

Ship Road Couplet & Proposed Mixed-Use Development

Planning Commission Meeting
February 5, 2019



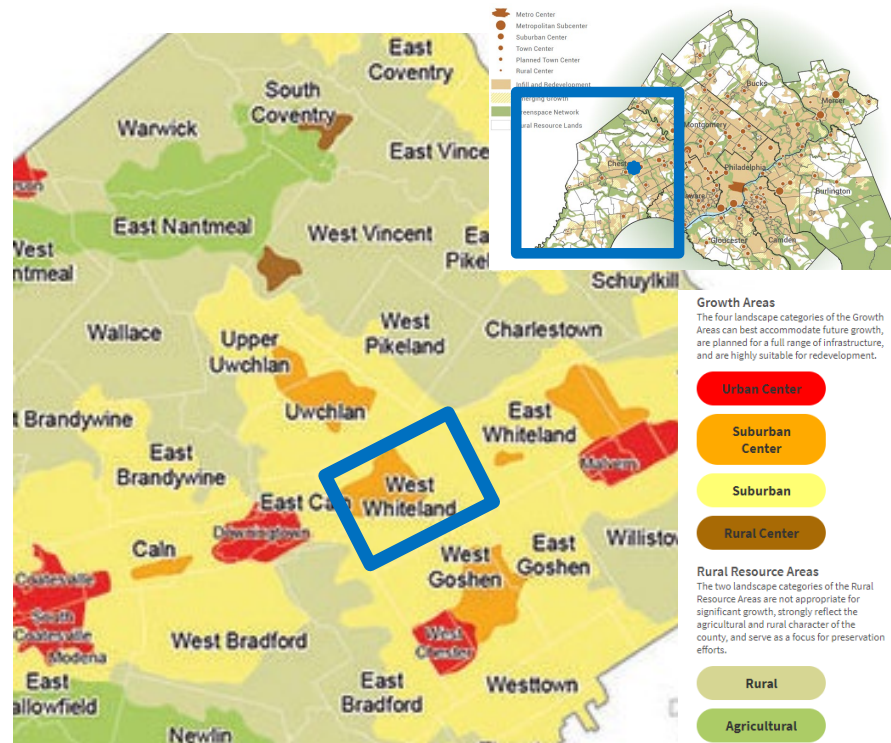
Meeting Outline

- **Welcome and Introduction**
- **Township Development History and Context:** Planning Philosophy for Exton Crossroads Development and Redevelopment
- **Presentation of Ship Road Couplet Concept:** TWP. Transportation Plan Recommendation
- **Presentation of Proposed Development:** NVR Homes and E. Kahn
- **Questions and Answers Session**

Regional Perspective: West Whiteland Township

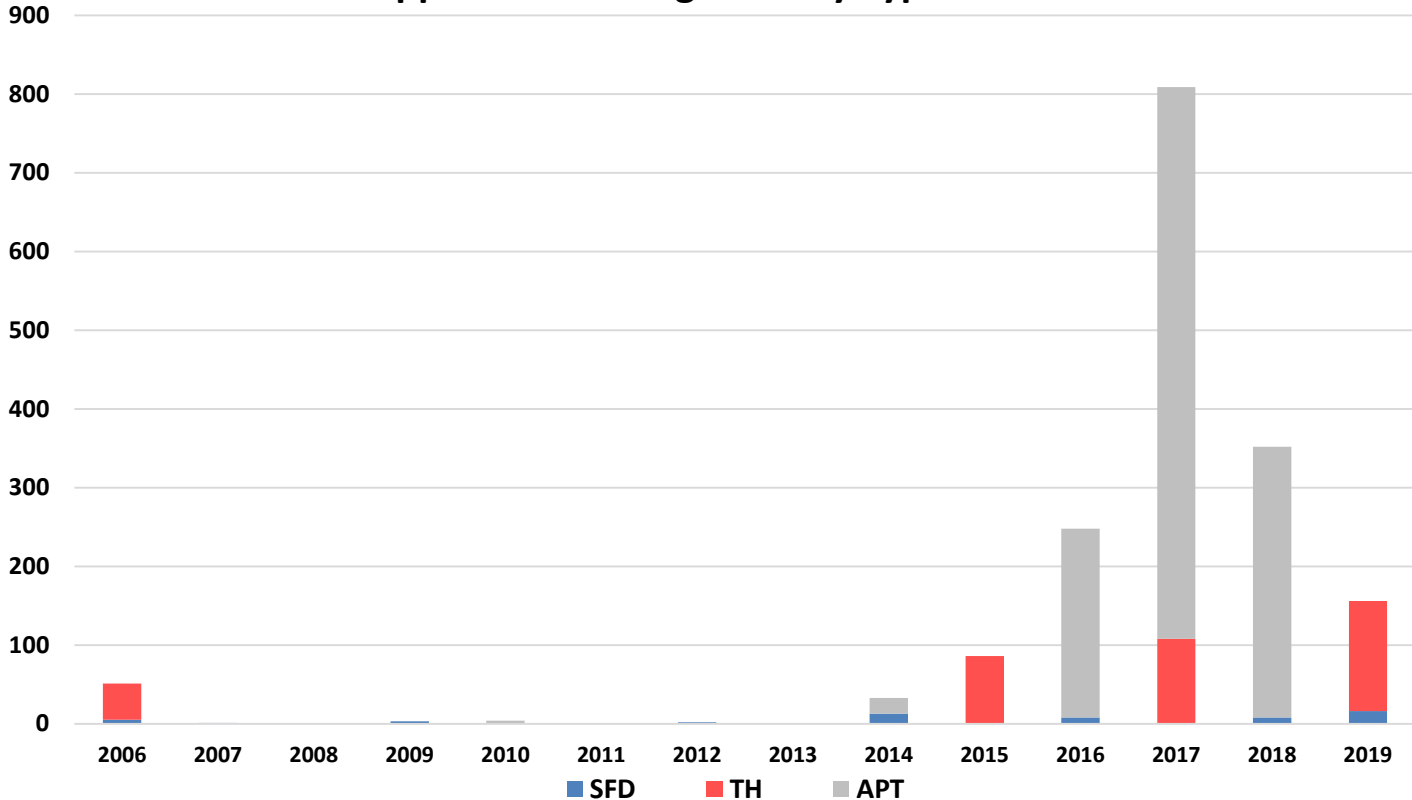
West Whiteland Township - Exton

- **Exton Major Commercial Hub in Chester County:** Growth Area - Suburban & Suburban Center Designations - CCPC Landscapes3 & DVRPC Long Range Plan
- **Population Projections 2045:**
WWT - 22,698 (23% increase)
County - 662,283 (28.4 % increase)

