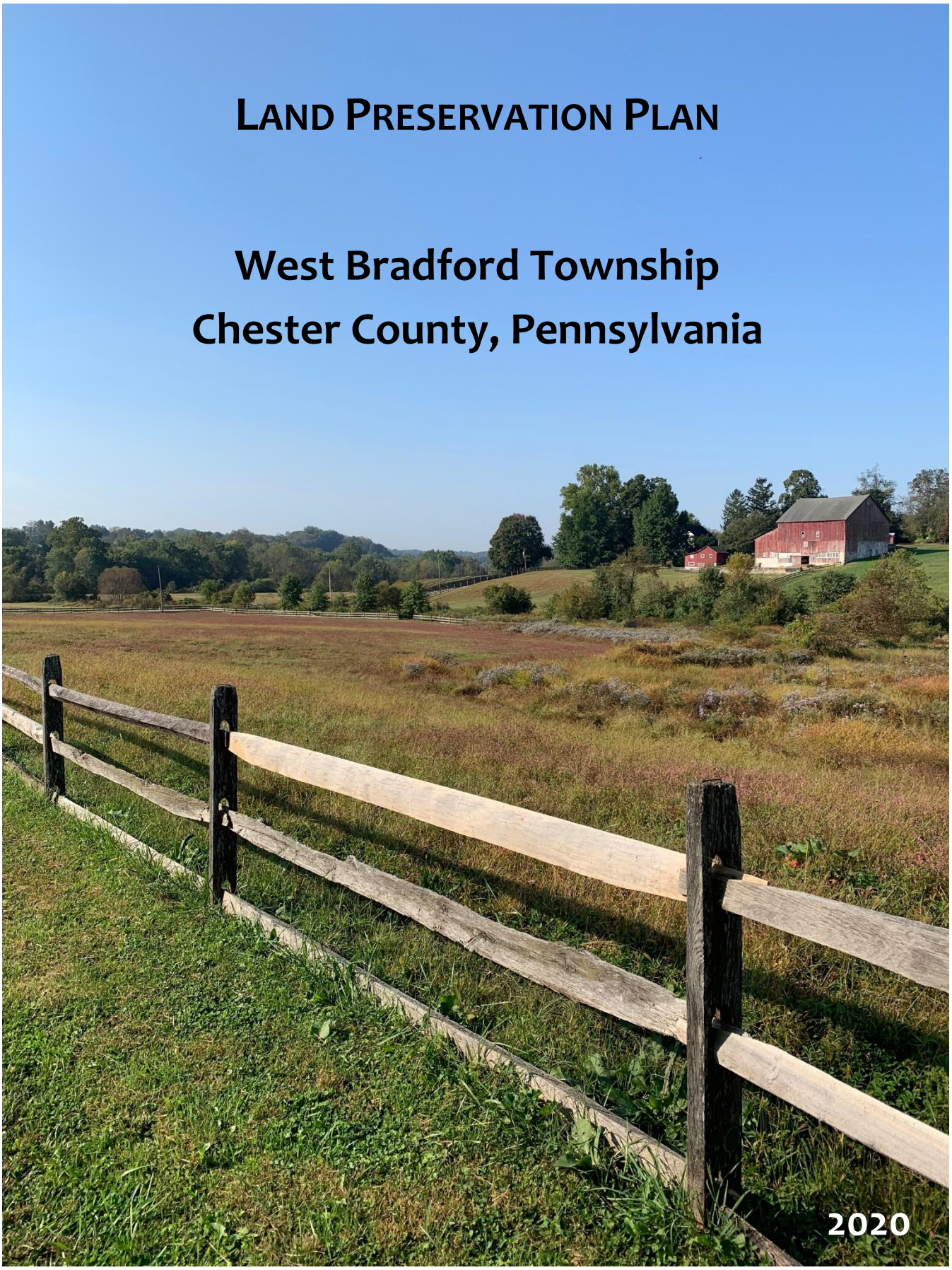
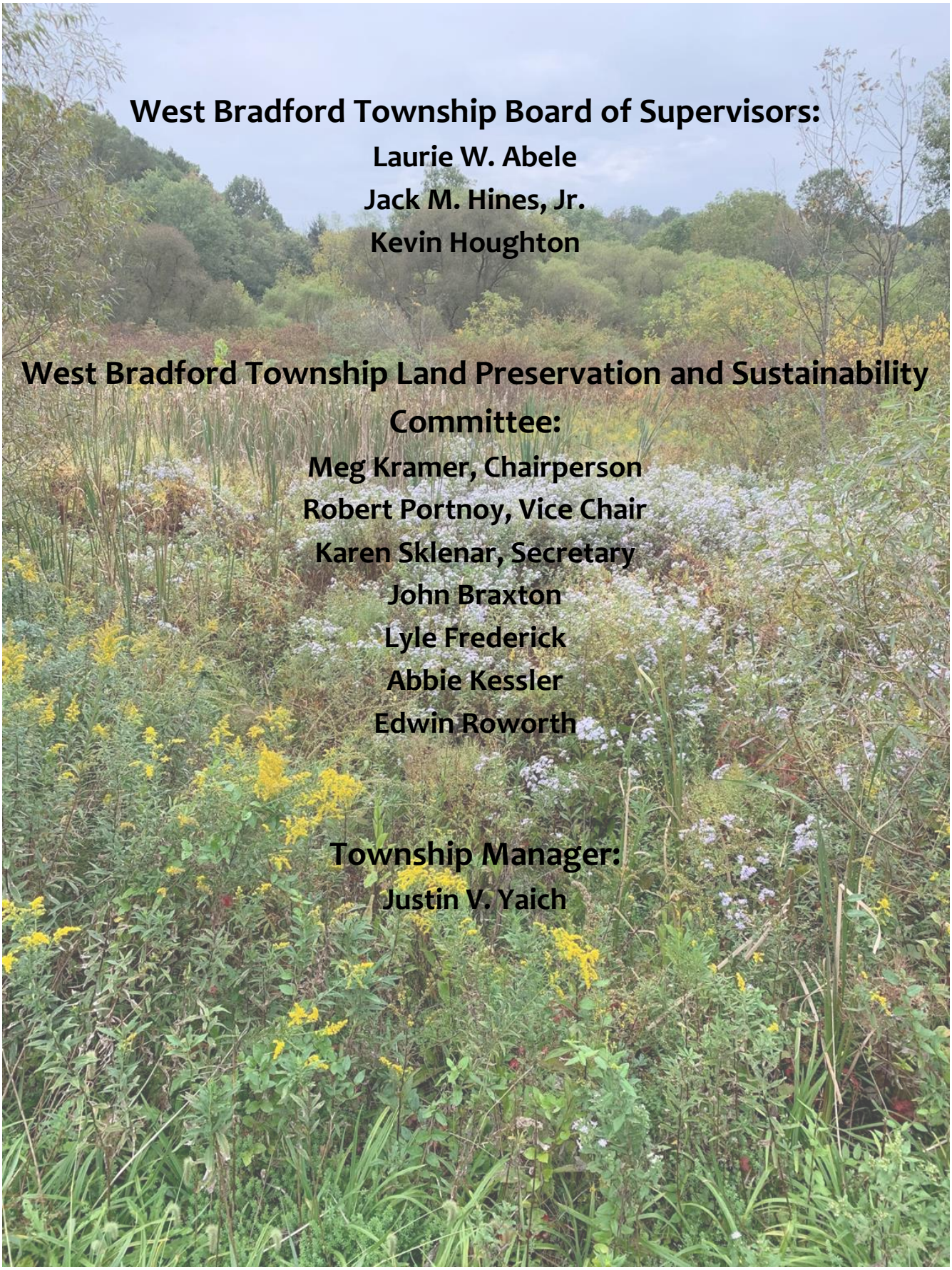
LAND PRESERVATION PLAN

West Bradford Township
Chester County, Pennsylvania



2020



West Bradford Township Board of Supervisors:

Laurie W. Abele

Jack M. Hines, Jr.

Kevin Houghton

West Bradford Township Land Preservation and Sustainability Committee:

Meg Kramer, Chairperson

Robert Portnoy, Vice Chair

Karen Sklenar, Secretary

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Lyle Frederick

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Township Manager:

Justin V. Yaich

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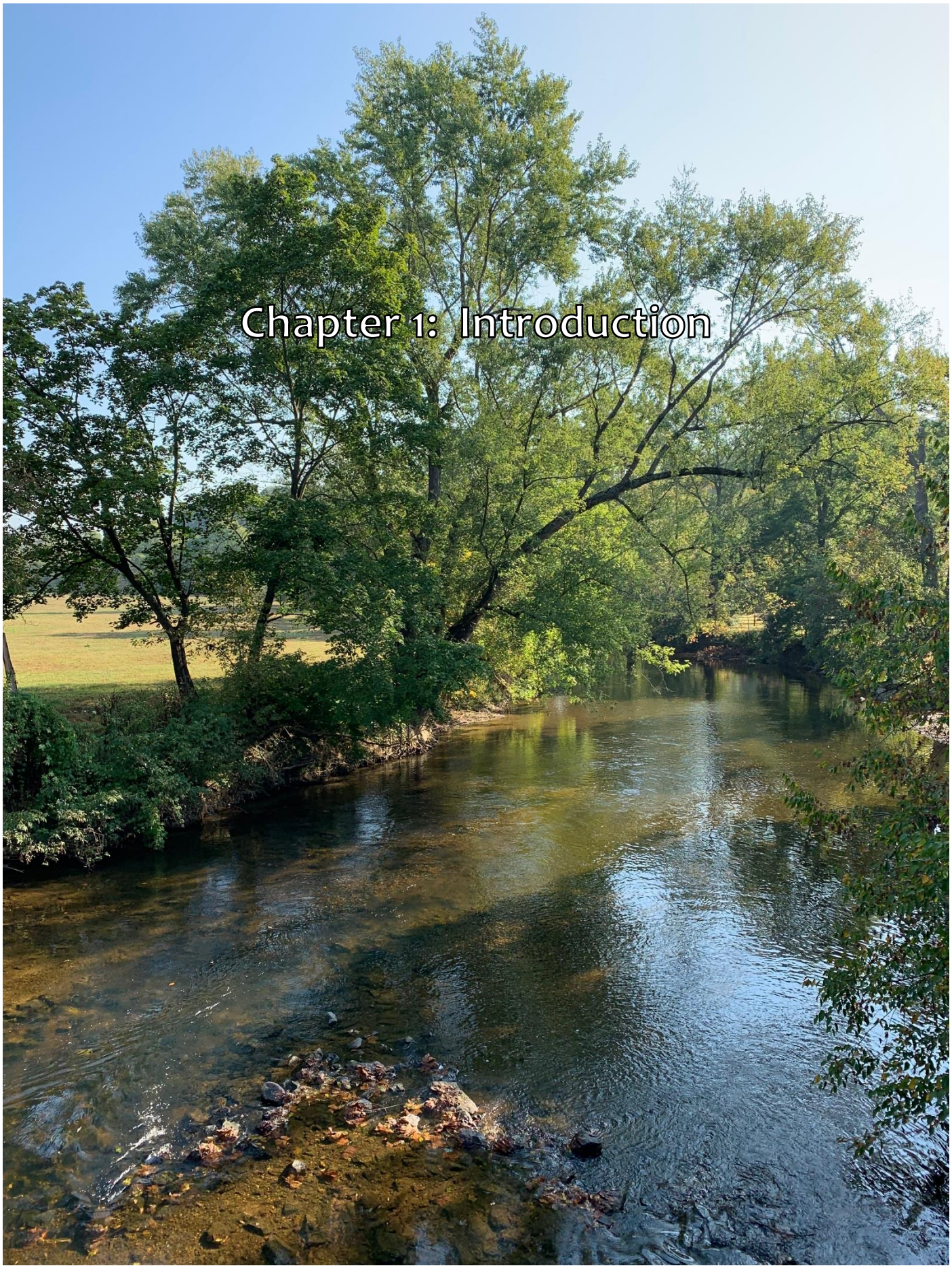

Chapter 1: Introduction

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Chapter 1: Introduction

A. Introduction

West Bradford has a rich agricultural and cultural past, dating back to its formation in 1731 when Bradford Township was divided into East and West Bradford. In addition to agriculture, the community was home to many cottage industries that helped support these agricultural endeavors, as well as a number of mills situated along Broad Run and the East and West Branches of the Brandywine. Remnants of these cottage industries and mills can be seen throughout the Township to this day. In addition, the open farmland and rolling hills help create the sense of place and rural character that many Township residents cherish and wish to see preserved. The historic and scenic villages of Marshallton, Romansville, Trimblesville, and Northbrook also serve as reminders of West Bradford's rich history. In addition, areas of southeast West Bradford played an important role during the Battle of the Brandywine as tactical battle staging areas during the morning and into the afternoon on the day of the battle, September 11, 1777.

As with many communities in Chester County, West Bradford's landscape has been impacted greatly by population growth and associated residential development over the last 30-40 years. The Township saw a dramatic rise in population between 1970 and 1980 from just under 3,000 residents to over 7,000 residents and continued to climb to an estimated population of almost 13,000 in 2016. The Delaware Valley Regional Planning Commission (DVRPC) predicts that the population of West Bradford will continue to rise at a rate of around 5.5% per year until 2030 and then lower to just under 3% growth in 2045. As such, DVRPC estimates that West Bradford's population will be over 16,500 by 2045, a 30% increase from current levels. West Bradford's rural character and that of its surrounding communities, its proximity to the Boroughs of Downingtown and West Chester, as well as being served by the highly rated Downingtown Area School district, make the Township a desirable place to call home.

As West Bradford increases in population over the next several decades, serious steps must be taken now to preserve the Township's rural character, rich farmland and important natural resources that provide valuable ecosystem services and respite to its citizens.

B. Open Space Referendum

In recognizing the threat of development on unprotected open land within West Bradford, the Board of Supervisors enacted a resolution in June of 2017 to place a question on the November, 2017 general election ballot asking residents whether they would support a one-quarter of one percent earned income tax to be used in the purchase of interest in real

estate for the purposes of securing open space benefits for Township residents. The resolution was passed with 67% of voters approving the earned income tax for open space. Subsequent to the passing of the resolution, the Board of Supervisors created and appointed a seven-member Land Preservation and Sustainability Committee to provide, amongst other responsibilities, recommendations to the Board of Supervisors pertaining to the use of funds raised for land preservation efforts throughout the Township.

The Brandywine Conservancy was subsequently hired in 2019 in a consulting capacity to help develop this plan to guide and support the efforts of the Land Preservation and Sustainability Committee. The Conservancy worked closely with the Committee to prepare this plan. Given the changing nature of the Township landscape and future potential for new land development, this plan may be updated as requested and required by the Board of Supervisors.

C. Land Preservation Efforts to Date in West Bradford

As of early 2020, West Bradford contains approximately 2766 acres of protected open space (around 20% of the Township). Some of this land is open for public or Homeowner Association use (such as Brandywine Meadows or Broad Run Park), while other protected lands are in private ownership. Table 1 and Map 1 (shown on the next page) depict the open space categories and ownership as of the time of this plan. Table 2 below compares West Bradford's preserved lands as a percentage of township area with its neighbors. While West Bradford contains more preserved land than its neighbors to the north, it contains less than its neighbors to the east, south and west.

