



West Whiteland  
TOWNSHIP



CHESTER COUNTY  
Planning  
COMMISSION



# West Whiteland Comprehensive Plan Update Public Information Meeting October 29, 2025

# What is a comprehensive plan?



- **Development of a municipal comprehensive plan is authorized in Pennsylvania under Article III of the Municipalities Planning Code.**
- **The comprehensive plan sets the overall future land use vision for the community.**
- **This vision is then in turn utilized to serve as part of the basis for regulatory controls such as the zoning and subdivision ordinances.**
- **The comprehensive plan also helps in leveraging funding to implement various policy and infrastructure recommendations.**

# Process

Project kickoff  
July 2024



Existing conditions  
analysis  
July-September  
2024



Public input (Survey,  
open house,  
stakeholder  
interviews)  
October-January 2024-  
25



Topical chapter  
development  
Winter-Spring 2025



Public  
Information  
Meeting  
October  
2025



Adoption process  
TBD  
Winter 2026

# Vision Statement

**West Whiteland Township will continue to be a vibrant community for residents, businesses, and visitors alike. The Township will: balance the needs of its neighborhoods and commercial centers; appreciate its historic and environmental resources; and continue efforts to establish a multi-modal transportation network through responsible, measured growth, redevelopment, and preservation. Key for the Township is to provide high-quality, cost-effective services that prioritize safety, sustainability, and quality of life.**

# Issues & Priorities



- **The priority areas the plan covers include:**
  - **Transportation & Mobility Connections**
  - **Natural & Historic Resources**
  - **Community Facilities & Services**
  - **Town Center & Economic Development**
  - **Future Land Use**
- **Goals, recommendations, and implementation strategies have been developed for each category.**

# Safe, Healthy, & Walkable

## Objectives

- A. Improve safety, multi-modal circulation, and connections between key destinations within and near the Township.
- B. Support continued implementation of the Bike and Pedestrian Plan (B&PP) and further appropriate extensions of pedestrian and cyclist infrastructure for increased access to parks, open spaces, the Town Center, transit facilities, and other opportunities.
- C. Improve traffic flow, manage congestion, and increase connectivity to the major corridors within the Township.
- D. Encourage a pedestrian oriented (re)development patterns which incorporates placemaking elements, traffic calming, and amenities for multi-modal circulation when appropriate.
- E. Support continued improvements to public transportation service and infrastructure in the Township.

## Goal

Promote a safe, effective, and diversified circulation system to address existing and future needs in coordination with land use planning and resource protection objectives.

# Safe, Healthy, & Walkable - Recommendations

Ensure road standards and Township policy advance both safety and efficient mobility for all users and minimize conflict with contemporary best practices.



Continue coordination with PennDOT District 6 to ensure state-maintained roads evolve to advance safety and efficient mobility for all users.



# Safe, Healthy, & Walkable - Recommendations

Continue coordination with SEPTA, Amtrak, and other service providers to enhance existing and support efforts to expand transit and other commuter services.



Continue to develop a robust pedestrian and bicycle network providing for safe connections between the Town Center, parks, existing neighborhoods, and other community assets.



# Safe, Healthy, & Walkable - Recommendations

Continue to implement appropriate and prudent methods to fund transportation improvements.



# Natural & Historic

## Objectives

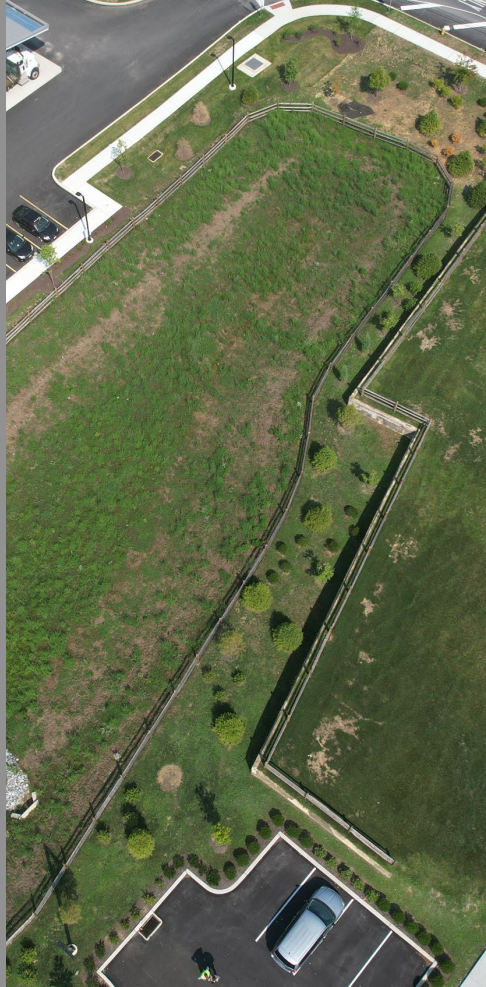
- A. Pursue creative stormwater management techniques and partnerships to most effectively reduce stormwater volume and to improve water quality.
- B. Advance public education initiatives to foster community action to preserve and protect natural and historic resources.
- C. Ensure regulatory controls continue to best preserve and protect natural and historic resources.
- D. Consider gaining Certified Local Government status to further advance historic preservation efforts.

## Goal

**Protect and preserve natural and historic resources to strengthen the Township's environmental sustainability, resilience, beauty, and sense of place.**

# Natural & Historic - Recommendations

Improve and prioritize Township stormwater management efforts to protect public safety and ensure full compliance with state and federal mandates for water quantity and quality.



Coordinate with community partners to advance stewardship, further preserve and naturalize protected open space and waterways of the Township.