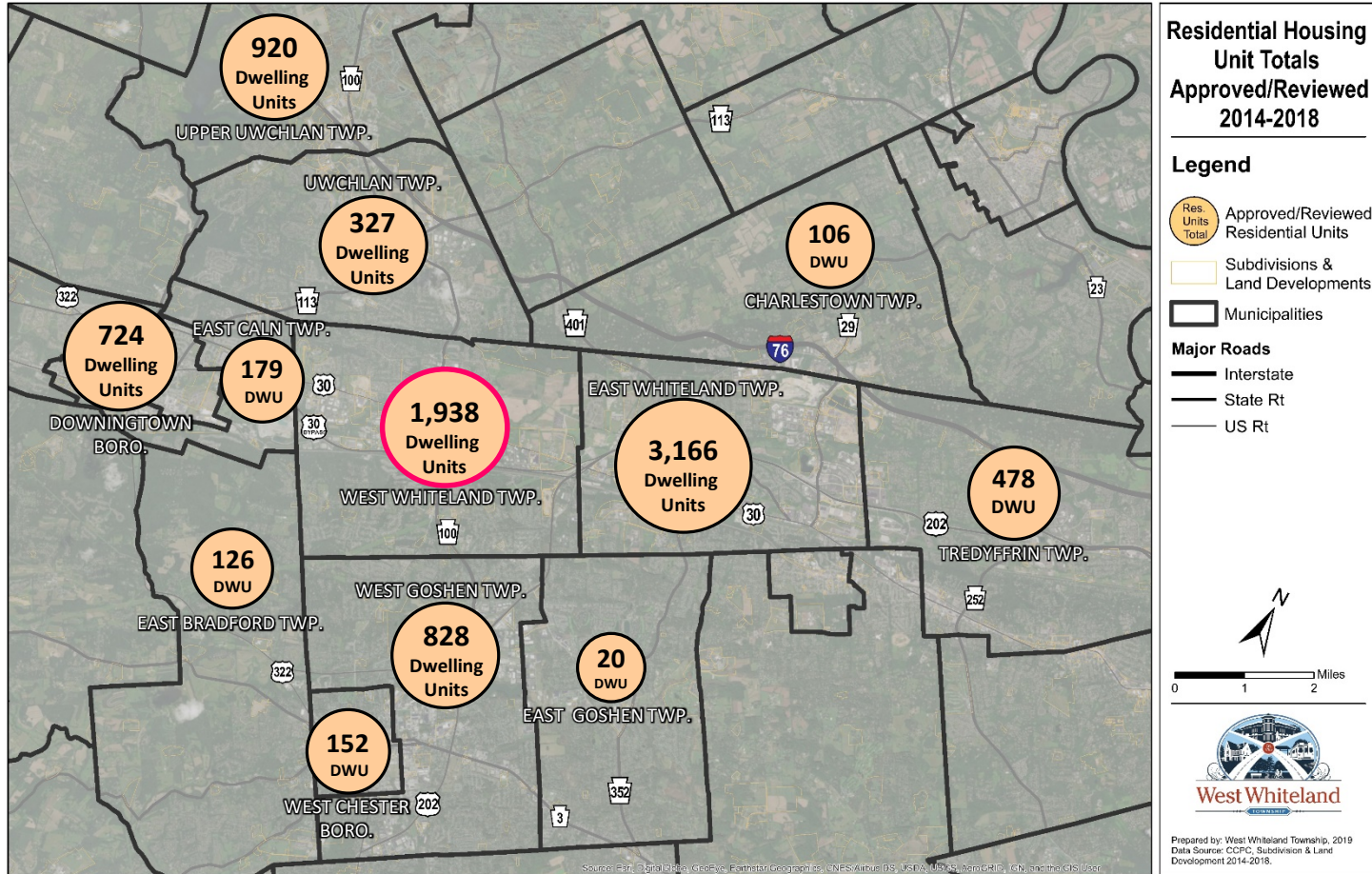


Approved Housing Units in the Township

Approved Housing Units by Type

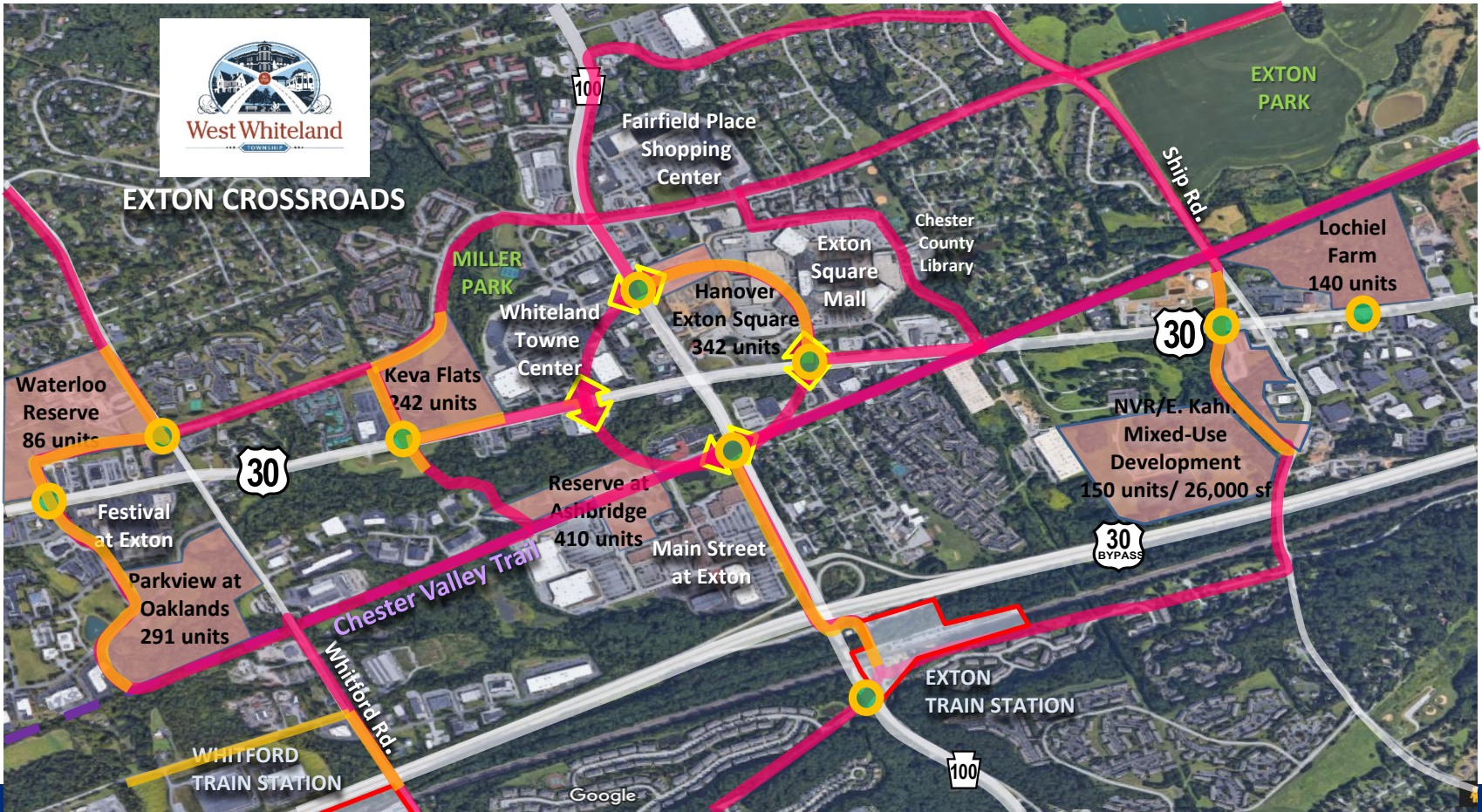


Regional Residential Development Approved/Under Review



Prepared by: West Whiteland Township, 2019
 Data Source: CCPD, Subdivision & Land Development 2014-2018.