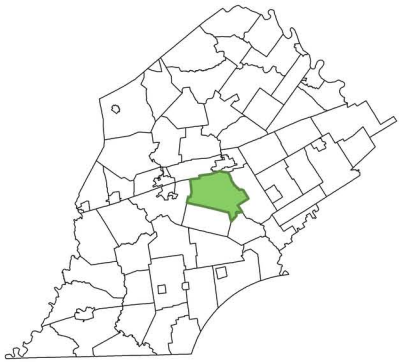
Type of Protection	Acres	Percent of Township
Municipally owned	714	6.0
HOA Land	665	5.6
Conservation Easement	1227	10.3
Agricultural Easement	160	1.3
Total	2766	23.2

Table 1: Protected Lands in West Bradford Township

West Bradford Township is blessed with several preserves and parks that provide opportunities for residents and others to recreate (passively and actively), unwind, and connect with nature. Some of these also provide protection to valuable natural resources such as woodlands, wetlands, streams, and wildlife. Township owned open space is managed and developed at a variety of levels to serve a variety of functions and provide a variety of uses to Township residents.

Map 1
Protected Open Space

West Bradford Township



Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Land Protected with Open Space Funds
- Preservation Pending
- Brandywine Conservancy easements
- Lands owned or eased by other land trusts
- County agricultural
- Public lands (federal, state, county, and municipal)
- Other protected lands

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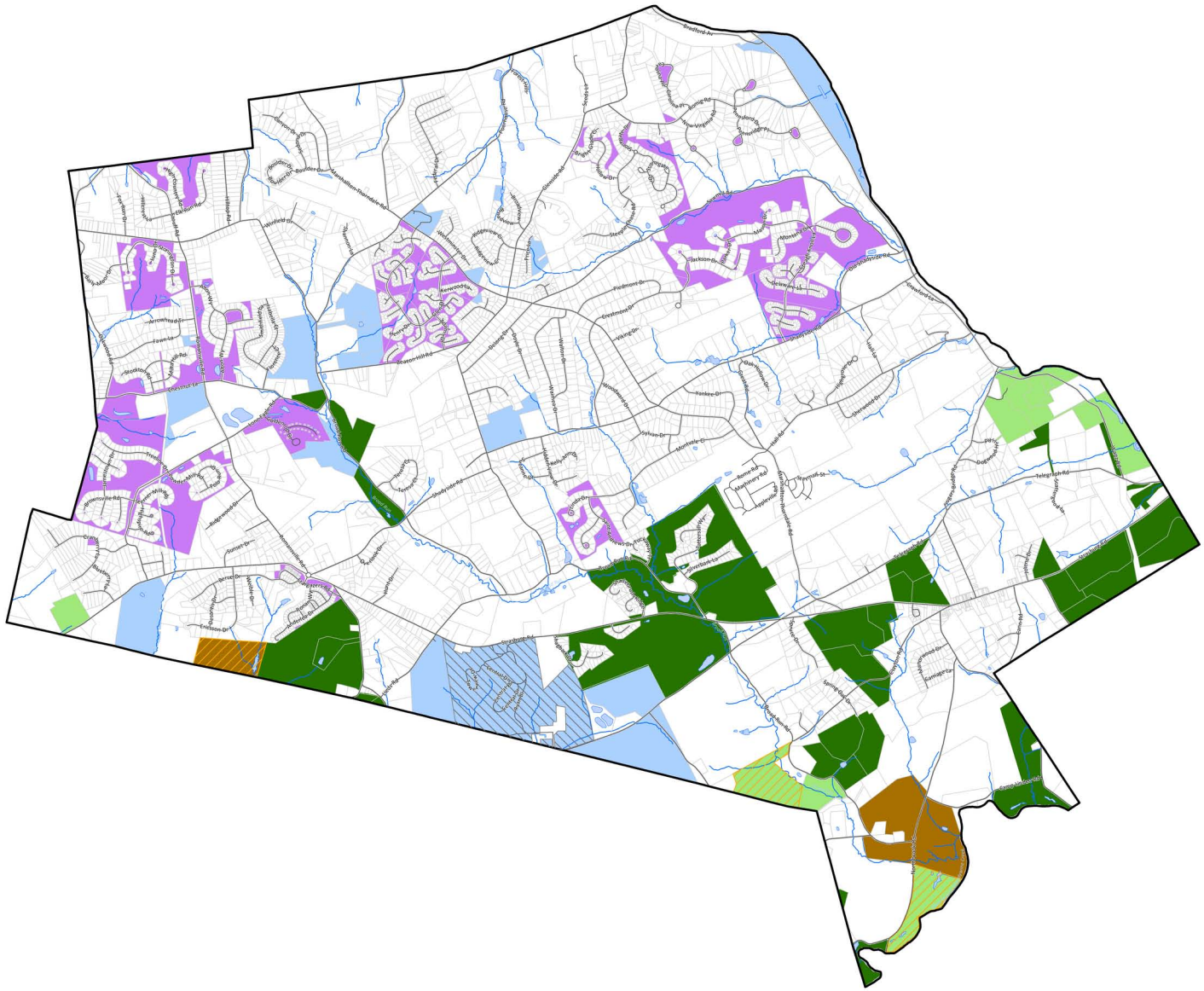
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2019.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: August 2, 2019
Last revised: April 2, 2020



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Municipality	Acres Protected	Percent of Township
Caln	902	16
Downingtown	126	9
East Caln	265	11
East Bradford	3715	38
Pocopson	1660	31
Newlin	4550	59
East Fallowfield	3655	37

Table 2: Protected Lands in West Bradford's surrounding communities

As can be seen on Map 1, areas in the southern half of the Township are primarily protected by conservation easements held by local non-profit organizations and agricultural easements held by the Agricultural Land Preservation Board. These lands remain in private ownership, and while they protect valuable natural and agricultural resources, as well as providing scenic and rural views throughout the area, these lands are not open to the public.

While the more developed northern half of the Township does contain some Township owned parcels, as well as a few small parcels under conservation easement, Homeowner Association (HOA) lands represent the vast majority of protected open space. HOA lands are placed under protective covenants (or conservation easement) as required by the Township development approval process and: a) protect the most valuable resources from disturbance and; b) may also provide passive recreation for homeowners within the development. Generally, these lands are also not open to the public.

In 2016 WBT constituents overwhelmingly passed an open space referendum. The financial resources made available as a result of the referendum are enabling the Township to work with landowners and offer an alternative to selling their family lands to development. This tool is already being used to acquire critical lands within the Township. With this new resource and other existing preservation tools, the Township strives to preserve as much open space as possible given that the rural character, historic culture and environmental integrity of the Township are critical components of the high quality of life in WBT.

A complete listing of acquisitions to date utilizing open space funds can be found in Appendix H.

D. Precedents

There are a number of municipalities in Chester County that have undertaken open space/land preservation plans to help prioritize their lands for protection. Some of these municipalities, like West Bradford, have passed open space referenda, are collecting tax revenues, and – as required under Act 153 – have prepared a dedicated open space/land preservation plan that identifies parcels for [development right] acquisition. Included among this group are Pocopson, East Bradford, and Newlin Townships. Other municipalities who are collecting open space tax revenues are using either an existing comprehensive plan or a combined open space, recreation, and environmental resource plan, in order to prioritize land for preservation. While municipalities that are preserving open space might differ slightly in their approaches, the important similarity is that they all have a municipally-adopted plan that prioritizes parcels for protection. For more information on the options for Municipalities in financing and developing an Open Space Program, refer to the publication, "Public Finance for Open Space: A Guide for Pennsylvania's Municipalities", available at the Pennsylvania Department of Conservation and Natural Resources website. Appendix F. of this plan provides both a map and table that shows those Chester County municipalities whose voters have approved an open space tax pursuant to Act 153. The chart in Appendix F. also lists the date when the ballot was passed, as well as the funding source (property tax, earned income tax, or Bond) for open space acquisition.

E. Benefits to Preserving Land

Beyond the act of simply protecting natural, scenic, or recreational acres, preserving land can offer a variety of other important benefits to the residents of West Bradford.

a) Land Stewardship and Water Quality Improvements

Keeping land open and undeveloped protects water quality and quantity from impacts associated with the conversion of farmland or natural areas to residential or commercial development. Protecting farmland and natural systems also provides opportunities to improve water quality through the continuation and implementation of Best Management Practices (BMP's). BMP's, such as fencing, riparian tree planting, manure management systems, hardened stream crossings, cover cropping, and contour farming can help keep valuable soils in place, reduce the need for chemical fertilizers and minimize water polluting runoff, greatly reduce the impacts of land use on adjacent waterways and water quality downstream, and ultimately improve sustainability and profitability of farm operations.

To be eligible for State and County land preservation funds, owners of agricultural lands must develop and follow a conservation plan that provides guidance on how to best manage

the natural resources on the farm, including the implementation of Best Management Practices (BMP's). Conservation plans helps protect natural resources and enhances the productive value of the land and any agricultural products derived from it. As conservation plans are implemented, agricultural landowners become eligible for many Federal and State cost-sharing programs and grants to help establish BMP's.

b) Ecosystem Services

A healthy watershed comprised of natural systems can provide significant savings in managing storm water and water quality treatment, as well as provide a host of other important ecological services such as capturing and storing carbon, crop pollination, nutrient cycling, and the regulation of local climates. Forested areas and wetlands help slow (allowing more time for water to infiltrate the soil) and store floodwaters, preventing soil erosion and potentially costly flood damage downstream. The loss of such natural systems through development could ultimately lead to the need for costly infrastructure to help manage and treat storm water.

Protected lands not only provide ecosystem services as a by-product of their protection, but they offer opportunities to restore degraded systems, through such activities as riparian woodland establishment. For example, the installation of forest buffers alone could help offset the cost of water treatment for nitrogen by over $5 per pound removed, when compared to the cost of constructing wastewater treatment facilities ($3.10 vs. $8.56) downstream.

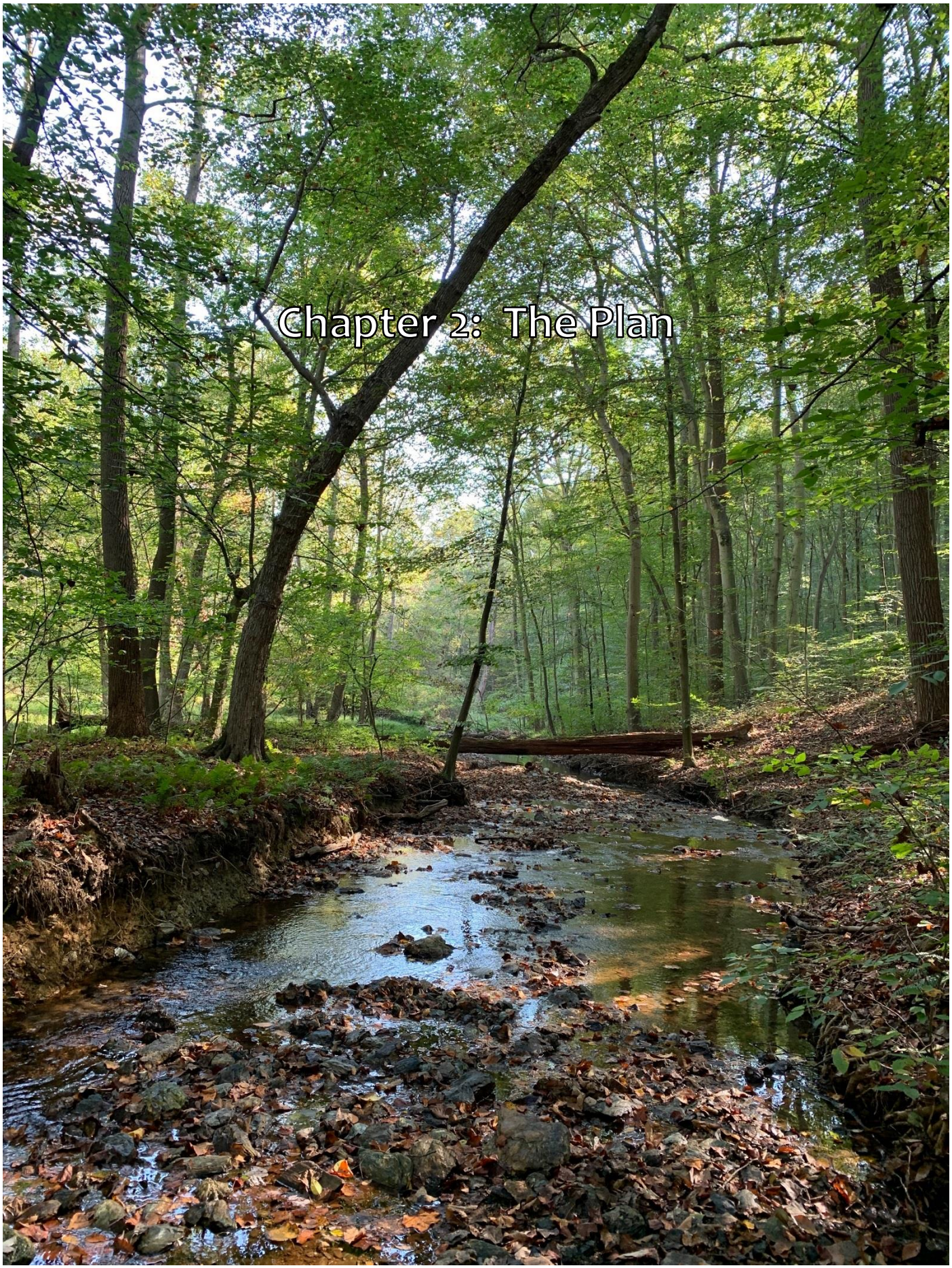
Several studies have documented the cost savings associated with protecting naturally occurring environmental processes. The Return on Environment, a report published in 2019 by the Chester County Planning Commission, estimates that protected lands in the County provide ecosystem services (such as water supply, water quality improvements, flood mitigation, wildlife habitat, air pollution removal, and the storage of carbon in trees on protected lands) valued at $97 million annually, through both value gained and cost avoidance associated with providing those services if that land were developed. In addition, the report estimates that protected lands in the County account for a cost savings of $263 million dollars in avoided stormwater capital costs and an additional $134 million avoided in annual stormwater maintenance and stormwater pollutant removal costs if this land was instead developed.

c) Cost savings for Municipal and Public Services

Open space and farmland offer savings to municipal and public service providers through a lower ratio of public expenditures for each tax dollar generated when compared to other land uses. In essence, agricultural and other protected lands provide a net fiscal benefit.

While these lands generate lower tax revenues than other land uses (residential, commercial, industrial), they require fewer public services such as public education and road maintenance, and generally pay more in taxes than local governments spend in support of these land uses.

Cost of Community Service (COCS) studies help explain the relationship between tax revenues and expenditures. COCS studies conducted for several municipalities in Chester County have shown that, in general, for every dollar earned in tax revenue from undeveloped or agricultural land, a small fraction of that is spent in providing services. In comparison, for every dollar earned in tax revenue from residential uses, the cost of providing services for those areas is higher than the dollar earned. The County's Return on Environment report estimates that in Chester County for every dollar in taxes received from residential land uses, $1.11 was spent in supporting those land uses. For farmland and open space, that cost was only $0.07. Furthermore, the American Farmland Trust has reviewed 151 COCS studies across the nation and has documented that, on average, for every dollar generated, residential land uses require $1.16 in services, while agricultural land uses require, on average, that only $0.37 be spent on providing services.



Chapter 2: The Plan

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Chapter 2: The Plan

A. Priority Areas for Land Preservation

While the goal of the Land Preservation and Sustainability Committee is open space preservation across the entire Township, the availability of funds and willingness of landowners to enter into a conservation agreement go some way in driving preservation efforts. However, collectively analyzing the natural, cultural, and agricultural resources throughout the Township provides a rationale to target those areas that most effectively protect these resources. It also helps guide the appropriate expenditure of tax revenue that has so generously been contributed to the land preservation program.

Two specific geographic areas that are important considerations in land protection efforts are briefly described below.

a) Broad Run Watershed

The Broad Run watershed, whose stream runs through the center of the Township and drains around 50% of the Township, has been identified by the Commonwealth of Pennsylvania as an Exceptional Value (EV) waterway. Such a designation recognizes the superior quality of the waterway, as well as protects it from further degradation. Given the importance of Broad Run and its EV designation, areas within this watershed will be important areas to focus land preservation efforts.

