 301.3 of the MPC, on April 17, 2020, the Township delivered a copy of the 2020 Plan to the Chester County Planning Commission ("CCPC") and the CCPC issued its recommendations to the Board in a review letter dated May 27, 2020; and

**WHEREAS**, pursuant to Section 301(c)(2) and Section 301.3 of the MPC, on April 17, 2020, the Township sent copies of the 2020 Plan to the governing bodies of contiguous municipalities and the Downingtown Area School District for review and comment; and

**WHEREAS**, pursuant to Section 302(b) of the MPC, the Board conducted a public hearing on the 2020 Plan on June 9, 2020, pursuant to public notice; and

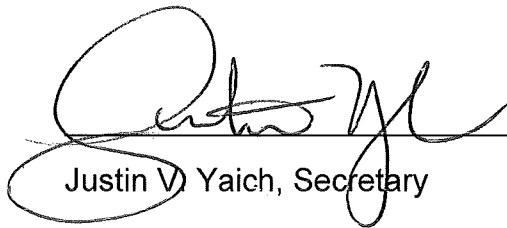
**WHEREAS**, the Board desires to adopt this Resolution approving and adopting the 2020 Plan.


**NOW THEREFORE**, the Board of Supervisors of West Bradford Township hereby **RESOLVES**, after considering the recommendations and comments from the Township Planning Commission, the CCPC, and the public, and following public notice to the School District, adjacent municipalities, and the public, the Board hereby resolves to adopt the 2020 Plan which is comprised of the maps, charts, textual matter, and all other materials constituting a part thereof as more particularly specified in the Table of Contents attached hereto as **Exhibit "A"**, incorporated herein by reference and made a part hereof, and the said 2020 Plan is hereby adopted as the Comprehensive Plan of West Bradford Township.

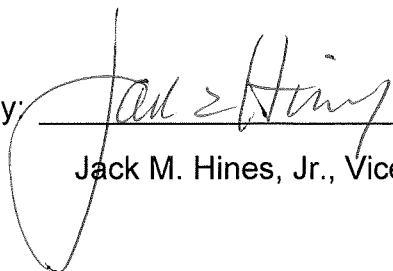
**RESOLVED** this 9th day of June, 2020

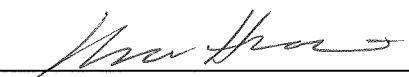
ATTEST:

**WEST BRADFORD TOWNSHIP  
BOARD OF SUPERVISORS**

  
Justin V. Yaich, Secretary

By:   
Laurie W. Abele, Chair

By:   
Jack M. Hines, Jr., Vice Chair

By:   
Kevin Houghton, Member

# TABLE OF CONTENTS

---

<b>1. Introduction &amp; Overview</b>	<b>5</b>
<b>2. Goals &amp; Objectives</b>	<b>6</b>
Guiding Principles	7
<b>3. Natural, Agricultural, Historical, and Cultural Resource Protection</b>	<b>8</b>
Natural, Agricultural, and Historical & Cultural Resources	8
Protected Lands	9
<b>4. Existing Conditions &amp; Changes since 2009</b>	<b>15</b>
Land Use and Land Cover	15
Transportation	17
Changes Since 2009	19
<b>5. Demographics: Population &amp; Housing Trends and Projections</b>	<b>20</b>
Housing Unit Projections and Interpretations	20
Buildout Analysis: Potential Yields of Lots/Dwelling Units	21
<b>6. Future Land Use &amp; Growth Opportunity Areas</b>	<b>22</b>
Resources & Areas of Constraint	23
Growth Opportunities	24
<b>7. A Plan for the Villages</b>	<b>27</b>
Northbrook	29
Trimbleville	30
Romansville	31
Marshallton	33
Conclusion	34
<b>8. Relationships</b>	<b>35</b>
Adjoining Municipalities	35
Landscapes3 Plan	36
<b>9. Recommendations &amp; Implementation Strategies</b>	<b>39</b>
Overall Recommendations	39
Overall Coordination & Communications	40
Unique Natural Conditions	41
Historical & Cultural Character	42
Development Methodology	43
<b>Appendices</b>	
A. Excerpts from the 2009 Comprehensive Plan: Sections that continue to be valid in 2020	A-1
B. References to and Excerpts from the 1993 Open Space, Recreation & Environmental Resources Plan	B-1
C. References to and Excerpts from the 2004 Creating Connections Plan	C-1
D. References to and Excerpts from the 2020 Land Preservation Plan	D-1

# TABLE OF CONTENTS

---

## List of Figures

1. Land Cover Type	15
2. Housing Unit Projections & Interpretations	20
3. Buildout Analysis: Potential Yields of Lots/Dwelling Units	21
4. Example of Open Space Option Development	24
5. Suburban & Rural Landscapes	37

## Maps

1. Protected Lands	9
2. Natural Resources	10
3. Agricultural Resources	11
4. Historic, Scenic, & Cultural Resources	12
4A. Insert #1: Romansville Historic Resource Cluster	13
4B. Insert #2: Marshallton Historic Resource Cluster	13
5A. Landscapes3: Significant Historic Landscapes	14
5B. Strategic Historic Landscapes	14
6. Land Cover	16
7. PennDOT Functional Class Map	17
8. PennDOT Traffic Volume Map	18
9. Composite Resources	23
10. Community & Neighborhood Parks	25
11. Future Land Use & Growth Opportunity Areas	26
12. Villages	27
13. Landscapes3 Map	38