Exton Crossroads: Big Picture





Ship Road Couplet

Traffic Modeling Simulations for Ship Road and Lincoln Highway

February 5, 2019

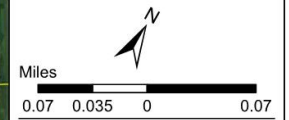
Presented By: Kevin Johnson, PE – West Whiteland Township Traffic Engineer

Ship Rd. Couplet Design Concept

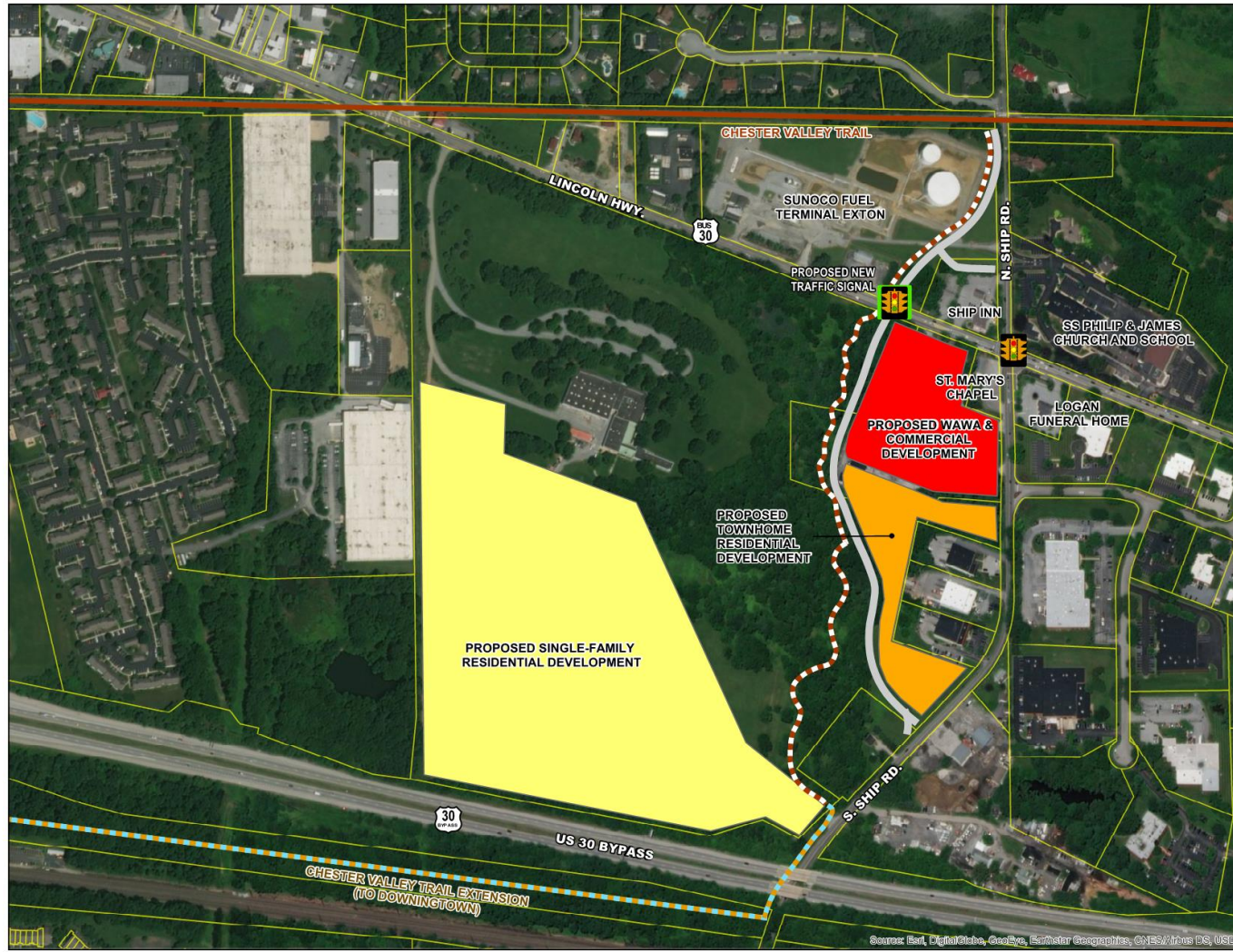
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

Legend

- Existing Trail
- Proposed Trail
- Proposed Trail to be Completed by the County
- Conceptual Couplet Alignment
- Commercial Use
- Multi-Family Residential Use
- Single-Family Residential Use
- Existing Parcels



Prepared by: West Whiteland Township, 2019
Data Source: GIS - Chester County DCIS, Couplet Design - TPD, 2019



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA

Adoption of Traffic Impact Fee

Purpose:

- » “Transportation impact fees are a funding mechanism permitted by the Pennsylvania Municipalities Planning Code (MPC). Fees can be assessed to new development in proportion to its impact on transportation – the traffic the development is expected to generate during peak commuter periods. Funds collected are used to improve roadways used by development-related traffic, enabling Pennsylvania municipalities to provide adequate infrastructure to support economic growth and development.”

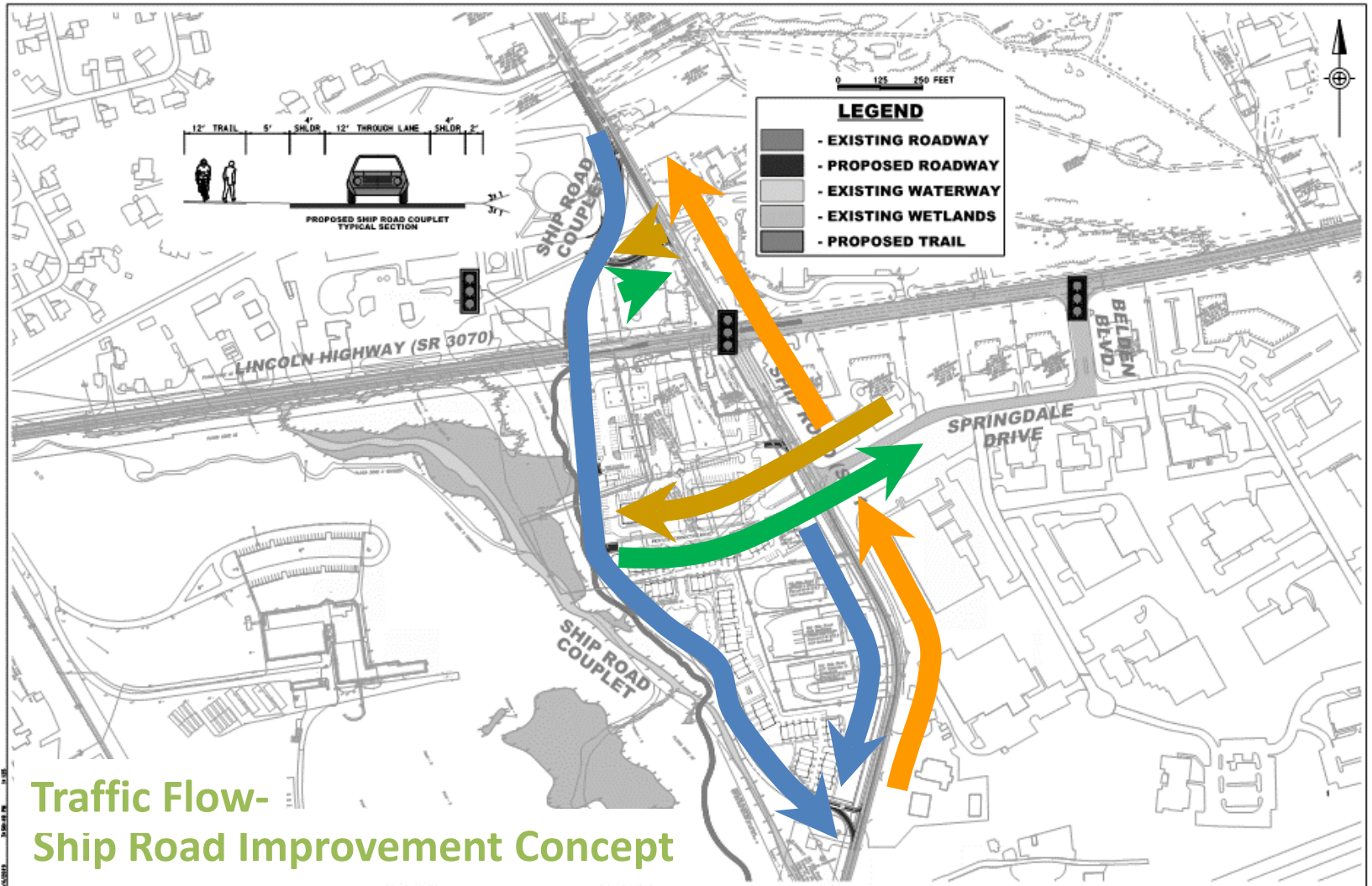
Source: PennDOT Publication 639, Transportation Impact Fees, A Handbook for Pennsylvania’s Municipalities