In collaboration with West Bradford Township, the Brandywine Conservancy, with funding from the American Gift Fund, has developed a pilot program within the Broad Run watershed to further land protection efforts and outreach on water quality and education. Through landowner cultivation, easement preparation, and several public educational events, the pilot program seeks to increase public recognition and understanding of this critical resource within West Bradford, while also solicit land protection efforts with interested landowners (See page 15 for more information on this program).

b) Historic Landscapes

West Bradford Township is home to all or part of four national historic districts. Marshallton lies solely within West Bradford Township. Trimbleville, also known as Trimble's Ford, is almost entirely within the Township. Portions of Northrbook Historic District lie in the southern tip of the Township alongside the municipalities of Pocopson and Newlin. Finally, the western edge of the Worth-Jefferies Rural Historic District also lie in south-eastern corner of the Township. Given the importance of these districts to the character of West Bradford, especially in its southeast corner, additional priority was given to properties that

fell within a broader defined area of strategic historic landscapes (which are larger than the area of each Nationally recognized Historic District, and can be seen in Appendix C on the map entitled Strategic Historic Landscapes).

B. Prioritization Plan

Maps 2, 3, 4, and 5 together show the results of the resource analysis. These maps show all the parcels in the Township that are eligible for preservation based upon criteria associated with matching preservation funds (Map 2), are priorities for protection, either for their agricultural value (Map 3 - a total of 3,464 acres), their natural resource value (Map 4 – a total of 3,026 acres), or for both (Map 5).

Figure 5 combines the highest scoring parcels from both maps (the top class for agricultural priorities and the top three classes for natural resources) and contains a total of 1,955 acres, of which 351 acres fall within the highest scoring classes of both prioritizations. The maps also depict, in light green (a total of 2,766 acres), lands in West Bradford that are already permanently protected through state or municipal ownership, through agricultural/open space easements, or protected as part of a development plan.

Priority parcels were selected using the criteria described below and the analysis was conducted on any parcel greater than 10 acres in size. The criteria are as follows:

a) Agricultural Priorities

For the prioritization of agricultural parcels, a modified version of a regional model first developed by the Greenspace Alliance (a coalition of regional environmental and advocacy non-profits) in 2004 that examined and prioritized farmlands in Bucks, Chester, Delaware, and Montgomery Counties was utilized.

The Greenspace Alliance prioritization weighs a number of critical layers of data as follows:

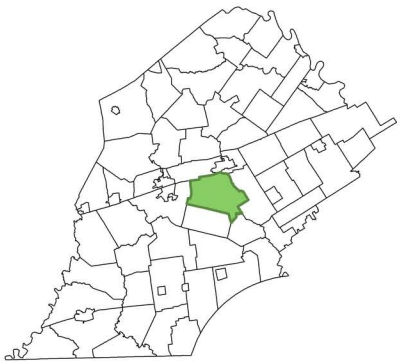
- The presence of prime farmland and soils of statewide importance (35% of total value).
- The presence of agricultural lands defined by Delaware Valley Regional Planning Commission (24% of total value).
- The size of contiguous agricultural soils (18% of total value).
- The proximity to existing protected lands (15% of total value)

Scores for each parcel were assigned as follows:

1. Soil Type (35%)
    a. No significant soil types = 0

Map 2
Eligible Parcels for Preservation

West Bradford Township



Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected lands - 2,766.2 ac. (23.2% of township)
- Eligible Parcel for Preservation
- Preservation Pending

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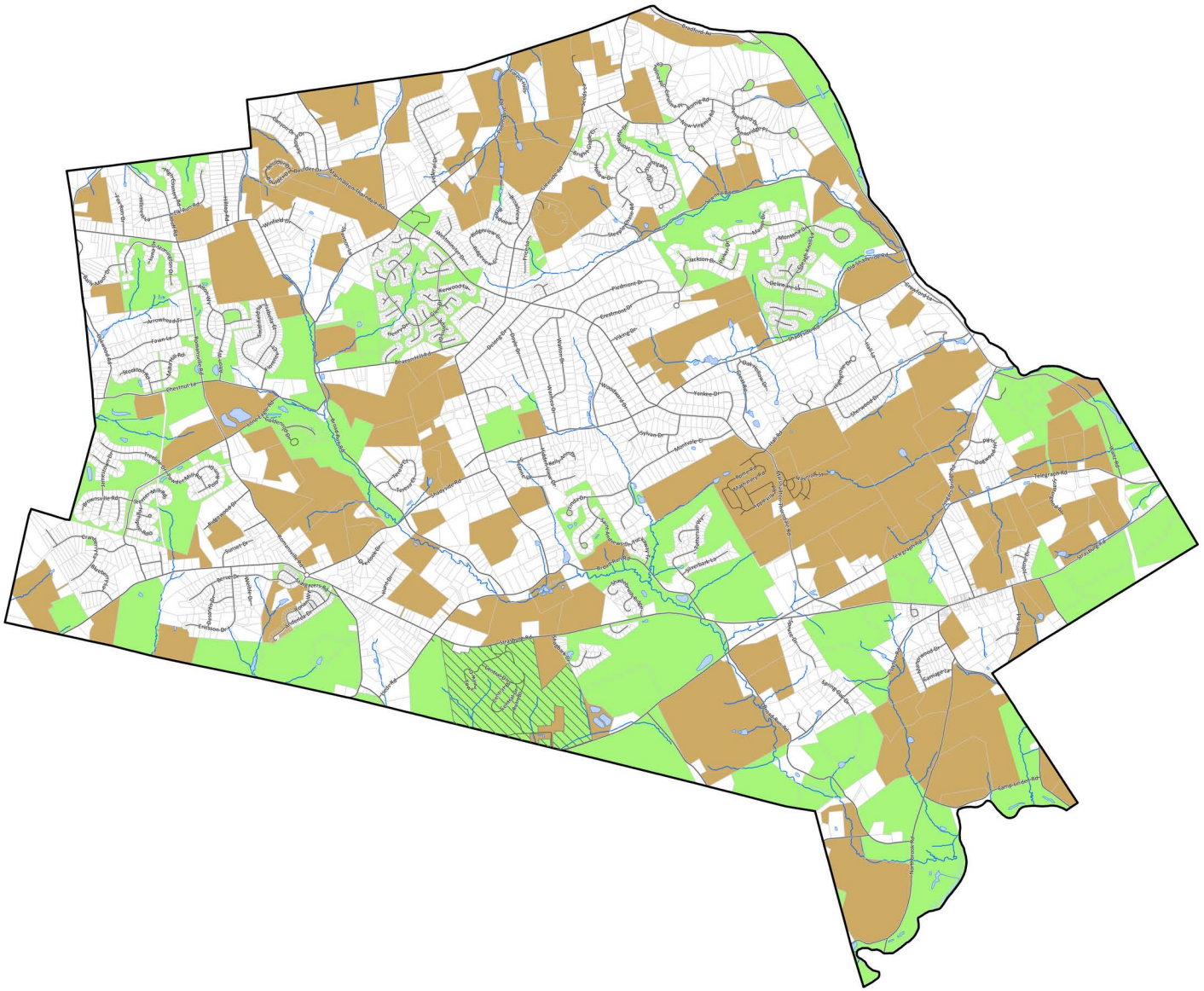
Data Source: Base data from Chester County Geographic Information Services, 2019.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: July 26, 2019
Last revised: April 2, 2020

BRANDYWINE CONSERVANCY



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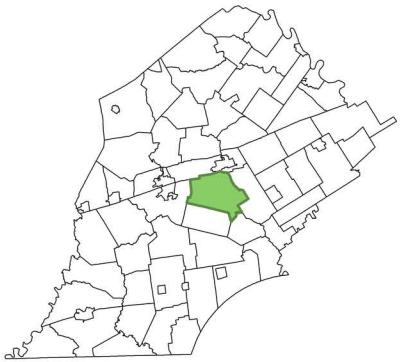
Map 3
Agricultural Priorities

West Bradford Township



Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected lands - 2,766.2 ac. (23.2% of township)
- Preservation Pending

Agricultural priorities - 3,464.6 ac. (29.1% of township)

- Low (588.2 ac.)
- Medium (1,638.5 ac.)
- High (1,237.9 ac.)

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Data Source: Base data from Chester County Geographic Information Services, 2019.

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Map created: July 26, 2019
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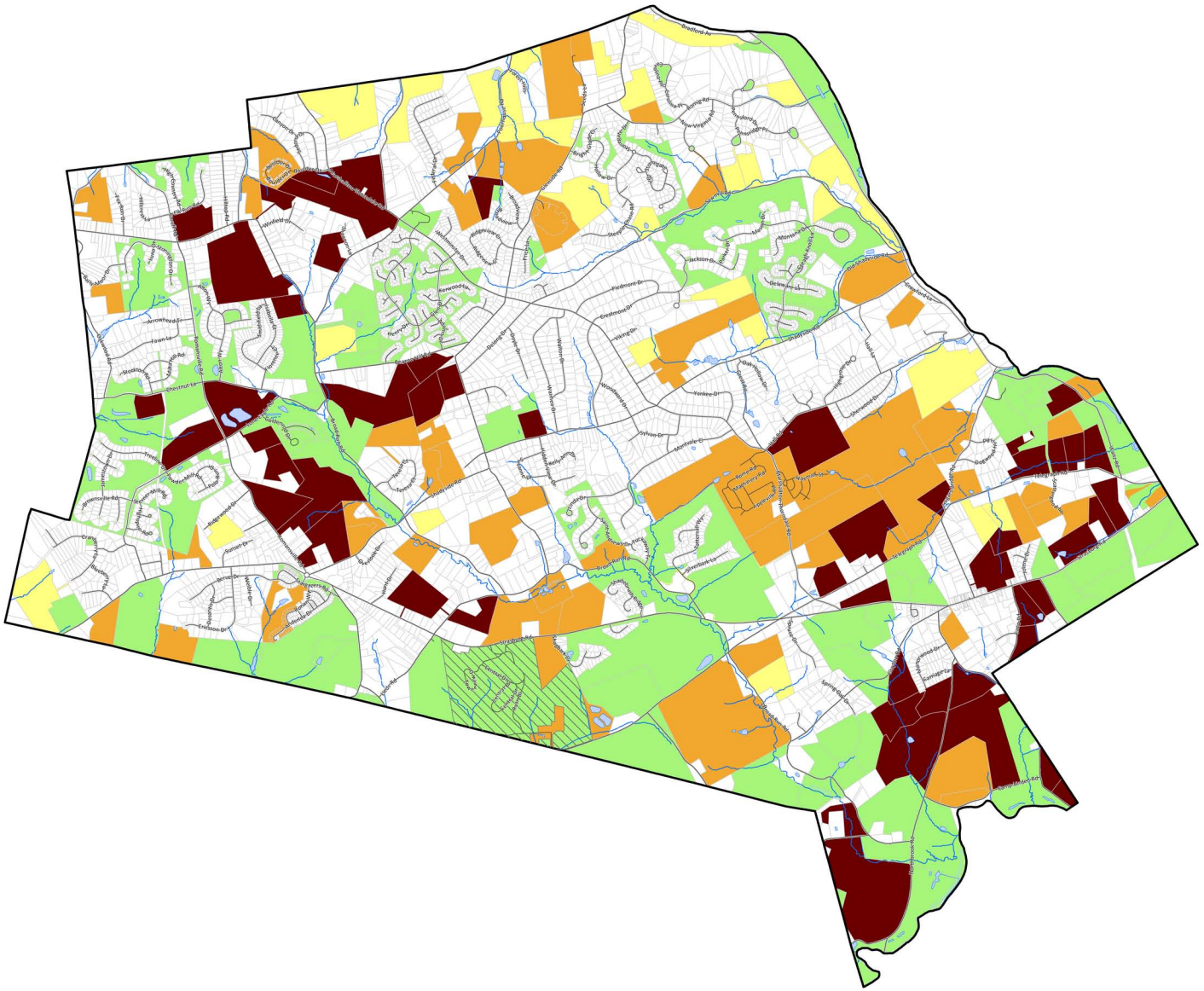

AGRICULTURAL PRIORITES CRITERIA:

- Presence of prime farmland and soils of statewide importance (38%)
- Presence of ag lands defined by DVRPC (26%)
- Size of contiguous agricultural soils (20%)
- Proximity to existing protected lands (16%)

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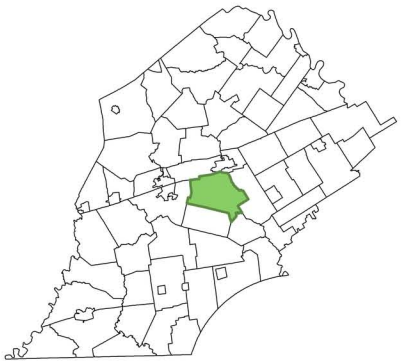
Map 4
Natural Resource Priorities

West Bradford Township



Legend

- Township boundary (11,901.6
- Approximate tax parcel
- Roads
- Water resources
- Bodies of water
- Protected lands - 2,766.2 ac. (23.2% of township)
- Preservation

Natural resource priorities - 3,026 ac. (25.4% of township)

- 1 (770 ac.)
- 2 (743 ac.)
- 3 (579 ac.)
- 4 (464 ac.)
- 5 (91 ac.)
- 6+ (379 ac.)