Timeframe:

- » Studies were conducted between July 2014 and November 2015
- » 11 public meetings were held during process

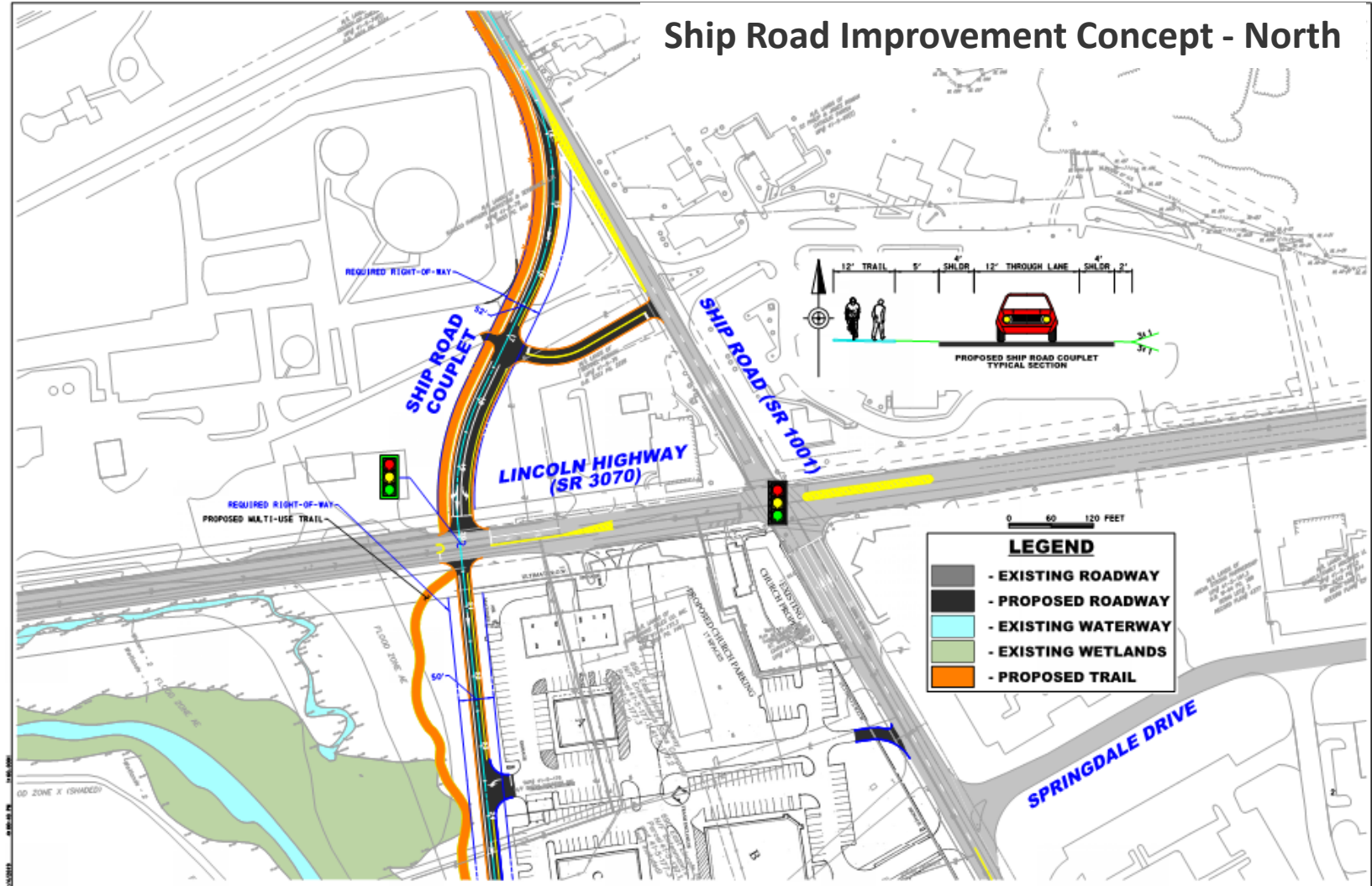
Components:

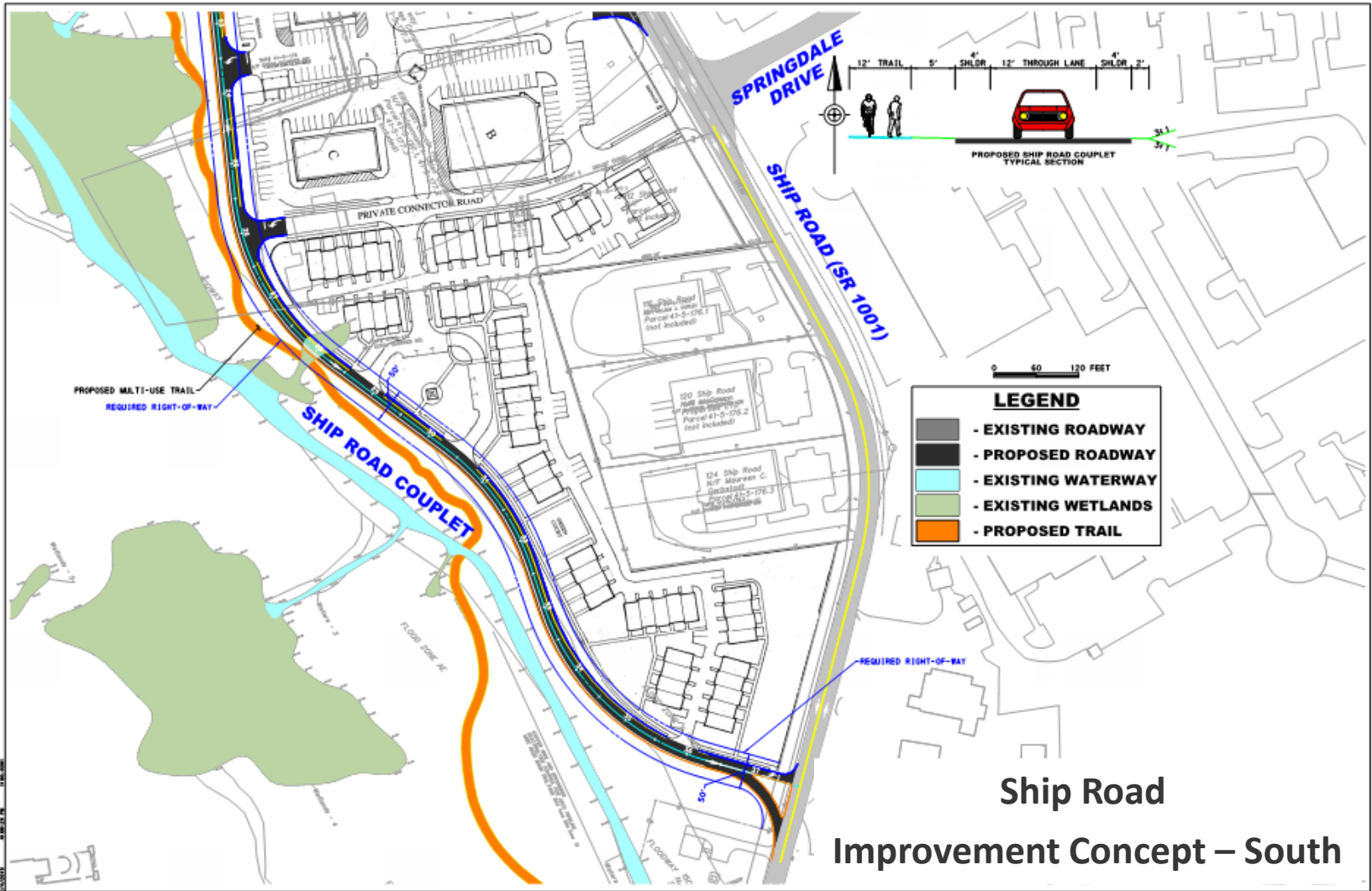
- » Land Use Assumptions Report (adopted June 17, 2015)
- » Roadway Sufficiency Analysis (adopted November 24, 2015)
- » Capital Improvements Plan (adopted November 24, 2015)
- » Traffic Impact Fee Ordinance (adopted November 24, 2015)
 - Impact Fee - \$1,219.65 per new P.M. peak hour trip



**Traffic Flow-
Ship Road Improvement Concept**

Ship Road Improvement Concept - North



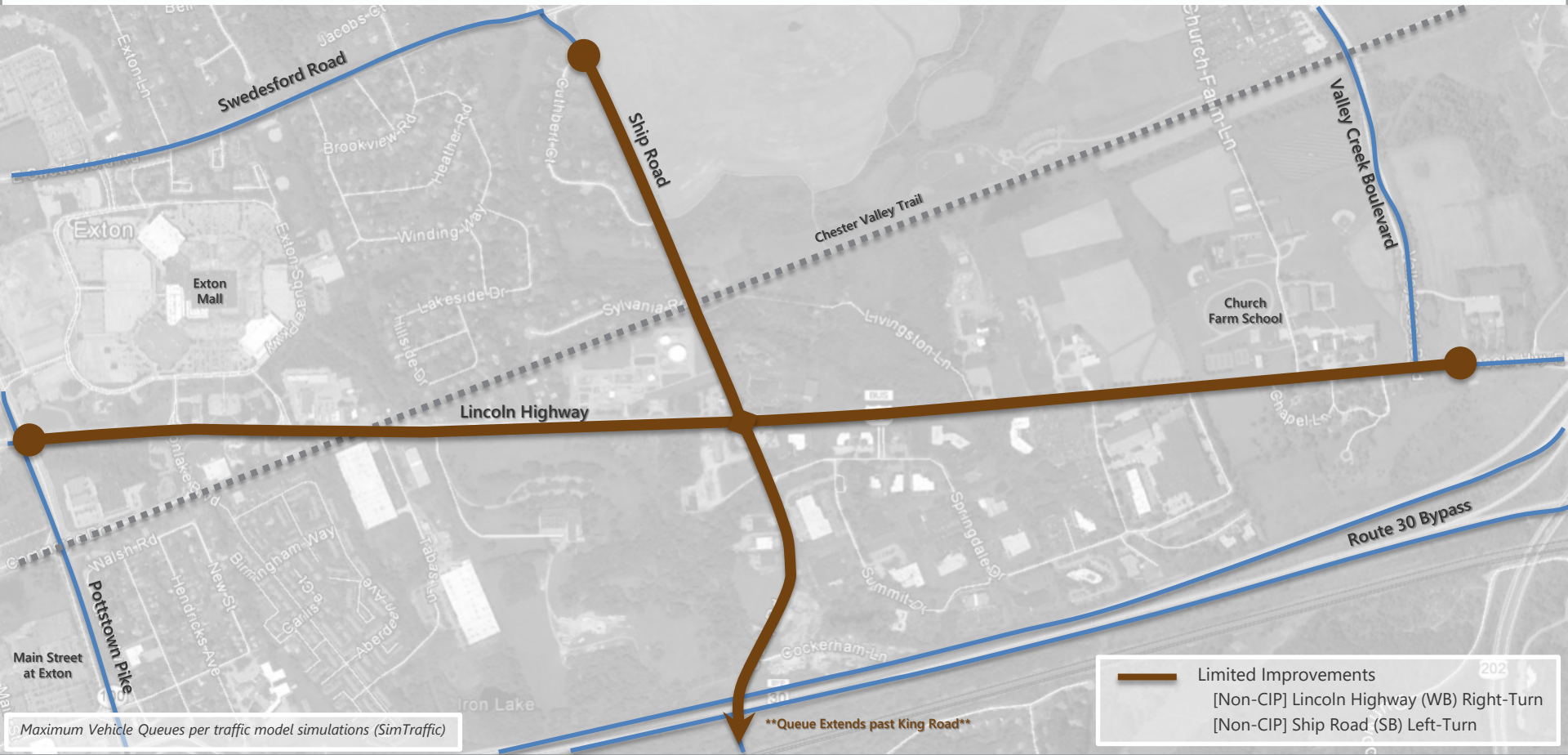


Ship Road
Improvement Concept – South

Act 209 Land Use Assumption Scenario

- » *How will the intersection operate...*
 - *in the future with the anticipated Township growth as identified in the Act 209 land use assumptions report*
 - *and with limited improvements at the intersection?*

Traffic Modeling Queue Results – Act 209 Land Use Assumption Scenario



Maximum Vehicle Queues per traffic model simulations (SimTraffic)

Limited Improvements
[Non-CIP] Lincoln Highway (WB) Right-Turn
[Non-CIP] Ship Road (SB) Left-Turn

Queue Extends past King Road

Act 209 Land Use Assumption Scenario

- » *How will the intersection operate...*
 - *in the future with the anticipated Township growth as identified in the Act 209 land use assumptions report*
 - ~~*with limited improvements at the intersection?*~~
 - *and with full implementation of the Township's Capital Improvement Plan?*

Traffic Modeling Queue Results – Act 209 Land Use Assumption Scenario



Maximum Vehicle Queues per traffic model simulations (SimTraffic)