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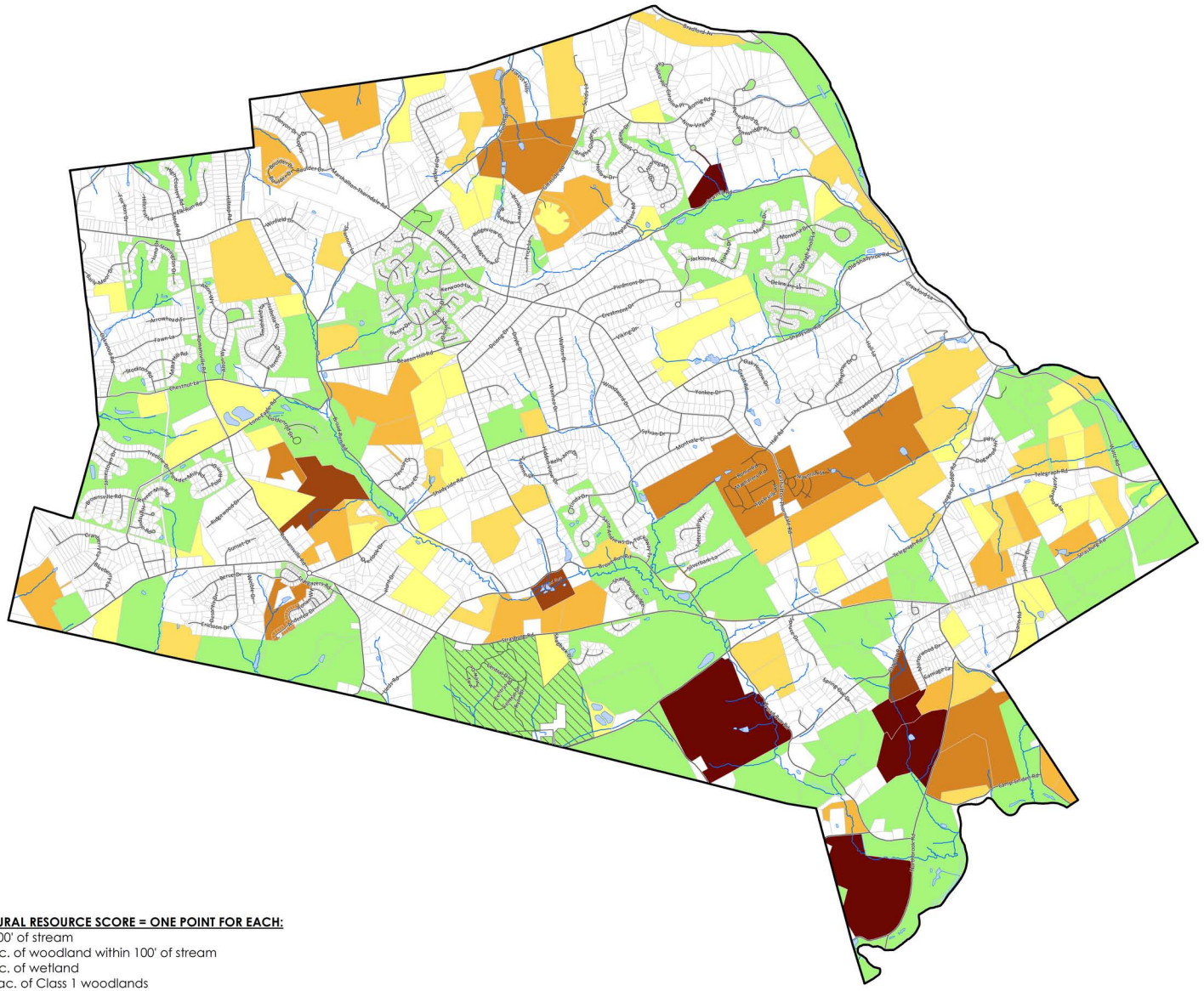
Data Source: Base data from Chester County Geographic Information Services, 2019.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: July 26, 2019
Last revised: April 2, 2020

BRANDYWINE CONSERVANCY



NATURAL RESOURCE SCORE = ONE POINT FOR EACH:

- 1,500' of stream
- 3 ac. of woodland within 100' of stream
- 2 ac. of wetland
- 15 ac. of Class 1 woodlands
- Tax parcel over 15 ac. containing interior forest
- Adjacent to existing protected open space
- Contains habitat for species of special concern (DCNR)
- Within Broad Run watershed
- Within strategic historic landscape (Marshalton and Trimble's Ford)

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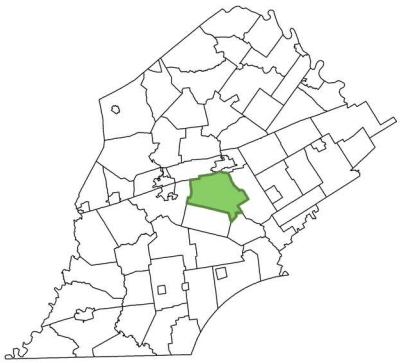
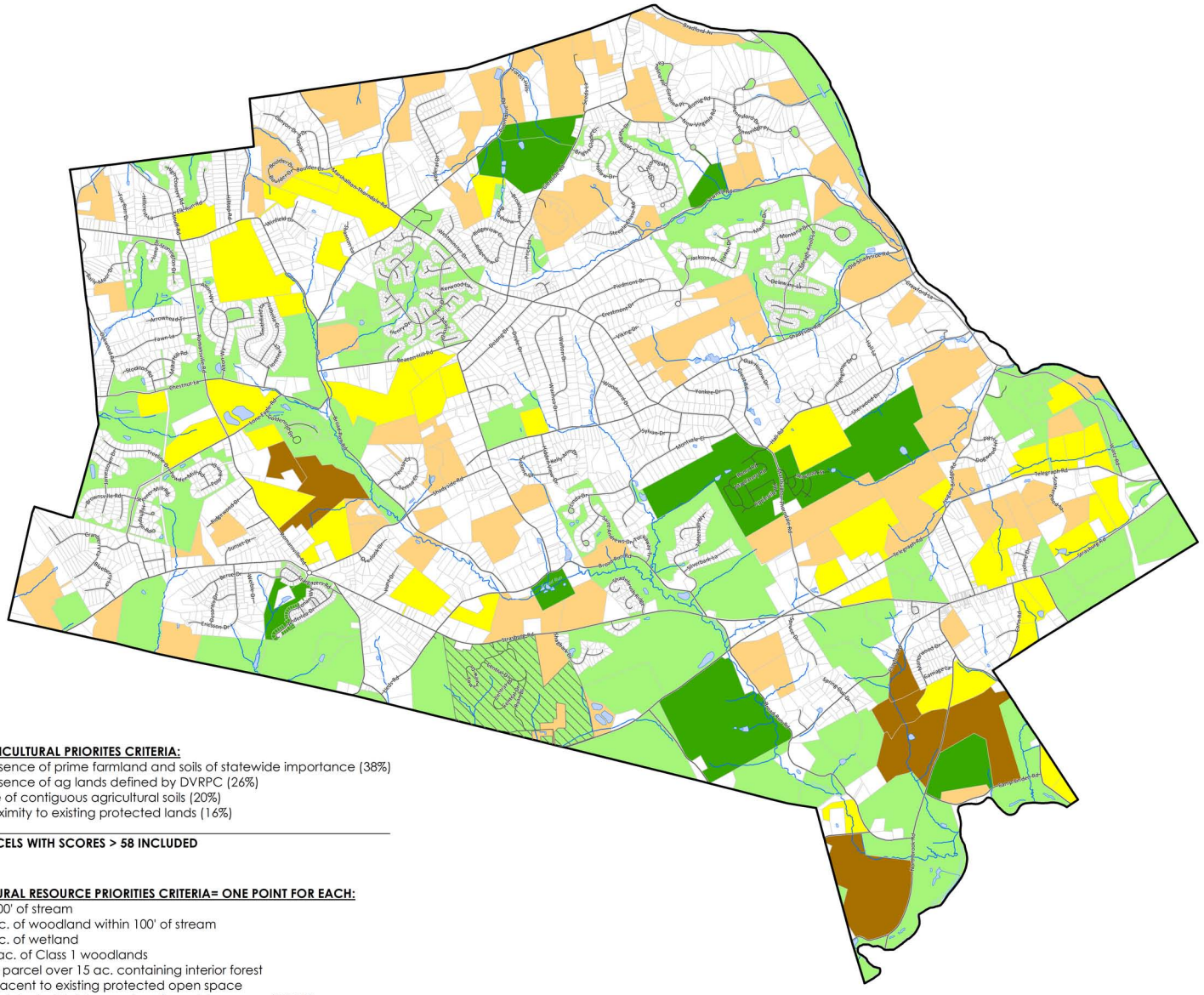
Map 5
Agricultural and Natural Resource Land Prioritization

West Bradford Township





Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected lands - 2,766.2 ac. (23.2% of township)
- Preservation Pending
- Additional Parcels Eligible for Preservation

Highest Ranked Parcels

- Agricultural priorities - 953.9 ac. (8.0% of township)
- Natural resource priorities - 650.3 ac. (5.5% of township)
- Meets both Agricultural and Natural Resource Priorities Criteria - 351 ac. (2.9 % of township)

N W E S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2019.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: April 22, 2020

BRANDYWINE CONSERVANCY

AGRICULTURAL PRIORITES CRITERIA:

- Presence of prime farmland and soils of statewide importance (38%)
- Presence of ag lands defined by DVRPC (26%)
- Size of contiguous agricultural soils (20%)
- Proximity to existing protected lands (16%)

PARCELS WITH SCORES > 58 INCLUDED

NATURAL RESOURCE PRIORITIES CRITERIA= ONE POINT FOR EACH:

- 1,500' of stream
- 3 ac. of woodland within 100' of stream
- 2 ac. of wetland
- 15 ac. of Class 1 woodlands
- Tax parcel over 15 ac. containing interior forest
- Adjacent to existing protected open space
- Contains habitat for species of special concern (DCNR)
- Within Broad Run watershed
- Within strategic historic landscape (Marshalton and Trimble's Ford)

PARCELS WITH SCORES > 3 INCLUDED

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   b. Statewide importance = 17
   c. Prime farmlands = 35
2. Agricultural Lands (24%)
   a. Lands not in agricultural use = 0
   b. Lands in agricultural use = 24

3. Contiguous agricultural soils (contains a portion of a greater contiguous tract of contiguous soils) (18%)
   a. 0-500 ac. = 0
   b. 500-1000 ac. = 3
   c. 1000-1500 ac. = 6
   d. 1500-2000 = 9
   e. 2000-2500 = 12
   f. 2500-3000 = 15
   g. 3000 and greater = 18

4. Proximity to protected lands (15%)
   a. >5 miles = 0
   b. 1-5 miles = 3
   c. 0.5-1 mile = 6
   d. 0.25-0.5 miles = 9
   e. 0.02-0.25 miles = 12
   f. Adjacent (0.01-0.02) = 15

The original regional model included an additional score (8% of total value) for the percent area of each township within Agricultural Security Areas, but given that this analysis is at the township level, this factor does not influence the final score. As such, parcels in this analysis could score a maximum of 92 points. If a parcel contained two or more elements of the first two categories above (for example, some of the property contained soils of statewide importance and the rest did not), a weighted average was calculated on the size of each individually-scored portion of the parcel.

b) Natural Resource Priorities

In order to select top parcels for protection based on their natural resource qualities, parcels were scored using the following criteria:

- The presence of at least 1,500 feet of stream length.
- The presence of 3 or more acres of woodland within 100' of a stream.
- The presence of at least two acres of wetlands.
- The presence of at least 15 acres of Class 1 (highest value) woodlands.
- All tax parcels over 15 acres in size containing any forest interior lands.

- Adjacency to existing protected open space
- The presence of habitat for species of special concern
- Within Broad Run watershed

Each parcel was scored based upon the number of the above criteria it contained; the more criteria, the higher the score.

c) Historic Resource Priorities

As outlined above, parcels were also afforded an additional point if it met the following criteria:

- Within strategic historic landscape

C. Using the Prioritization Map

Maps 3, 4 and 5 are intended as the first means of parcel selection for permanent conservation efforts by the Township. The parcels are not ranked numerically, but are simply divided into agricultural priorities, natural resource priorities, and those that overlap as both agricultural and natural resource priorities, as described above.

Parcels that are both agricultural and natural resource priorities are the optimum lands to target, given their overlapping preservation goals. However, the Land Preservation and Sustainability Committee and Township officials feel confident that acquiring development rights on (and/or protecting by other means) any of the priority parcels highlighted on Maps 3, 4 or 5 is a sound decision based on a universally accepted set of selection criteria.

D. Responding to Opportunities as They Arise

Landowners' decisions to conserve their land through permanent means (the sale of development rights) are purely voluntary; such landowner decisions will not always progress in perfect harmony with the Prioritization Plan. Opportunities are also likely to arise when landowners whose properties are not listed on the Prioritization Plan express an interest in selling their development rights and preserving their properties.

In the event a landowner wishes to consider selling his or her development rights and the parcel is not currently shown as a priority on the Prioritization Plan, a request for consideration can be made by that landowner to the Land Preservation and Sustainability Committee against the criteria specified above. At the discretion of the Board of Supervisors, such parcels may be considered for preservation if deemed to be in the interests of the Township and its residents.

Chapter 3: Implementation

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Chapter 3: Implementation

A. Voluntary Landowner Actions

Implementation of this Plan will rely on actions by Township landowners, and a wide range of stewardship incentives. There are essentially two different types of private landowner stewardship efforts that will directly contribute to the Township's preservation objectives. These include: landowner donation of a conservation easement or fee interest on the property; landowner sale of a conservation or agricultural easement, or fee interest in the property. Each of these options is explained below. It is also important to recognize that these options are not mutually exclusive and can be combined on individual parcels.

Donation of a Conservation Easement

The most preferred type of landowner-initiated conservation action under the Township's plan is the voluntary donation by a landowner of a conservation easement. This is the preferred form of conservation because there are no financial costs to the Township. Through the donation of an easement, the landowner willingly restricts some or all his or her property from significant subdivision, development, or natural resource disturbance. The easement is most often donated to a local conservation land trust who is then responsible for administering and enforcing the terms of the easement in perpetuity. Conservation easements can be very flexible, and the easement terms are negotiated between the easement donor and the easement holder.

Most often, landowners who donate a conservation easement are able to take advantage of federal income and estate tax benefits by giving up some or all of their land's real estate value. Landowners who ease their land are also eligible for decreases in local property tax assessments by petitioning Chester County for special consideration (this will vary depending upon whether the property was already enrolled in Act 319, a tax program that lowers assessments based upon what a property can earn as a farm or woodlot, not its value on the real estate market). For landowners to be eligible for federal tax benefits by making a charitable donation, an environmental benefit must be associated with the land that is being placed under easement to a conservation organization.

Sale of a Conservation or Agricultural Easement

Landowners may be more interested in voluntarily restricting the use of their land to agriculture and other open space uses by selling a conservation or agricultural easement. As opposed to a Conservation Easement that prohibits many uses on the property, the Agricultural Easement promotes the continued agricultural uses of a property and is much

less restrictive with regard to disturbance of any existing natural resources. Agricultural Easement sales are generally negotiated with Chester County's Agricultural Land Preservation Board, while Conservation Easement sales would most likely be negotiated with a local land trust. Similar to the conservation easement donation, a landowner willingly restricts some or all of his or her property from significant subdivision or development. However, instead of qualifying for a charitable tax deduction, the landowner is compensated in cash for allowing the easement to be placed on his or her property. The easement purchaser is buying the right to the easement in perpetuity and is responsible for administering and enforcing the easement.

The Township is now generating funds through a dedicated earned income tax that can be used to help fund the acquisition of agricultural or conservation easements from township landowners. By funding the acquisition of these easements, the Township – either alone or working within County and State programs - can permanently preserve land and prevent development from taking place, while ensuring that farming (or some other compatible land use) can continue to take place on prime agricultural properties. Using the Township's dedicated open space funds, conservation easements can also be purchased, and the lands permanently protected, on those parcels with outstanding natural resource qualities.

In addition to the Township's dedicated preservation tax revenues, funding for conservation and agricultural easement purchases in West Bradford are eligible for matching funds from a variety of State and County grants through the Chester County Open Space Program and the Chester County Agricultural Land Preservation Board. Information about these programs can be found on the County's Open Space Preservations website.

B. Township Regulatory Actions

Although the previously described voluntary landowner actions are the preferred means for permanently protecting the Township's agricultural and open space resources, the Township can, and does, use its zoning ordinance and subdivision and land development ordinance to help achieve open space protection objectives. In fact, the Township's regulation of land and water resource use is a good complement to its private land stewardship implementation approach. The zoning and subdivision ordinances apply to the establishment of new uses of land that require Township approval, such as issuing a building permit, or granting a subdivision plan or land development approval, variance, or special exception pursuant to the Commonwealth's Municipalities Planning Code. Because these zoning and subdivision regulations can be changed or repealed at any time, they are not considered a permanent means of protecting the Township's open space resources. A brief description of the more significant zoning and subdivision ordinance provisions as they pertain to natural resource protection follows.

Township Zoning Ordinance

Article XI of the West Bradford Zoning Ordinance provides natural resource protection standards upon the execution of a zoning permit or building permit within the Township. Specifically, the Ordinance provides levels of protection for the following resources: Floodplains; Open Space in conjunction with certain developments; Wetlands; Riparian buffer areas and; Woodlands and hedgerows.

Floodplains
The floodplain regulations preclude the construction of any new livable or habitable structures and the storage of toxic or hazardous materials in areas of the Township subject to flooding. The regulations intent is to prevent, or minimize, danger to life and property, and if enacted consistent with FEMA guidelines, enables landowners residing within the floodplain to obtain federal flood insurance. Although these regulations are not directly intended to protect a floodplain's environmental values, there are indirect conservation benefits achieved by limiting land and vegetation disturbances within these floodplains. Open space uses, such as agriculture, forestry, and recreation are the most prevalent permitted uses within these areas, although some limited development can occur through special exception.

Open Space
In association with providing higher density residential development under the R-5 Residential District, regulations exist to prevent overuse of certain land areas, and minimize stormwater runoff, and the degradation of environmentally sensitive areas. Permitted uses under these provisions are generally restricted to agriculture, recreation, forestry and the land application of treated wastewater. Through the land development process, these provisions enable the protection of significant natural resources, including but not limited to the stream valley of an exceptional value stream. Under the provisions of the R-5 District, Zoning requires that at least 75% of the gross tract area be open space and subject to these restrictions.

Wetlands
The intended purpose of the wetland's conservation regulations is to protect wetlands from disturbance, environmental contamination, or loss. Wetlands provide unique and increasingly rare habitat for plants and animals and help to regulate stormwater, and absorb excess nutrients, sediments, and pollutants before they reach other waterways or bodies, including groundwater. West Bradford's riparian buffer regulations (see below) also provide protections to wetlands by ensuring a 50 ft. buffer be maintained around any wetland along a watercourse and any isolated wetland greater than 5,000 square feet in area. Additionally, wetlands are protected through State and Federal regulations.

Riparian Buffers
Wooded areas along the banks of streams provide a variety of environmental benefits, including, but not limited to, the protection of water quality, the slowing of stormwater, reducing the chance for erosion and costly flooding downstream, regulating instream temperatures, and also providing valuable wildlife habitat and pollinator services. The Riparian buffer conservation regulations in West Bradford's Zoning Ordinance regulate activities within 100 feet of the edge of water. Permitted activities in the riparian buffer area generally fall within recreation, research, and certain agricultural land uses and activities (stream crossings for farm vehicles and/or livestock), although within the outer 50 feet of the buffer timber harvesting operations, subject to regulations, are permitted. However, the storing of hazardous or noxious materials, and the use of fertilizers, pesticides, herbicides, and/or other chemicals, except in special circumstances, are prohibited, as is the use of motor or wheeled vehicles in an area not designed to adequately accommodate the type and volume of vehicles. The zoning ordinance also regulates and requires the restoration of 100-foot riparian buffers under certain land development scenarios and places restrictive covenants defining the area and provisions for the long-term functionality and integrity of the riparian buffer.

Woodlands and Hedgerows
Other than those activities which fall under the definition of "forestry", including timber harvesting, woodlands and hedgerows are afforded protections under the Zoning Ordinance. Provisions in the Ordinance limit disturbance of interior woodlands to no more than 10% and permitted disturbance of total woodlands shall not exceed 20% on any lot or tract. In addition, the location of the permitted disturbance shall take into consideration the impact of such disturbance on conserving a healthy, mature stand, as well as protecting interior woodland, forested riparian buffers, rare species sites and exceptional natural areas. If additional disturbance is permitted, replacement plantings of approved species shall be installed at the owner's expense, either at the site or at an approved alternative location within the Township.

Township Subdivision and Land Development Ordinance

The Township's Subdivision and Land Development Ordinance (SALDO) regulates new development of township lands by establishing procedures for obtaining Township (and other) approvals, design standards for public (and some private) improvements, and financial assurances by developers toward the completion of public improvements. Some of these SALDO provisions contribute to the protection of Township open space resources identified in this plan.

For example, conservation plans are intended to describe how soils will be protected from erosion, and streams, wetlands, and other water bodies from siltation, during development construction when vegetative cover is removed. In addition, steep slopes are regulated to preserve their natural state wherever possible and to minimize vegetative disturbance. These plans are required to be submitted to the Township for subdivision and land development approval, and are reviewed by both the Township engineer, and Chester County Conservation District staff.

Stormwater management plans are similarly a required submittal for subdivision and land development approval. These plans reflect associated stormwater improvement design guidelines of the Township that strongly encourage the recharge of stormwater runoff generated by the establishment of impervious surfaces such as parking, roads, and rooftops caused by new development into existing groundwater aquifers.

Required landscaping plans document how the development will ensure the development is consistent with the goals of the Township's Comprehensive Plan as it relates to natural resources, conserve energy by providing shade and wind breaks, provide pervious areas to reduce stormwater runoff, improve air quality, and protect and preserve the appearance and character of neighboring properties. Where open space is to be created as part of a Subdivision and Land Development application, a plan for its long-term management and maintenance must be submitted for approval.

C. Outreach and Education in West Bradford

Beyond directly preserving land and natural resources through conservation easements or similar tools, educating landowners on appropriate land stewardship and best management practices on their private property can also provide environmental benefits and/or help restore natural systems throughout the Township. To that end, the Brandywine Conservancy has initiated a pilot program in the Broad Run watershed to: a) help cultivate landowners for potential preservation opportunities, and b) educate landowners and homeowners on water quality issues and how they can help address such issues in this important watershed and throughout West Bradford.

As part of this pilot program, public meetings were organized and hosted by the Land Preservation and Sustainability Committee throughout 2019 to promote their work and provide information and opportunities for technical assistance in land preservation and land stewardship for water quality benefits. In addition, the Committee oversaw the development and made available a brochure highlighting the importance of Broad Run to West Bradford and providing resource contact information for watershed landowners. The program focuses on both larger landowners who may be interested in conserving their land or developing a conservation plan for their property, as well as smaller lot homeowners who

may be interested in installing a rain barrel or rain garden on their residential lot. Additional recommendations and outreach efforts focus on educating owners on the use of native plants, mowing less frequently or converting an area of lawn to meadow, and planting trees along stream edges. Collectively, these actions can decrease floodwaters and improve the quality of water and other natural systems through West Bradford and downstream.

D. The Preservation Process

While the specifics of every preservation project are often unique, the majority follow a similar process with respect to action steps, which are outlined below.

1. Upon making it known to West Bradford Township that he or she is interested in preserving their land, the landowner contacts a representative from either the Township or local Land Trust.
2. The representative discusses preservation options over the phone and works to understand the family goals with respect to their land.
3. A meeting on the property is arranged between the landowner and representative. Depending upon the nature of the property, whether it is primarily farmland, woodland or contains other natural resources, maps are created of the property and research is conducted to learn more about the property. If a farm, work is done to determine if the property has a conservation plan, if it is enrolled in the Township's Agricultural Security Area, whether it is enrolled in the 319 Clean and Green Tax Preferential Program, and any other government or non-government programs that the farm is eligible to participate in and may be of interest to the landowner. A packet of this information is put together including an application to the appropriate County preservation program.
4. A meeting is held with the landowner to review their goals and the research on the property and decide upon an appropriate path forward depending upon funding options for preservation and ensuring all funding criteria are met.
5. The representative will continue to act as the consultant to the landowner throughout the preservation process.

Overall, the goal is to assist the landowners in not only preservation but with a multitude of programs that may assist them to meet their goals and their land stewardship objectives while also working toward preserving the property.

E. Partnerships for Preservation

Integral to the success of West Bradford's open space preservation program is the formation and continuation of partnerships with key agencies and organizations. Following is a list of important offices with which the Township and Land Preservation and

Sustainability Committee should work closely with in the future, and the ways in which these organizations can aid West Bradford.

Chester County

In addition to the Agricultural Preservation Program and Challenge Grant Programs described above for farmland preservation, the County also has a Preservation Partnership Program that makes land acquisition grants available to qualified nonprofit conservation organizations, such as the Brandywine Conservancy. For natural areas, the program will provide up to 50% of the appraised market value (up to a total of $350,000) of the property or easement, although in cases of exceptional conservation opportunity the County will consider requests in excess of $350,000, but only up to a 50% funding level. For farmland easement purchases, the program will fund the lesser of $3,000 per acre or 33% of the appraised value, and in the case of fee simple purchases of agricultural land, the County will grant the lesser of $5,000 per acre or 33% of the appraised value. In all programs, eligible transaction costs are eligible for funding.

The County also provides funding for municipalities for Open Space through its Municipal Grant Program. This program provides funding to municipalities to preserve land for preserves and public parkland, as well as funding for trail projects and park improvements or development projects. Projects involving acquisition are eligible for a maximum of 50% of the appraised value up to $500,000 for land acquisition, and the purchase of conservation easements and trail easements. As with the Preservation Partnership Program, projects that offer extraordinary conservation opportunities may request funding in excess of $500,000, but only up to the 50% funding level.

Pennsylvania Department of Conservation and Natural Resources (DCNR)

DCNR, through their Bureau of Recreation and Conservation, has Community Conservation Partnership Program (C2P2) grant funds available for land conservation. Like the County Preservation Partnership grants, DCNR is interested in land conservation on properties that are connected to larger landscapes such as adjacent protected parcels and greenway corridors. Also like the County program, DCNR is interested in projects that provide public access (except in cases where rare or endangered species are present).

While the C2P2 grants can be used to fund acquisition or easements (as well as fund park improvements), they can only be used for properties where agricultural activities are "secondary", and the farming cannot be intensified on properties where the grants are applied. So, in the case of West Bradford, C2P2 grants would be most helpful in protecting properties where natural resource values outweigh agricultural value.

Land Trusts/Conservation Organizations

Brandywine Conservancy: As described in the outreach and education section above, the Conservancy has initiated a project focused on Broad Run within West Bradford. In addition, the Brandywine Conservancy holds several easements throughout southern West Bradford. In addition to providing outreach and education to landowners/farmers, the Conservancy can provide technical assistance with applications to the State and County agricultural and land preservation programs.

Natural Lands: Like the Brandywine Conservancy, Natural Lands (NL) is a non-profit land trust that works to protect agricultural areas and sensitive lands in southeastern Pennsylvania (as well as in Delaware and southern New Jersey). NL has significant experience securing Preservation Partnership Program funds to preserve a number of areas in Chester County, and along with the Brandywine Conservancy, could be of assistance in helping to apply for these grants to protect open space in West Bradford.

The Land Conservancy for Southern Chester County: Another local land trust, TLC, also works to protect local farmland, historic sites, and natural resources in the southern half of Chester County. Historically, they have focused on the Kennett area, but are increasingly accepting easements in other areas of southern Chester County. The organization also provides a variety of educational programs on its preserves and has its headquarters in Kennett Township at their Chandler Mill Nature Preserve and Center.

The Marshallton Conservation Trust: As a small, volunteer led organization, the Marshallton Conservation Trust focuses on preserving both the historic integrity of the village of Marshallton and its immediate natural surroundings. The Trust has provided supporting funds for a number of easement acquisitions that support its mission and also hosts the popular Marshallton Triathlon in early October that raises funds for the Trust and for the Marshallton Fire Company.

North American Land Trust (NALT): This national non-profit conservation organization is headquartered in Chadds Ford, PA, but works to promote long-term land preservation and stewardship throughout the east coast of the U.S. NALT currently holds a conservation easement on a property in neighboring East Bradford.

As a resource, a list of eligible land trusts that operate in Chester County and the West Bradford area is provided in Appendix E.

F. Financing Open Space Preservation

Open Space Tax

The main tool for raising revenue for open space preservation in West Bradford is the Township's open space tax. When voters approved this tax in 2017, it was assumed that it would raise around $1.3 million in its first year (after collection costs), based on historical earned income tax revenues in the Township. A 20-year projection process has yielded the following estimate for earned income tax revenues for Open Space*:

Collection period	Total tax collected**
2018-2022	$6,765,252
2023-2027	$7,469,385
2028-2032	$8,246,804
2033-2037	$9,105,138
20-year total	$31,586,579

* See Appendix A for a description of the Embreeville project and its impact on Open Space funds.
**Assumes a conservative 2% growth in tax collection each year. The earned income tax collected by the Township (it does not collect real estate taxes) has risen slightly since 2011. The impact of COVID19 on earned income tax has not been determined as of this report's issuance.

The estimate shows an average annual tax intake of $1,353,050 for years one through five, $1,493,877 for years six through ten, $1,649,360 for years eleven through fifteen, and so on, for an average annual intake of $1,579,328 each year over twenty years. While this estimate has shown that the tax will yield a large sum of money with which to preserve open space, the high price of purchasing development rights (that is expected to increase in the future as land in the Township becomes more valuable) means that to be most effective, the Township will want to leverage its money for maximum effect.

Tools for Maximizing the Township's Money

Making the most of the Township's money can be done in a variety of ways. One tool is to participate in the various County and State programs that fund preservation and acquisition. Most of these programs will fund up to 50% of project costs. A second approach is to encourage landowners' partial donations, which would not only preserve Township funds but also increase the competitiveness of their application (in the County program) in the process. A third tool to minimize borrowing costs on the part of the Township is to

encourage landowners to take yearly installment payments for the purchase of development rights, rather than a lump sum, for the development value of their land.

There are also numerous opportunities to mix different preservation tools and partial development options. The proper "mix and match" approach, along with the use of tools outlined in the previous paragraphs, depend on a particular landowner's financial objectives, tax bracket, and willingness to accept the different programs available to them.

Borrowing Options for the Township

In addition to maximizing the West Bradford open space funds and preservation tools as described above, there are several borrowing options that can be used to stretch Township dollars. More importantly, these borrowing options can be used to help purchase a greater amount of open space in the near term - when it is less expensive and more plentiful - than trying to buy it, say, a decade or more from now, when it will certainly be more expensive and harder to come by.

Bank Loan: A loan from a bank should be considered as a possible funding source in certain instances, in particular for smaller purchases of $1,000,000 or less. For borrowings of this size a bank loan is usually more cost-effective than a bond issue because the issuance costs are much less. For fixed-rate borrowing from a bank, the maximum duration is generally 5 to 7 years. On a larger bank loan ($1,000,000 or greater), this term limitation can be a problem, though, because the annual payments may not be affordable. Therefore, on large purchases, a bond issue might make more sense for the Township than a bank loan.

Bond Financing: Bond financing is used more than bank loans for larger borrowings because the principal can generally be amortized over a longer period of time (usually up to 30 years) at a fixed interest rate, thereby making the payments more affordable. For municipalities, there are two bond financing options to choose from as described below:

"General obligation bonds" are backed by the full faith and credit of a taxing municipality. The credit strength for general obligation bonds is generally viewed as the highest quality because of the municipality's unconditional ability to repay the debt from tax revenues (in the case of West Bradford, from the Open Space Tax). A general obligation bond can also be used to consolidate several smaller bank loans under one repayment schedule.

In the case of West Bradford, an average annual revenue of $250,000 from the Open Space Tax would allow the Township to secure a general obligation bond of around $3.5 million. While the Township would be allowed to borrow up to this amount (and pay back the debt service over 25 years), it could also secure several bonds in smaller amounts as needed. The advantage of having several smaller bonds is that it would allow the loan be tailored to meet

the Township's needs over time, without incurring more debt than needed at any given time.

An additional method of bond financing is the "bond pool loan." A bond pool is a pool of funds that is created from the issuance of tax-exempt revenue bonds by an empowered authority. These authorities are permitted under Pennsylvania law to lend these funds to eligible municipalities for capital projects and for the purchase of open space.

The advantages of bond pool loans include very low costs of issuance, the ability to borrow as much or as little as needed, lower interest rates, and the ability to prepay at any time. The disadvantages are that annual fees can become burdensome over time and the rates are usually variable, although there is sometimes the option to secure a fixed rate at a higher fee.

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Appendix A – Embreeville Project

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The Acquisition of Embreeville Center for Preservation

At the time of this plan, the 196.5± acres of the Embreeville Center property is under contract for sale to West Bradford Township for $22,500,000. The West Bradford Township Board of Supervisors negotiated with Embreeville Redevelopment LP for the purchase and approved a portion of the Open Space referendum Earned Income Tax, as well as creating a new dedicated real estate tax, to fund the acquisition. Although the contract is still in process, it's magnitude and impact to the Open Space program are important enough that the Land Preservation and Sustainability Committee deemed it necessary to make an addendum to the 2020 Land Preservation Plan to capture the salient facts of the purchase of the property.