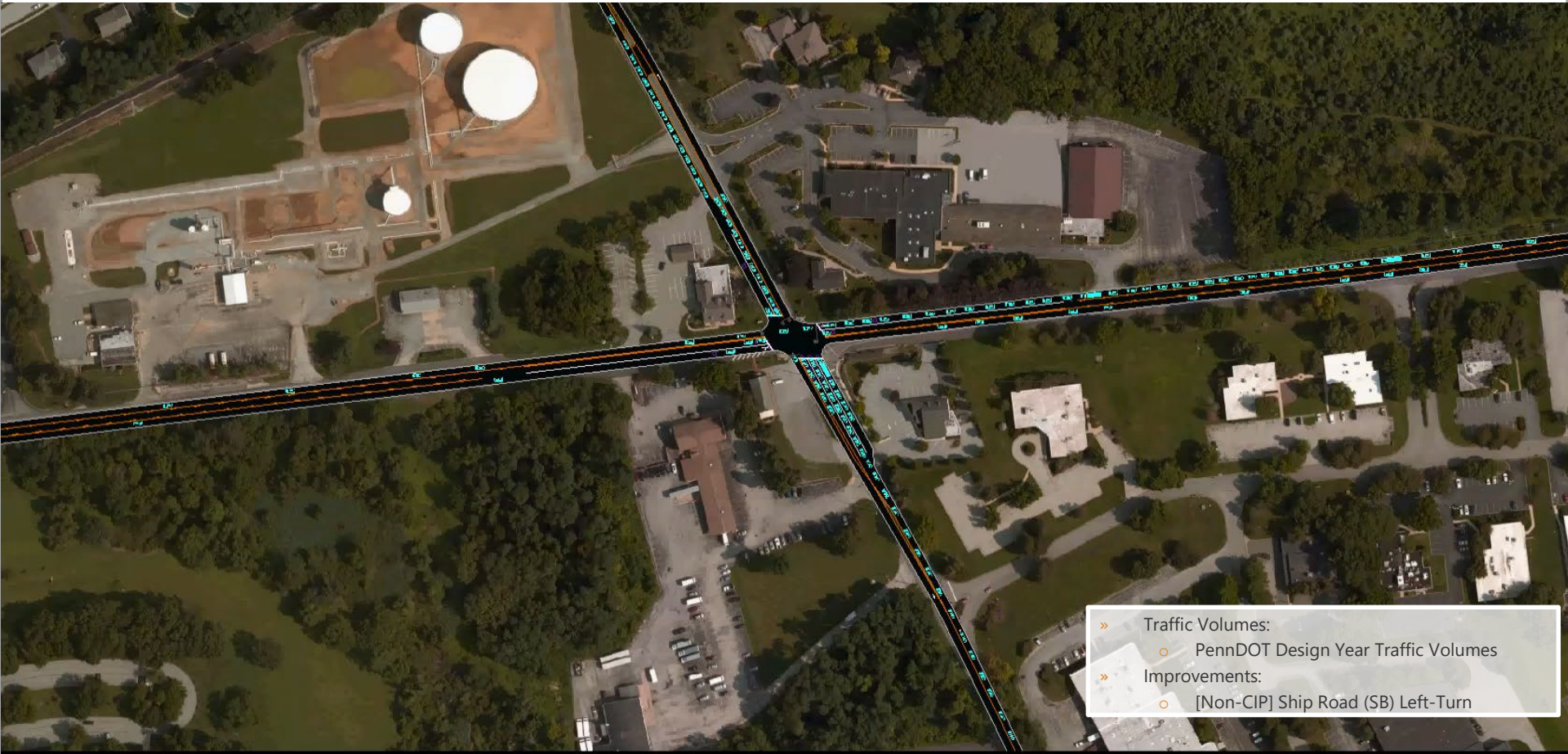
By-Right Development Option

- » *How will the intersection operate...*
 - *in the near future*
 - *with development on the properties pursuant to the Township's current zoning regulations*
 - *but the Ship Road Couplet and trail were not constructed?*

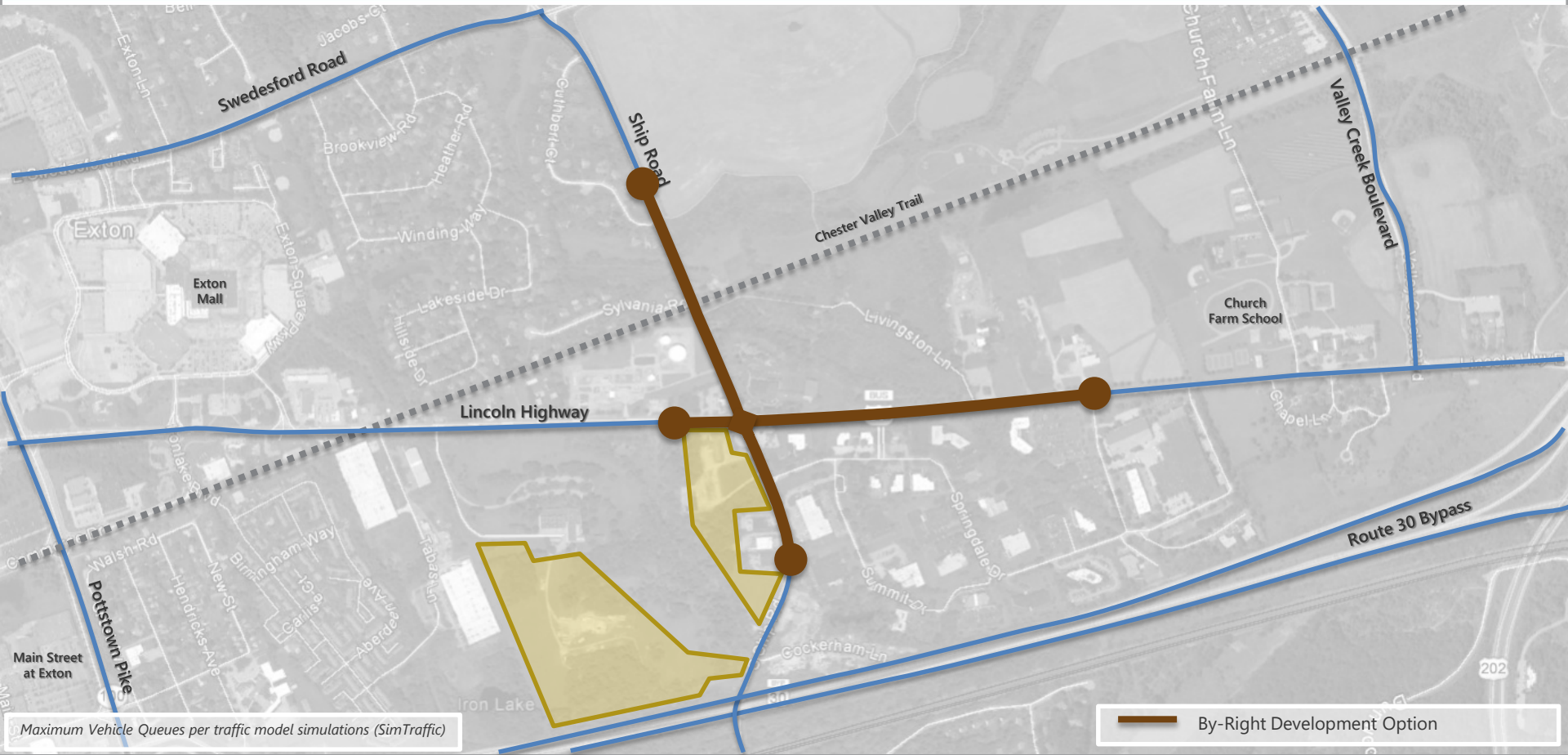
By-Right Development Option

- » Development Option for the properties:
 - What could be built by-right?
 - *Pursuant to the Township's current zoning regulations*
 - 80,000 square-foot Office building
 - 495 apartment dwelling units
 - 64 townhomes

Traffic Model Simulation – By-Right Development Option



Traffic Modeling Queue Results – By-Right Development Option



Maximum Vehicle Queues per traffic model simulations (SimTraffic)