While there will be multiple sources of funding to support the Embreeville purchase, Open Space funding will contribute a substantial portion of those funds.

Timeline:

1. May 2013

   Embreeville Redevelopment LP buys 222 acres (tax parcels 50-8-9, 206 acres, 49-2-54, 12 acres, 49-2-75.1, 3.3 acres) at Auction from the Commonwealth of Pennsylvania for $1,050,000.

2. November 2013

   Embreeville Redevelopment LP submitted a development proposal and requested zoning changes to allow 1,100 residential units and 54,000 sq. ft. of commercial space.

3. November 2013—October 2019

   Township reviewed and denied request, litigation followed.

4. October 2019

   West Bradford Township negotiated purchase of the majority of the property and announced its intent to West Bradford residents in October 2019. The purchase ends the six-year litigation.

Description of Property

The property consisted of 222 acres, which was known as the Embreeville State Hospital. Embreeville State Hospital was closed in 1992. Subsequently, the buildings were partially occupied by the Commonwealth of Pennsylvania and other entities. The complex contains 19 buildings, many of which are dilapidated, totaling over 830,000 square feet of building area.

A portion of the land situated in Newlin Township supports an on-site sanitary sewage treatment facility that serviced the hospital facility. While the acreage and sewage treatment facility in Newlin Township were included in the acquisition by Embreeville Redevelopment, LP,

they are not included in West Bradford's acquisition. Another 5.0-acres near Embreeville Road, but not fronting on Embreeville Road in West Bradford, contains 7 buildings totaling just over 100,000 square feet and was part of the acquisition by Embreeville Redevelopment, LP; this land is excluded from the West Bradford Township purchase. An easement for access will be created across the land West Bradford Township purchased to provide access to this 5.0-acre parcel as part of the subdivision process. Further, a 10.6-acre parcel located at the intersection of Ryan Boulevard and Embreeville Road is not included. The 10.6-acre parcel is owned by The Commonwealth of Pennsylvania and is utilized as a Pennsylvania Department of Transportation maintenance facility.

Only the 196.5 net acres of parcel 50-8-9, which are situated in West Bradford Township, are being acquired.

Remediation costs

Remediation costs and demolition costs have been estimated at $13,500,000 (Kenneth Hellings Philadelphia Inquirer article October 16, 2019) and is included as part of the purchase price. Remediation of the site is the sole responsibility of the seller.

Future Plans for the Property

Upon completion of the purchase of the property, West Bradford Township will embark upon a planning effort to consider the best management and use of the property for the benefit of Township residents. It is the Land Preservation and Sustainability Committees intent to work with the Township to ensure that as much land on the Embreeville site is preserved as open space as possible.

Appendix B – Open Space Ordinance

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WEST BRADFORD TOWNSHIP
ORDINANCE 17-04

AN ORDINANCE AUTHORIZING A REFERENDUM PURSUANT TO THE OPEN SPACE LANDS ACQUISITION AND PRESERVATION ACT AS AMENDED BY ACT 153 OF 1996 (32 P.S. §5001, ET SEQ.) ON THE QUESTION OF THE IMPOSITION OF AN ADDITIONAL EARNED INCOME TAX AT A SPECIFIC RATE TO BE IMPOSED TO RAISE REVENUE TO RETIRE INDEBTEDNESS INCURRED IN PURCHASING INTERESTS IN REAL ESTATE OR MAKING ACQUISITIONS OF REAL PROPERTY FOR PURPOSES OF SECURING OPEN SPACE BENEFITS.

BE IT ENACTED AND ORDAINED THIS 13 day of June, 2017 by the Board of Supervisors of West Bradford Township as follows:

1. As provided for The Open Space Lands Acquisition and Preservation Act, as amended by Act 153 of 1996 (32 P.S. §5001, et seq.), a referendum shall be conducted during the November 2017 general election for the registered voters of West Bradford Township to vote whether they are in favor of the imposition of an increase of the earned income tax; said increase to be in the amount of one-quarter of one percent to be used by West Bradford Township to raise revenue for purposes of securing open space benefits.

2. The referendum shall be governed by the provisions of the Act of June 3, 1937 (P.L. 1333, No. 230) known as the Pennsylvania Election Code (25 P.S. §2600 et seq.).

3. The question to be placed on the ballot shall be framed in the following form: "Do you favor the imposition of an increase in the earned income tax at the rate of one-quarter of one percent by the Township of West Bradford to be used to purchase interest in real estate for purposes of securing open space benefits and for transaction fees incidental to the acquisition of open space property interests such as cost of appraisals, surveys, closing costs, title searches, legal fees, and conservation and stewardship plan preparation under and in accordance with all planning requirements of the provisions of the Act and/or the Act of June 30, 1981, P.L. 128, No. 43 known as the "Agricultural Area Security Law"; and/or the expenditure of funds for any purpose relating to the acquisition or preservation of open space and/or for open space benefits?".

4. The appropriate officers of the Board of Supervisors and the solicitor are authorized to take whatever actions are necessary and appropriate to carry out the purpose and intent of this Ordinance.

5. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof had not been included therein.

6. All Ordinances or parts of Ordinances conflicting or inconsistent herewith are hereby repealed.

7. This Ordinance shall become effective five (5) days from the date hereof.

ENACTED AND ORDAINED, the day and year first above written by the Board of Supervisors of West Bradford Township.

ATTEST:

Justin V. Yaich, Secretary

BOARD OF SUPERVISORS OF
WEST BRADFORD TOWNSHIP

Mark J. Blair, Chairman

Jack M. Hines, Jr., Vice-Chairman

Bruce W. Laverty, Member

Appendix C – Supporting Maps

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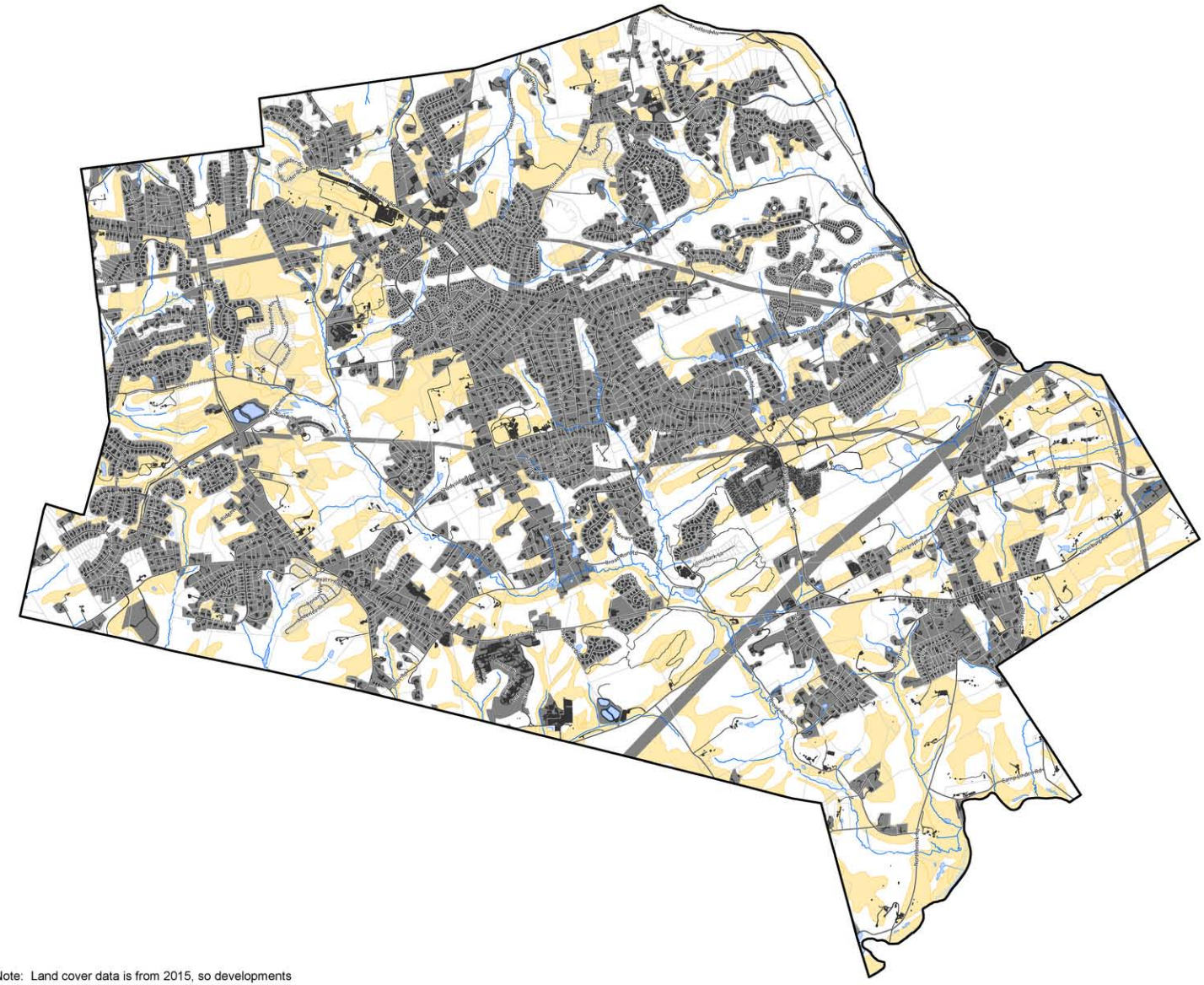
Prime Agricultural Soils and Intensive Land Use

West Bradford Township



Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Prime agricultural soils-4029.5 acres (33.9% of township)
- Impervious cover
- Intensive land use

N W E S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2019.
Prime agricultural soils from NRCS, 2013.
Land cover from DVRPC, 2015

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: August 28, 2019

BRANDYWINE CONSERVANCY

Note: Land cover data is from 2015, so developments in the vicinity of Stargazer Rd. and Chestnut Lane are not represented by the data.

Intensive land use refers to commercial, manufacturing, transportation, utility, and residential land uses.

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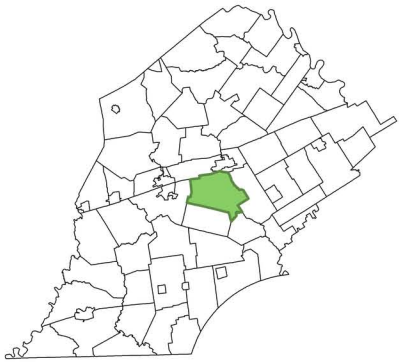
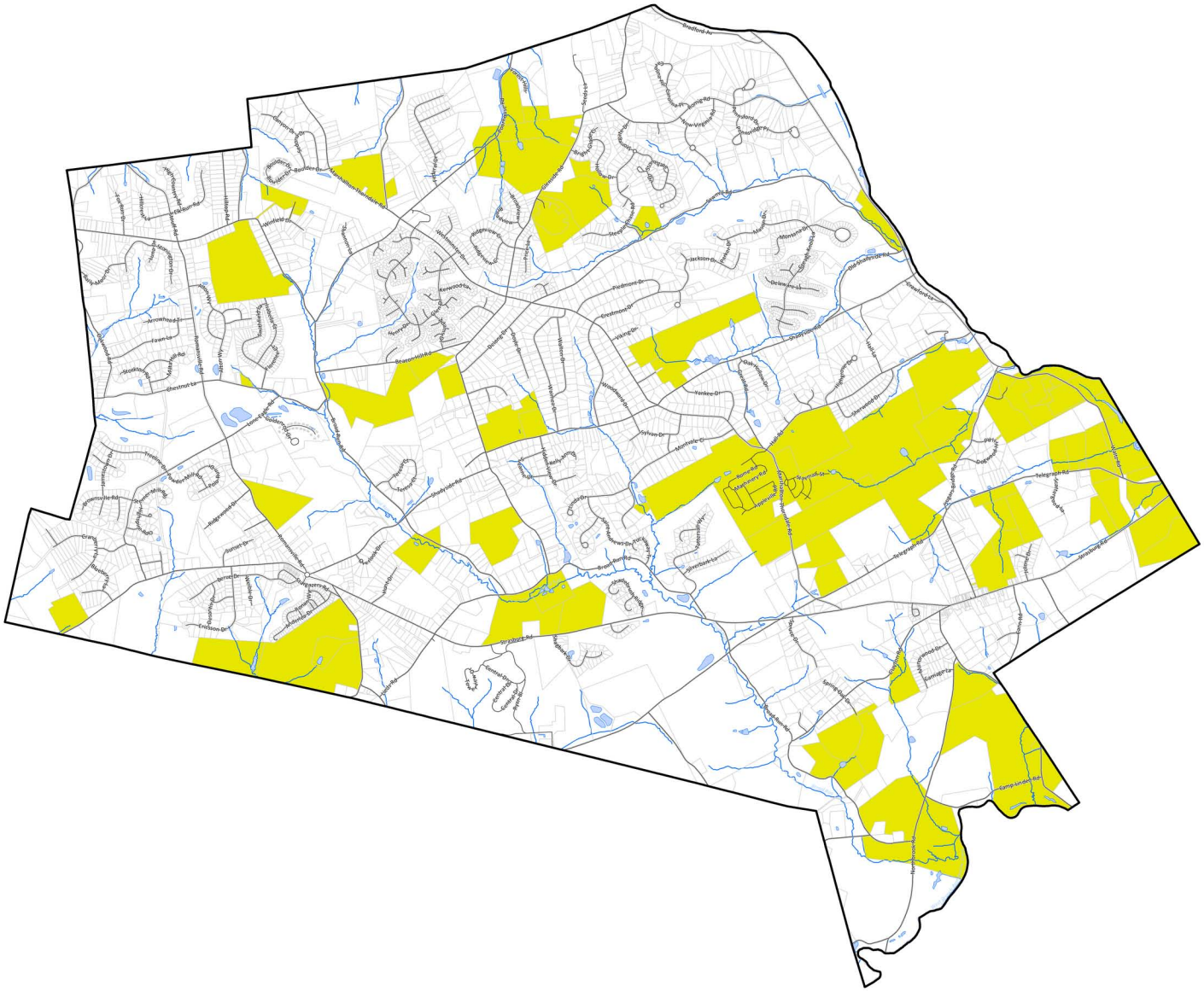
Agricultural Security Areas

West Bradford Township





Township boundary (11,901.6
Approximate tax parcel
Roads
Water
Bodies of
Agricultural Security

N
W E
S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2019. Agricultural Security Areas from West Bradford Resolution 18-17, dated November 12, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: August 28, 2019