By-Right Development Option

Proposed Development Option

- » *How will the intersection operate...*
 - *in the near future*
 - *if the submitted development was built*
 - *the developers constructed the Ship Road Couplet and trail south of Lincoln Highway*
 - *and the Township constructed the Ship Road Couplet and trail north of Lincoln Highway?*

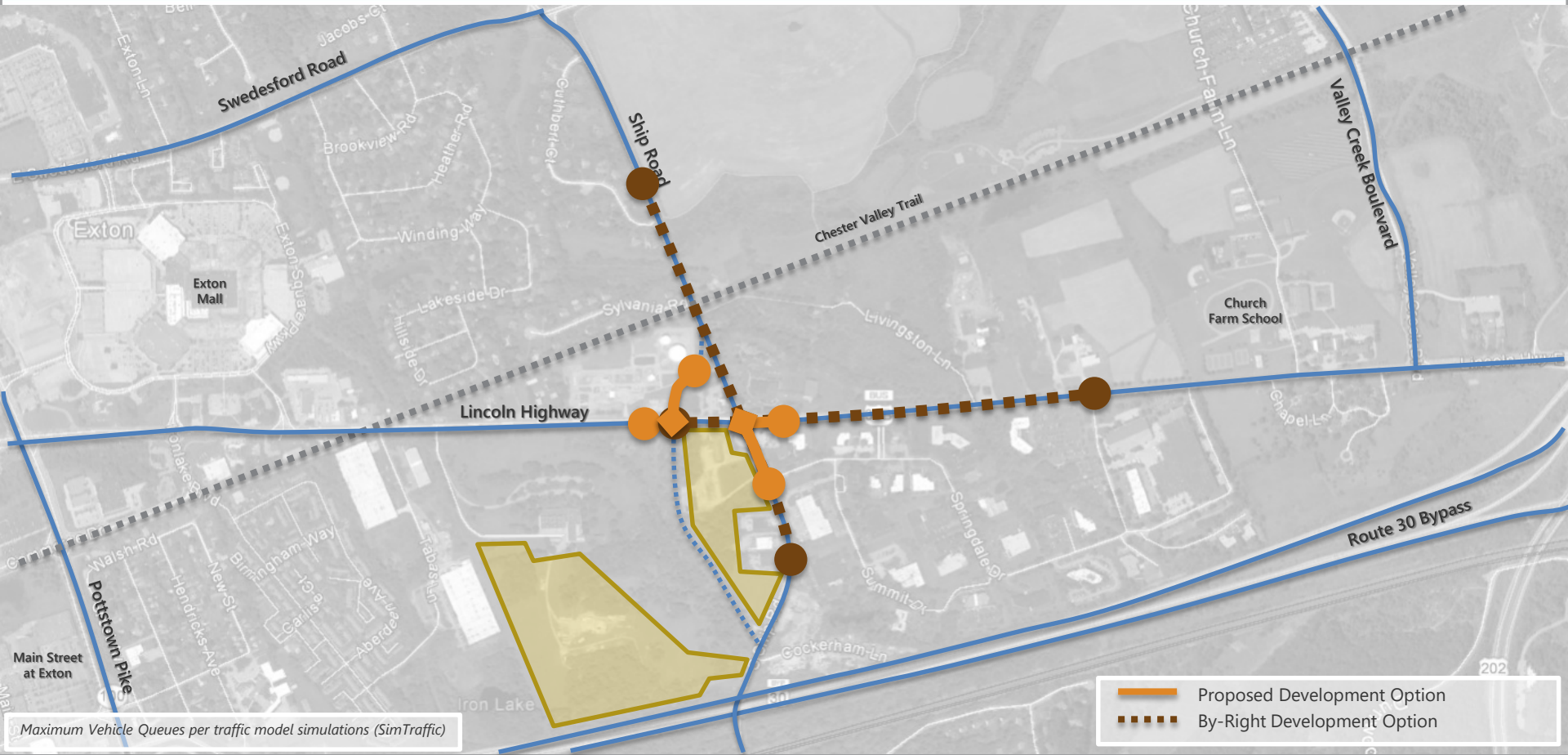
Proposed Development Option

- » Development Option for the properties:
 - What is being proposed?
 - *As submitted by the two developers*
 - Three retail buildings including Wawa
 - 90 small lot single-family homes
 - 60 townhomes

Traffic Model Simulation – Proposed Development Option



Traffic Modeling Queue Results – Proposed Development Option





Moving *Forward* Together®

Proposed Development Option



DEVELOPMENT PROGRAM

GENERAL	RESIDENTIAL	COMMERCIAL
ZONING DISTRICT	060	18 Residential Use
MIN. TRACT AREA	400 ACRES	5.0 ACRES
NET LOT AREA (NLA)	200 ACRES	200 ACRES
RECREATIONAL ZONES	SFD & TH	SFD & TH
TOTAL DEVELOPMENTS	157 DU	157 DU
• Single Family Detached	98 DU	98 DU
• S.F. A. Townhomes	59 DU	59 DU
MAX. BLDG. COVER. per NLA	25%	25%
MAX. BLDG. HEIGHT. per NLA	65'	65'
SINGLE FAMILY DETACHED CRITERIA		
MIN. LOT SIZE	7,000 SF	
MIN. LOT WIDTH	70'	
MIN. LOT DEPTH	30'	
MIN. FRONT YARD	25'	
MIN. SIDE YARD	5' / 15' Back	
MIN. REAR YARD	25'	
MAX. BLDG. HEIGHT	35'	
TOWNHOME CRITERIA		
MIN. BUILDING FOOTPRINT	25'	25'
• Side Road	25'	25'
• Frontal Long Road	25'	25'
• Square Corner Road	10'	10'
MIN. BUILDING SEPARATIONS	20'	20'
MIN. PARKING SPACES	7.4 per DU	2.4 per DU
MIN. PROXIMITY BUILDINGS		
SETBACK	40'	20'
MAX. BUILDING HEIGHT	40' / 3 St.	20' / 3 St.
COMMERCIAL AREA (GOVERNED BY OTHERS)		
TOTAL TRACT AREA	8.54 ACRES	
NET LOT AREA (NLA)	4.7 ACRES	
TOTAL BUILDING AREA	1,085 SF	
• Building "A" - Retail	5,000 SF	
• Building "B" - Pharmacy	2,000 SF	
• Building "C" - Retail	3,000 SF	
TOTAL PARKING SPACES	60 SPACES	
• Building "A" - Retail	15 Spaces	
• Building "B" - Pharmacy	15 Spaces	
• Building "C" - Retail	30 Spaces	

Proposed Rezoning Plan
500 EAST LINCOLN HIGHWAY : Mixed Use Composite Concept Plan
 West Whiteland Township, Chester County, Pennsylvania

SCALE: 1" = 40'
 DATE: 8/2011



By-Right Development Option 1



DEVELOPMENT PROGRAM

GENERAL	EXISTING	PROPOSED
ZONING DISTRICT	OK	OK (See Section 15.03)
NET AREA (ACRES)	101.4 ACRES	118.8 ACRES
NET USE AREA (ACRES)	208 ACRES	208 ACRES
RESIDENTIAL UNITS	1,000 Units	1,000 Units
TOTAL DWELLING UNITS	1,000	1,000
• One (1) Townhome	100	100
• Two (2) Townhome	100	100
• Three (3) Townhome	100	100
• Four (4) Townhome	100	100
• Five (5) Townhome	100	100
• Six (6) Townhome	100	100
• Seven (7) Townhome	100	100
• Eight (8) Townhome	100	100
• Nine (9) Townhome	100	100
• Ten (10) Townhome	100	100
• Eleven (11) Townhome	100	100
• Twelve (12) Townhome	100	100
• Thirteen (13) Townhome	100	100
• Fourteen (14) Townhome	100	100
• Fifteen (15) Townhome	100	100
• Sixteen (16) Townhome	100	100
• Seventeen (17) Townhome	100	100
• Eighteen (18) Townhome	100	100
• Nineteen (19) Townhome	100	100
• Twenty (20) Townhome	100	100
• Twenty-One (21) Townhome	100	100
• Twenty-Two (22) Townhome	100	100
• Twenty-Three (23) Townhome	100	100
• Twenty-Four (24) Townhome	100	100
• Twenty-Five (25) Townhome	100	100
• Twenty-Six (26) Townhome	100	100
• Twenty-Seven (27) Townhome	100	100
• Twenty-Eight (28) Townhome	100	100
• Twenty-Nine (29) Townhome	100	100
• Thirty (30) Townhome	100	100
• Thirty-One (31) Townhome	100	100
• Thirty-Two (32) Townhome	100	100
• Thirty-Three (33) Townhome	100	100
• Thirty-Four (34) Townhome	100	100
• Thirty-Five (35) Townhome	100	100
• Thirty-Six (36) Townhome	100	100
• Thirty-Seven (37) Townhome	100	100
• Thirty-Eight (38) Townhome	100	100
• Thirty-Nine (39) Townhome	100	100
• Forty (40) Townhome	100	100
• Forty-One (41) Townhome	100	100
• Forty-Two (42) Townhome	100	100
• Forty-Three (43) Townhome	100	100
• Forty-Four (44) Townhome	100	100
• Forty-Five (45) Townhome	100	100
• Forty-Six (46) Townhome	100	100
• Forty-Seven (47) Townhome	100	100
• Forty-Eight (48) Townhome	100	100
• Forty-Nine (49) Townhome	100	100
• Fifty (50) Townhome	100	100
• Fifty-One (51) Townhome	100	100
• Fifty-Two (52) Townhome	100	100
• Fifty-Three (53) Townhome	100	100
• Fifty-Four (54) Townhome	100	100
• Fifty-Five (55) Townhome	100	100
• Fifty-Six (56) Townhome	100	100
• Fifty-Seven (57) Townhome	100	100
• Fifty-Eight (58) Townhome	100	100
• Fifty-Nine (59) Townhome	100	100
• Sixty (60) Townhome	100	100
• Sixty-One (61) Townhome	100	100
• Sixty-Two (62) Townhome	100	100
• Sixty-Three (63) Townhome	100	100
• Sixty-Four (64) Townhome	100	100
• Sixty-Five (65) Townhome	100	100
• Sixty-Six (66) Townhome	100	100
• Sixty-Seven (67) Townhome	100	100
• Sixty-Eight (68) Townhome	100	100
• Sixty-Nine (69) Townhome	100	100
• Seventy (70) Townhome	100	100
• Seventy-One (71) Townhome	100	100
• Seventy-Two (72) Townhome	100	100
• Seventy-Three (73) Townhome	100	100
• Seventy-Four (74) Townhome	100	100
• Seventy-Five (75) Townhome	100	100
• Seventy-Six (76) Townhome	100	100
• Seventy-Seven (77) Townhome	100	100
• Seventy-Eight (78) Townhome	100	100
• Seventy-Nine (79) Townhome	100	100
• Eighty (80) Townhome	100	100
• Eighty-One (81) Townhome	100	100
• Eighty-Two (82) Townhome	100	100
• Eighty-Three (83) Townhome	100	100
• Eighty-Four (84) Townhome	100	100
• Eighty-Five (85) Townhome	100	100
• Eighty-Six (86) Townhome	100	100
• Eighty-Seven (87) Townhome	100	100
• Eighty-Eight (88) Townhome	100	100
• Eighty-Nine (89) Townhome	100	100
• Ninety (90) Townhome	100	100
• Ninety-One (91) Townhome	100	100
• Ninety-Two (92) Townhome	100	100
• Ninety-Three (93) Townhome	100	100
• Ninety-Four (94) Townhome	100	100
• Ninety-Five (95) Townhome	100	100
• Ninety-Six (96) Townhome	100	100
• Ninety-Seven (97) Townhome	100	100
• Ninety-Eight (98) Townhome	100	100
• Ninety-Nine (99) Townhome	100	100
• One Hundred (100) Townhome	100	100

By-right Townhome Alternative
 500 EAST LINCOLN HIGHWAY : Mixed Use Composite Concept Plan
 West Whiteland Township, Chester County, Pennsylvania



By-Right Development Option 2



DEVELOPMENT PROGRAM

GENERAL	PROVIDED	PROPOSED
ZONING DISTRICT	OS	OS (Mixed-Use District)
TOT. TRACT AREA	180.4 ACRES	51.8 ACRES
NET LOT AREA (NLA)	---	236 ACRES
TOTAL DEVELOP. LOTS	---	2062
• RESIDENTIAL UNITS	---	60-74
• COMMERCIAL UNITS	---	60-74
MAX. BLDG. COVER. per NLA	25%	25%
MAX. BLDG. HEIGHT per NLA	40'-0"	40'-0"

TOWNHOME CRITERIA	PROVIDED	PROPOSED
MIN. BLDG. SEPARATIONS	N/A	7'-0"
• Single Row	---	7'-0"
• Front Yard	10'	10'
MIN. PARKING SPACES	N/A	1.5 per DU
MIN. PARKING SPACES PER BLDG.	2.5 per DU	2.5 per DU
SETBACKS	5'	5'
MAX. BLDG. HEIGHT	40'-0"	40'-0"

MULTI-FAMILY APARTMENT CRITERIA	PROVIDED	PROPOSED
MIN. BLDG. SEPARATIONS	N/A	7'-0"
• Single Row	---	7'-0"
• Front Yard	10'	10'
MIN. PARKING SPACES	1.5 per DU	1.5 per DU
MIN. PARKING SPACES PER DU	1.5 per DU	1.5 per DU
SETBACKS	5'	5'
MAX. BLDG. HEIGHT	40'-0"	40'-0"

OFFICE PARCEL (DEVELOPED BY OTHERS)	PROVIDED	PROPOSED
ZONING DISTRICT	OS	OS (Mixed-Use District)
TOTAL AREA	---	6.5 ACRES
NET LOT AREA (NLA)	---	6.5 ACRES
PROVIDED LOTS	0	100-150
TOTAL BUILDING AREA	0	90,000
MAX. BLDG. COVER. per NLA	25%	25%
MAX. BLDG. HEIGHT per NLA	40'-0"	40'-0"
MIN. BLDG. SEPARATIONS	N/A	7'-0"
• Single Row	---	7'-0"
• Front Yard	10'	10'
• Side Yard	5'	5'
MIN. PARKING SPACES	50	200-300
MIN. PARKING SPACES PER DU	---	1.5 per DU
MAX. BLDG. HEIGHT	40'-0"	40'-0"

SCALE: 1" = 60'
DATE: 10/20/11

By-right Townhome, Apartment & Office Alternative
 500 EAST LINCOLN HIGHWAY : Mixed Use Composite Concept Plan
 West Whitefield Township, Chester County, Pennsylvania

Questions & Answer Session

For questions after tonight's meeting please contact:

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or

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Township Planner

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