BRANDYWINE CONSERVANCY

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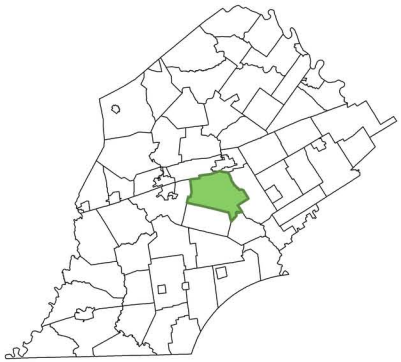
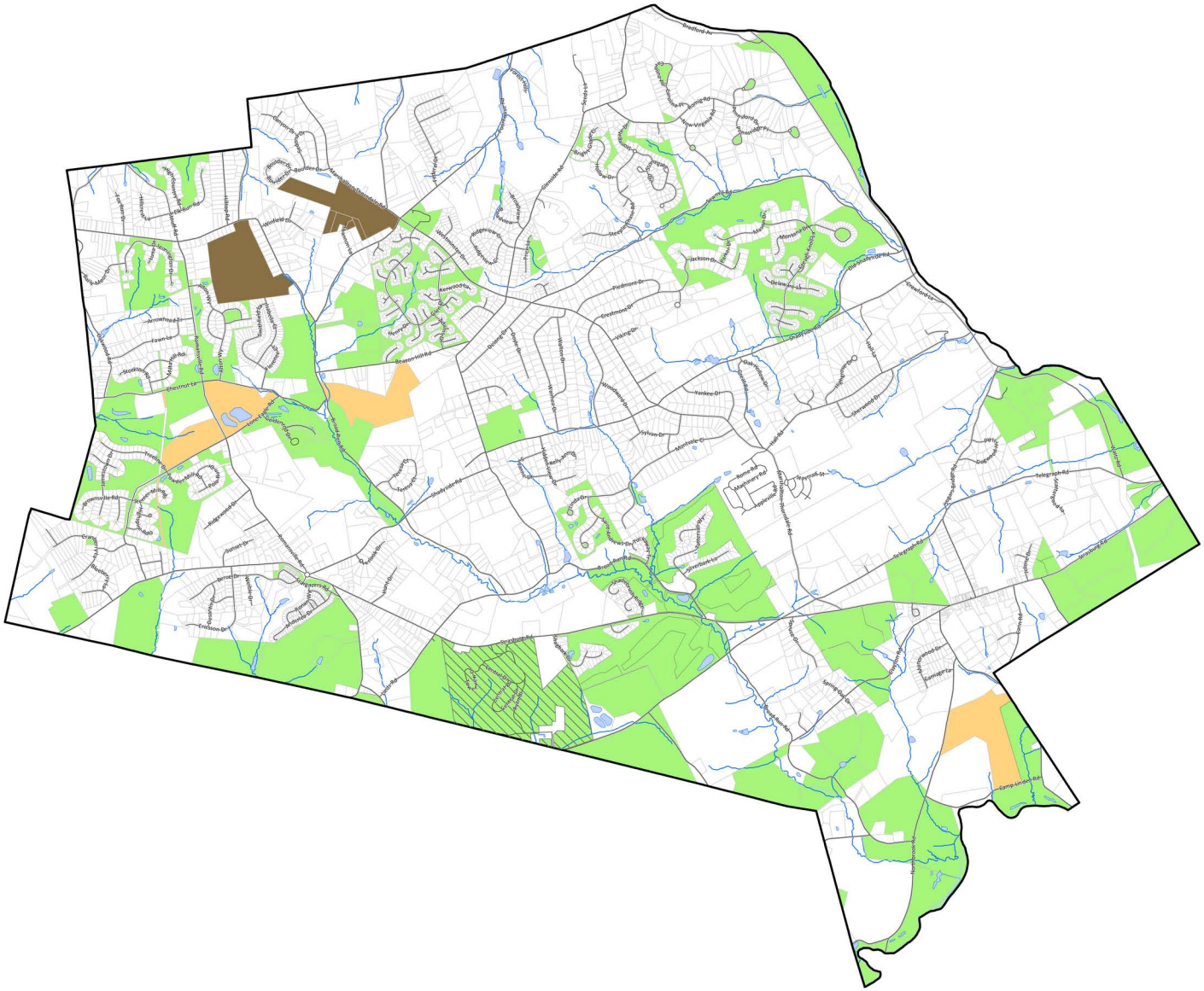
Prime Agricultural Soils

(Properties 50 acres or greater)

West Bradford Township





Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected lands - 2,380.4 ac. (20.0% of township)
- Preservation Pending

Prime Agricultural Soils

- Unprotected properties ≥50 ac. with 50-75% prime ag. soils - 200.1 ac. (1.7% of township)
- Unprotected properties ≥50 ac. with ≥75% prime ag. soils - 135.8 ac. (1.1% of township)

N W E S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2019. Prime agricultural soils from NRCS, 2013.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: August 28, 2019
Last revised: April 23, 2020

BRANDYWINE CONSERVANCY

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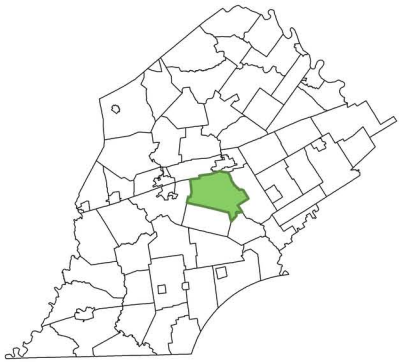
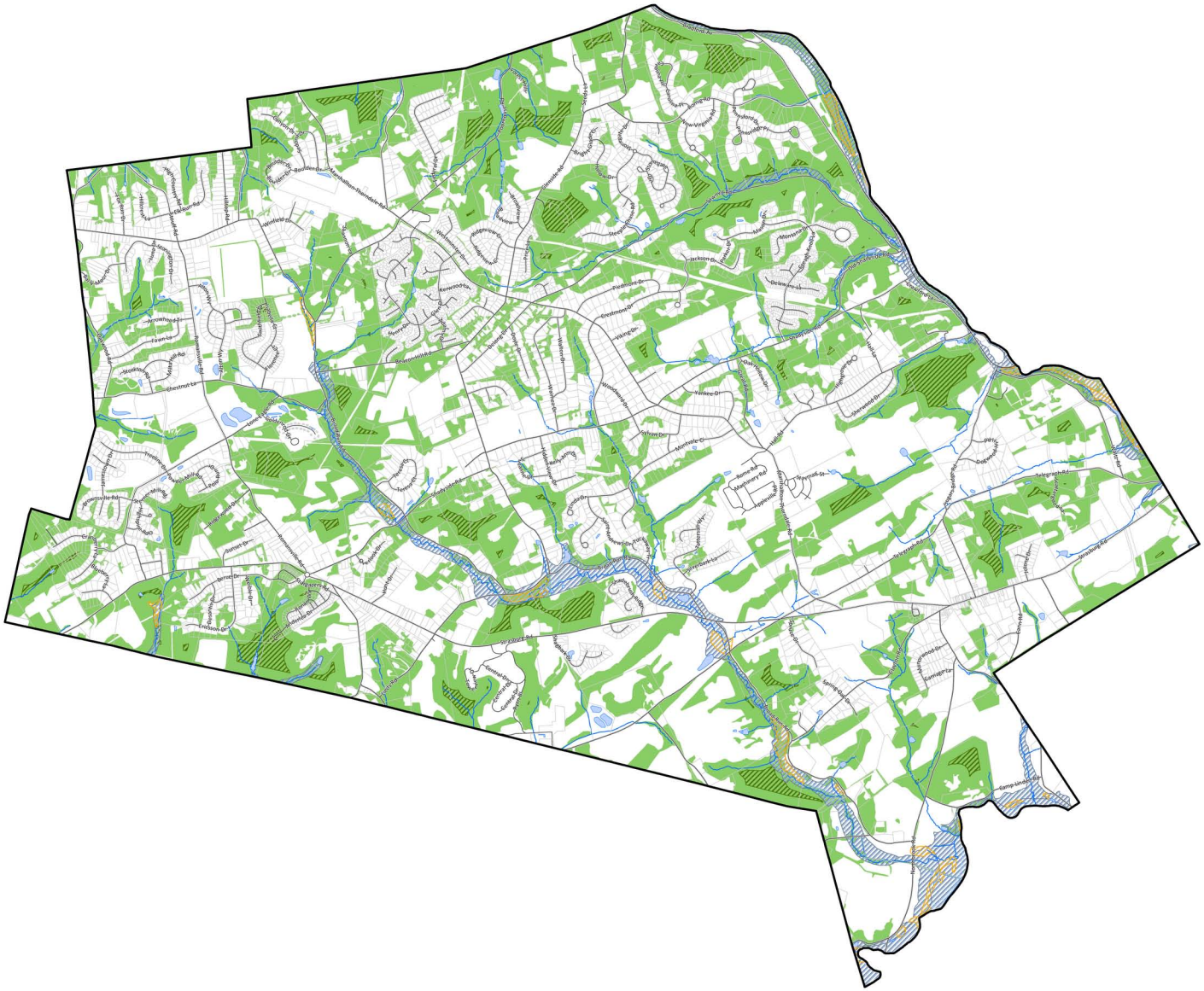
Natural Resources

West Bradford Township





Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Wetlands
- 100-year floodplain
- Forest interiors
- Woodlands

N
W E
S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2019. Wetlands from NWI, 2009. Woodlands from DVRPC, modified by Brandywine Conservancy based on aerial interpretation.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: August 28, 2019

BRANDYWINE CONSERVANCY

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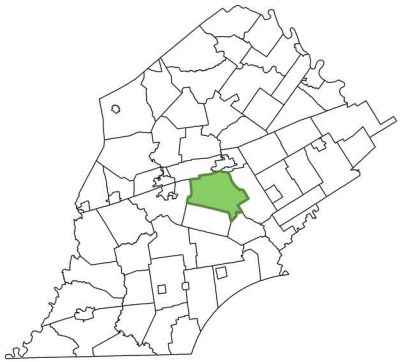
Strategic Historic Landscapes

West Bradford Township



Legend

- Township boundary (11,901.6 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Historic District
- Strategic Historic Landscapes
- Broad Run Watershed
- Bodies of water
- Preservation Pending
- Brandywine Conservancy easements
- Lands owned or eased by other land trusts
- County agricultural easements
- Public lands (federal, state, county, and municipal)
- Other protected lands

N W E S

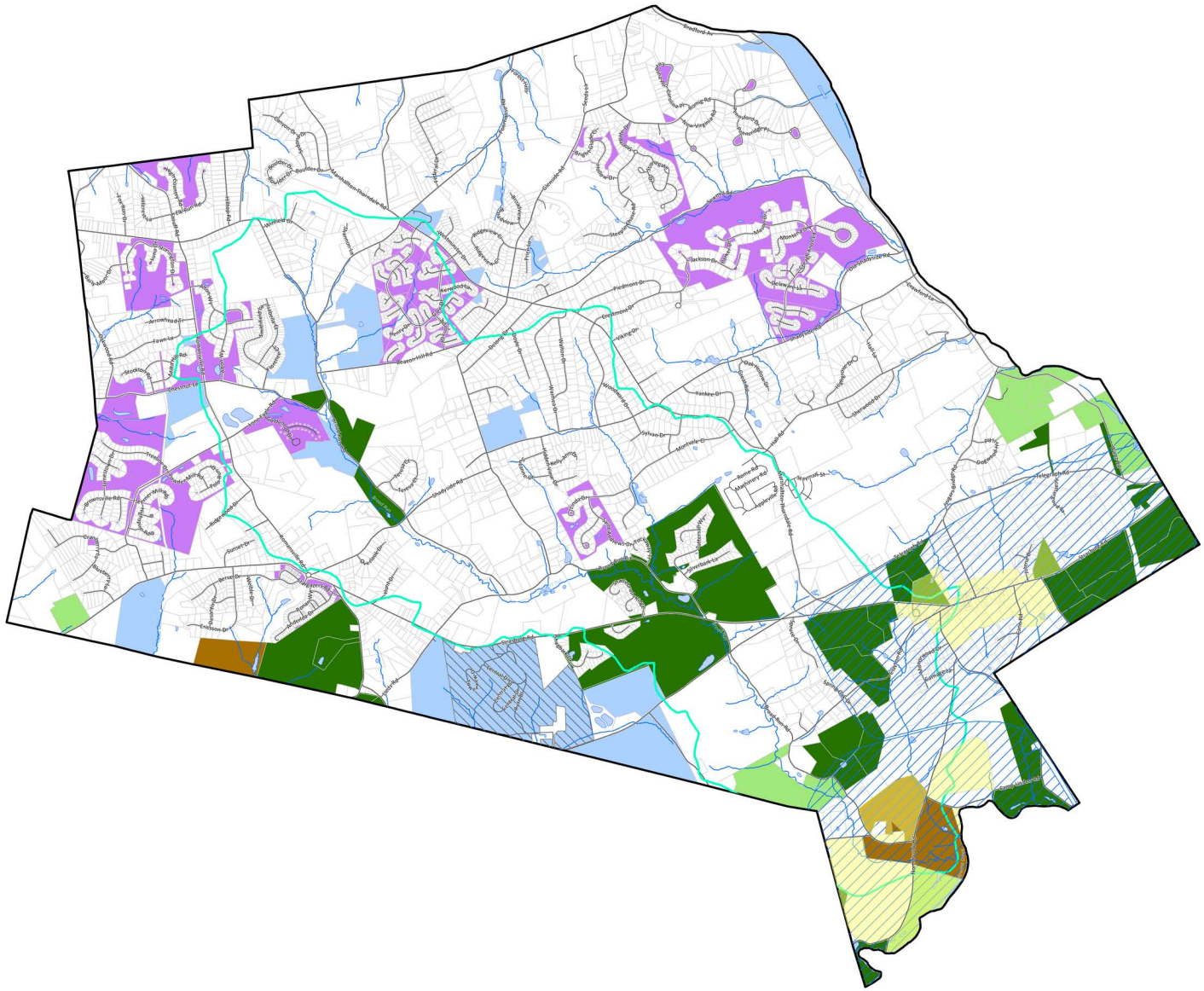
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2019.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: August 2, 2019
Last revised: April 2, 2020

BRANDYWINE CONSERVANCY



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Appendix D – Summary of Chester County Land Preservation Programs

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Chester County Landscapes 21st Century Programs
Land Preservation Based Programs

The Landscapes 21st Century Fund provides the financial resources needed to implement the managed growth initiative of the Chester County Commissioners. The three land preservation based Landscapes 21st Century Programs are described below.

FARMLAND PRESERVATION PROGRAM: (Applicant must be landowner.)

- Maximum of $12,000/acre for the purchase of development rights.
- Parcels must be enrolled in a Township Agricultural Security Area
- At least 50% of the land must be available for agricultural production or equestrian uses.
- At least 50 contiguous acres (Commonwealth Program) or 25 contiguous acres (Municipal Challenge Grant Program). In both programs, the minimum acreage is lower under special circumstances.
- A 50% matching contribution must be in place for Challenge grant applicants to be eligible. The source of this match can be landowner donated value, municipal or private contributions or some combination that equals 50%.
- At least 50% of the land in agricultural or equestrian use needs to be Class I, II, III, or IV soils to be eligible for the Commonwealth Program. This is not a limitation of the Challenge grant program.
- Applications are usually due by August 1 of each year.
- Contact Geoff Shellington at 610-344-6504

PRESERVATION PARTNERSHIP PROGRAM: (Applicant must be a qualified nonprofit conservation organization.)

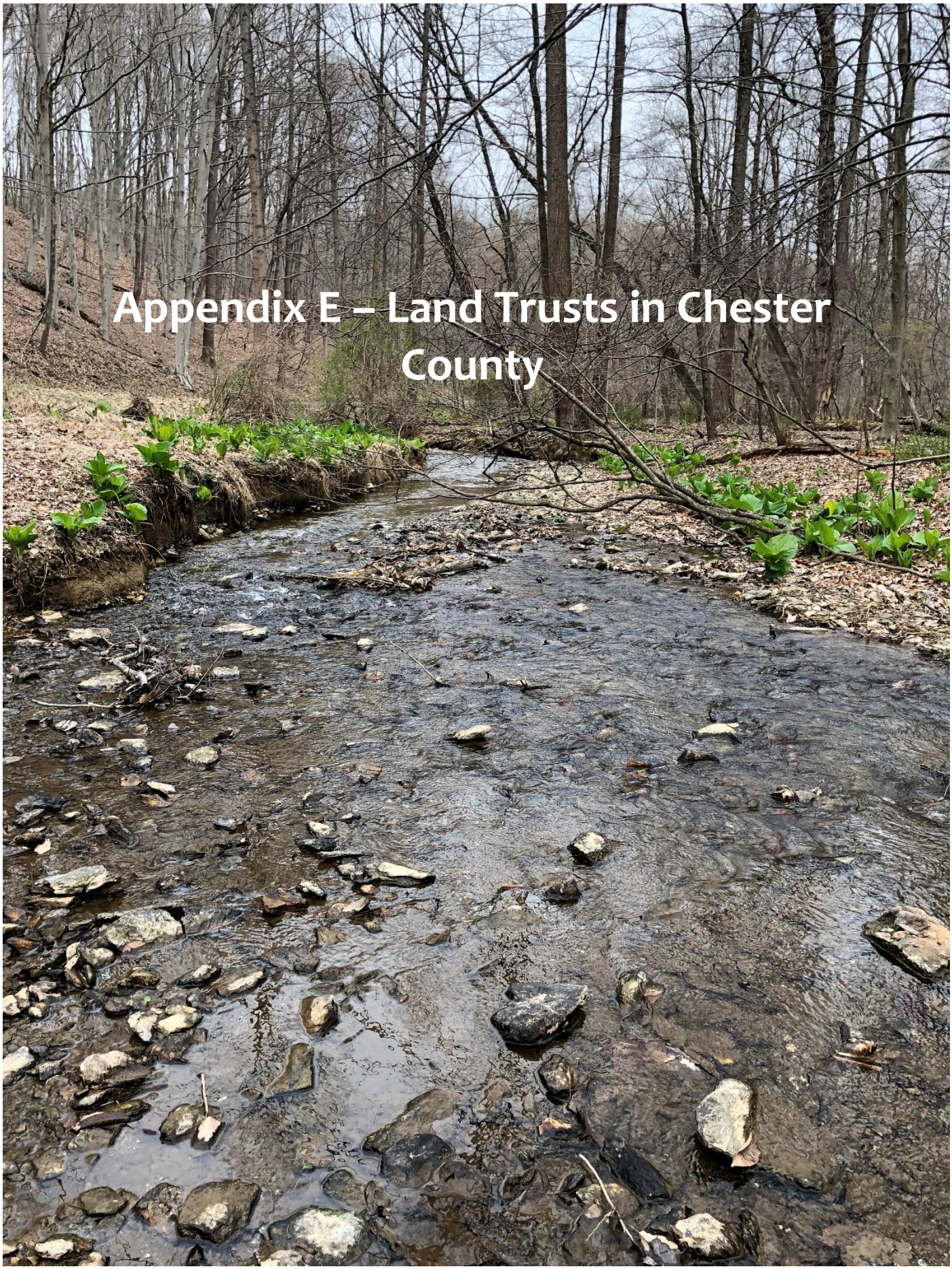
- Acquisition grants up to $350,000 or 50% (whichever is less) for trails, greenway, open space and nature preserve projects that provide significant public benefits with particular attention to access.
- For farmland easement purchases, grant requests should not exceed the lesser of $3,000 per acre or 33% of the appraised value plus eligible transaction costs.
- Grant requests to cover easement or land donation transaction costs are not exceeding 33% of appraised value.
- Staff contact and site visits are required before the application deadline.
- Applications are usually due sometime in February of each year.
- Contact Judy Thomas at 610-344-6285

MUNICIPAL PARK GRANTS: (Applicants must be municipalities or land owning regional recreation authorities.)

- Acquisition Grants up to $500,000 or 50% (whichever is less) for trails, greenway, open space and park projects that meet all standard and incentive criteria.
- Development Grants reimburse park facility and trail construction up to a maximum of 50% of project's cost to a maximum of $250,000.
- Staff contact and site visits are required for the application deadline.

- Applications are usually due sometime in February of each year.
- Contact Judy Thomas at 610-344-6285

Additional program information including grant manuals, applications, previously funded projects, and much more is available at https://www.chesco.org/OpenSpace. The FAQ section of that site is a great place to start.



Appendix E – Land Trusts in Chester County

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Land Trusts in Chester County

Brandywine Conservancy
P.O. Box 141
Route 1 and Creek Road South
Chadds Ford, PA 19317
www.brandywine.org

East Marlborough Land Trust
712 Haldane Drive
Kennett Square, PA 19348

East Nantmeal Land Trust
PO Box 161
Glenmoore, PA 19343

French and Pickering Creeks Conservation Trust
3340 Coventryville Rd.
Coventryville, PA 19465
www.frenchandpickering.org

Green Valleys Association
PO Box 113
Birchrunville, PA 19421-0113
www.greenvalleys.org

Land Conservancy for Southern Chester County
541 Chandler Mill Rd.
Avondale, PA 19311
www.tlcforscc.org

London Britain Township Land Trust
PO Box 215
Kemblesville, PA 19347-0215
www.lbtlandtrust.org

Marshallton Conservation Trust
1302 West Strasburg Rd.
West Chester, PA 19382
www.marshalltonconservationtrust.org

Natural Lands
1031 Palmers Mill Rd.
Media, PA 19063
www.natlands.org

North American Land Trust
PO Box 1578
Chadds Ford, PA 19317
www.northamericanlandtrust.org

Open Land Conservancy of Chester County
PO Box 1031
Paoli, PA 19301
www.openlandconservancy.org

Pennsbury Land Trust
702 Baltimore Pike
Chadds Ford, PA 19317
www.pennsburylandtrust.org

The Wallace Trust
PO Box 100
Glenmoore, PA 19343-0100

West Pikeland Land Trust
PO Box 582
Chester Springs, PA 19425
www.wplandtrust.org

West Vincent Land Trust, Inc
PO Box 202
Birchrunville, PA 19421-0202

Willistown Conservation Trust
925 Providence Road
Newtown Square, PA 19073
www.wctrust.org

Appendix F – Chester County Locally Funded Open Space Programs

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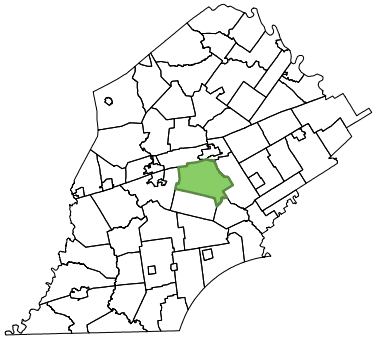
Locally-funded Open Space Preservation Programs (as of 2018)

Chester County, Pennsylvania



Legend

- West Bradford Township (11,901.6 ac.)
- Brandywine Conservancy assistance with open space referendum
- Municipalities without voter-approved open space referendum (3)

Funding source (voter-approved: 32 townships)

- Bond
- Earned income tax
- Property tax

N W E S

0 5 10 Miles

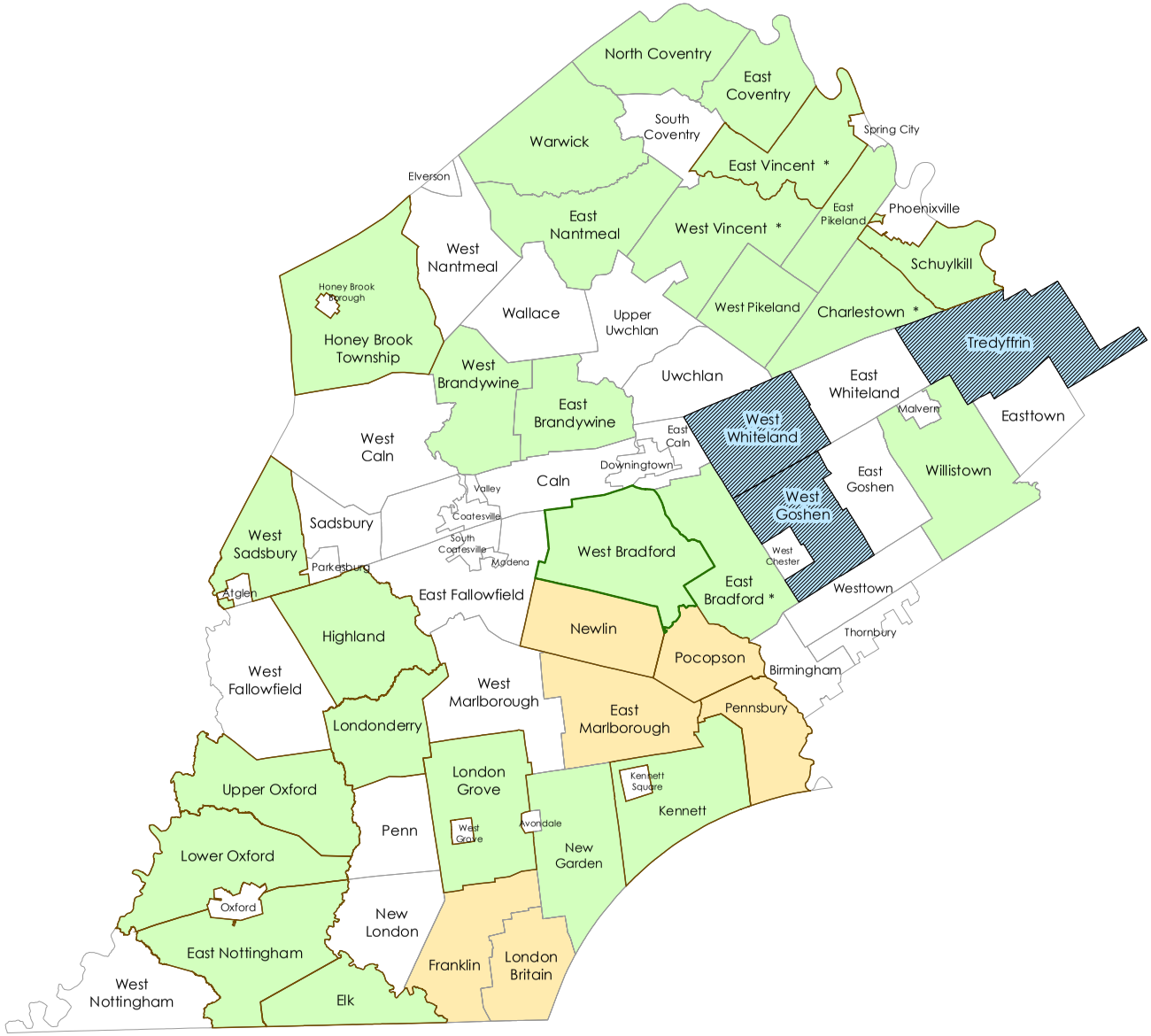
Data Source: Base data from Chester County Geographic Information Services, 2019.

Note: Those municipalities marked with a * have more than one voter-approved open space referendum.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: August 28, 2019

BRANDYWINE CONSERVANCY



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Examples of Voter Approval Rates: Open Space Referenda

Municipality	Ballot Question Date	Referendum Amount [1]	Approval Rate
Chester County	November 1997	$50.0 million	81%
L. Makefield, Bucks Cty.	November 1998	$7.5 million	71%
East Bradford, Chester Cty.	November 1998	0.125% EIT	68%
Buckingham, Bucks Cty.	November 1999	$9.5 million	85%
U. Makefield, Bucks Cty.	November 2000	$15.0 million	68%
E. Brandywine, Chester Cty.	November 2000	0.125% EIT	70%
East Bradford, Chester Cty.	November 2000	0.125% EIT (for total 0.25% rate)	65%
W. Vincent, Chester Cty.	May 2000 May 2006	0.49 mills 0.25% EIT	Not available 71%
London Britain, Chester Cty.	November, 2000	0.02 mills	63%
Bedminster, Bucks County	November 2002	$2.5 million	77%
Solebury, Bucks County	November 2002	$12.0 million	87%
E. Brandywine, Chester Cty.	November 2002	0.125% EIT (for total 0.25% rate)	74%
E. Vincent, Chester County	May 2002 May 2006	0.1325% EIT 0.20% EIT	80% 55%
Franklin, Chester County	November 2002	0.5 mills	70%
Londonderry, Chester County	November 2003	0.125% EIT	63%
Lower Oxford, Chester Cty.	November 2003	0.5% EIT	61%
Montgomery County	November 2003	$150.0 million	78%
Upper Oxford, Chester Cty.	November 2003	0.5% EIT	54%
W. Brandywine, Chester Cty.	November 2003	0.125% EIT	56%
West Sadsbury, Chester Cty.	November 2003	0.2% EIT	53%
Concord, Delaware County	November 2004	$6.0 million	71%

Municipality	Ballot Question Date	Referendum Amount [1]	Approval Rate
E. Nottingham, Chester Cty.	November 2004	0.5% EIT	50.2%
Highland, Chester County	November 2004	0.5% EIT	62%
Chadds Ford, Delaware Cty.	May 2005	0.28 mills	72%
Growing Greener II, statewide	May 2005	$3.8 million	60%
Kennett, Chester County	May 2005	0.25% EIT	76%
Middletown, Delaware County	May 2005	$8.5 million	79%
New Garden, Chester County	May 2005	0.125% EIT	unknown
Honey Brook, Chester County	November 2005	0.5% EIT	51%
Pocopson, Chester County	May 2006	1.0 mill	64%
London Grove, Chester Cty.	May 2006	0.25% EIT	51%
East Pikeland, Chester Cty.	November 2006	0.25% EIT	65%
Elk, Chester County	November 2006	0.50% EIT	65%
Schuylkill, Chester County	November 2006	0.25% EIT	63%
W. Pikeland, Chester County	November 2007	0.25% EIT	61%
Charlestown, Chester County	May 2008	0.50% EIT	77%
Pennsbury, Chester County	November 2009	0.79 mills	62%
E. Coventry, Chester County	November 2010	0.25% EIT	54%
Newlin, Chester County	November 2016	.15 mills	60%
West Bradford, Chester County	May 2018	0.25% EIT	67%

[1] "Referendum amount" refers to the dollar amount approved by voters for a bond issue or for an increase in earned income tax (EIT) or property tax; the latter expressed as a property tax rate per $1,000 of property value (mill).

Appendix G – Land Preservation Committee

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Information on the Land Preservation and Sustainability Committee

How do you obtain information about the West Bradford Land Preservation and Sustainability Committee activities?

- The township maintains a page for the Land Preservation and Sustainability Committee on their website.

How can I join the West Bradford Land Preservation and Sustainability Committee?

- Participation on the West Bradford Township Land Preservation and Sustainability Committee: Residents of West Bradford Township are encouraged to attend the public meetings of the Committee. There are seven Board of Supervisors appointed positions on the West Bradford Township Land Preservation and Sustainability Committee.
- Term of Office: Three years
- Responsibilities: Members are required to participate in the regularly scheduled monthly meetings. An occasional special meeting or outreach event may occur in addition to the regularly scheduled meetings.

When are the committee meetings held and where are they conducted?

- On the first Monday of the month at 6:30 pm.
- Meetings are held in the West Bradford Township Municipal Building, 1385 Campus Drive, Downingtown, PA 19335.

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Appendix H – Lands Protected with Open Space Tax

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COMPLETED OPEN SPACE

File #	Parcels	TID#	Landowner name (at time)		Address			Acres	easement/ownership	Approx	Open Space	Cost to Township	Grant funding	Total Project Cost	Date Closed
			Last name / Org. Name	First name(s)	Steet Number	Street	Zip								
LE-0001	1	50-9-36	Giangulio, Geraghty	Peter, Barbara	215	North Brook Road	19335	44.40	Conservation easement held by NLT	2018	YES	$ 206,600.00	$ 222,000.00		12/6/2019
LE-0002	1	50-8-19	Taylor	Michael	531	Groundhog College	19335	42.70	Conservation easement held by NLT	2018	YES	$ 213,600.00	$ 221,000.00		1/15/2019
	1 (4)	50-7-1	Tupitza*	James & Harriett	300	Youngs Road	19320	39.50	Agricultural easement co-held by CCALPB & TLC	2019	YES	$ 10,000.00	$ 1,805,564.65	$ 1,857,621.65	7/17/2019
								126.60				$ 430,200.00	$ 2,248,564.65		

* Project included 3 parcels in Newlin Township totalling 142.73 acres (total area protected = 182.23 acres). Total project costs includes Newlin parcels.