# Natural & Historic - Recommendations

**Review and amend natural resource protection standards to advance protection, stewardship, restoration, and interpretation of natural resources.**



**Foster community action through Township-led education and resources to advance resource protection and preservation efforts.**



## Natural & Historic - Recommendations

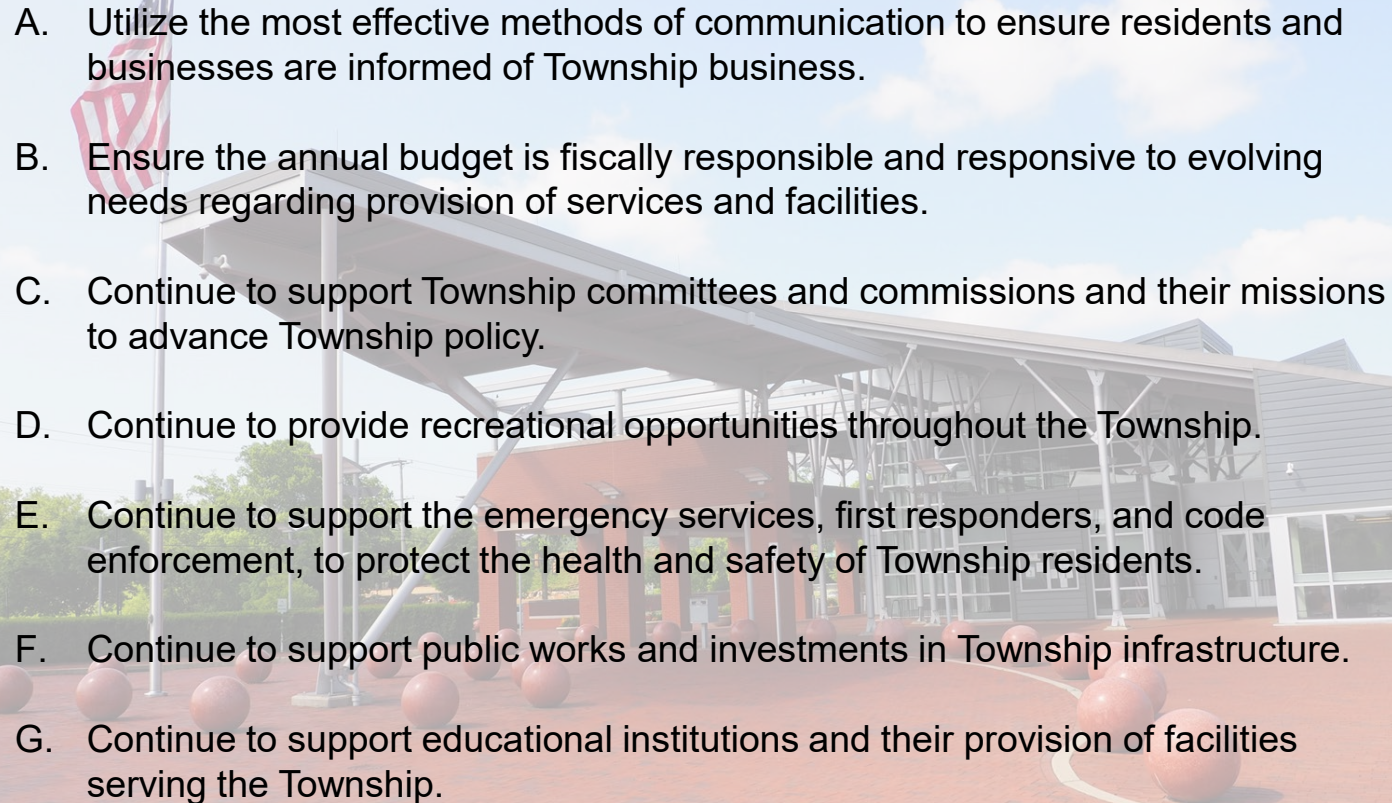
Continue efforts to ensure historic resources remain an integral and vibrant part of the Township's fabric.



Consider applying for Certified Local Government (CLG) status for the Township.



## Objectives

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- A. Utilize the most effective methods of communication to ensure residents and businesses are informed of Township business.
  - B. Ensure the annual budget is fiscally responsible and responsive to evolving needs regarding provision of services and facilities.
  - C. Continue to support Township committees and commissions and their missions to advance Township policy.
  - D. Continue to provide recreational opportunities throughout the Township.
  - E. Continue to support the emergency services, first responders, and code enforcement, to protect the health and safety of Township residents.
  - F. Continue to support public works and investments in Township infrastructure.
  - G. Continue to support educational institutions and their provision of facilities serving the Township.

## Goal

**Provide services and facilities supporting effective and efficient governance, and sufficient support of third-party providers to meet the needs of Township residents and businesses.**

## Reliable & Efficient - Recommendations

Continue to have effective and efficient communications with residents and businesses regarding Township business, safety concerns, and other topics that impact community members.



Annually develop and implement a fiscally responsible Township budget that is responsive to evolving needs regarding provision of services and facilities.



# Reliable & Efficient - Recommendations

Support effective and efficient governance through appropriate administrative and funding support of volunteer commissions and committees.



Ensure high-quality park and recreation facilities are accessible and adaptable community destinations for residents of all ages and abilities.



## Reliable & Efficient - Recommendations

Continue to support emergency and first responders to protect the health and safety of Township residents.



Continue to support public works and code enforcement to facilitate timely and responsive services for Township residents and businesses.



## Reliable & Efficient - Recommendations

Ensure Township sewage and water facilities continue to receive adequate funding and evolve as technology warrants.



Continue to provide for and evaluate trash and recycling services for Township residents.



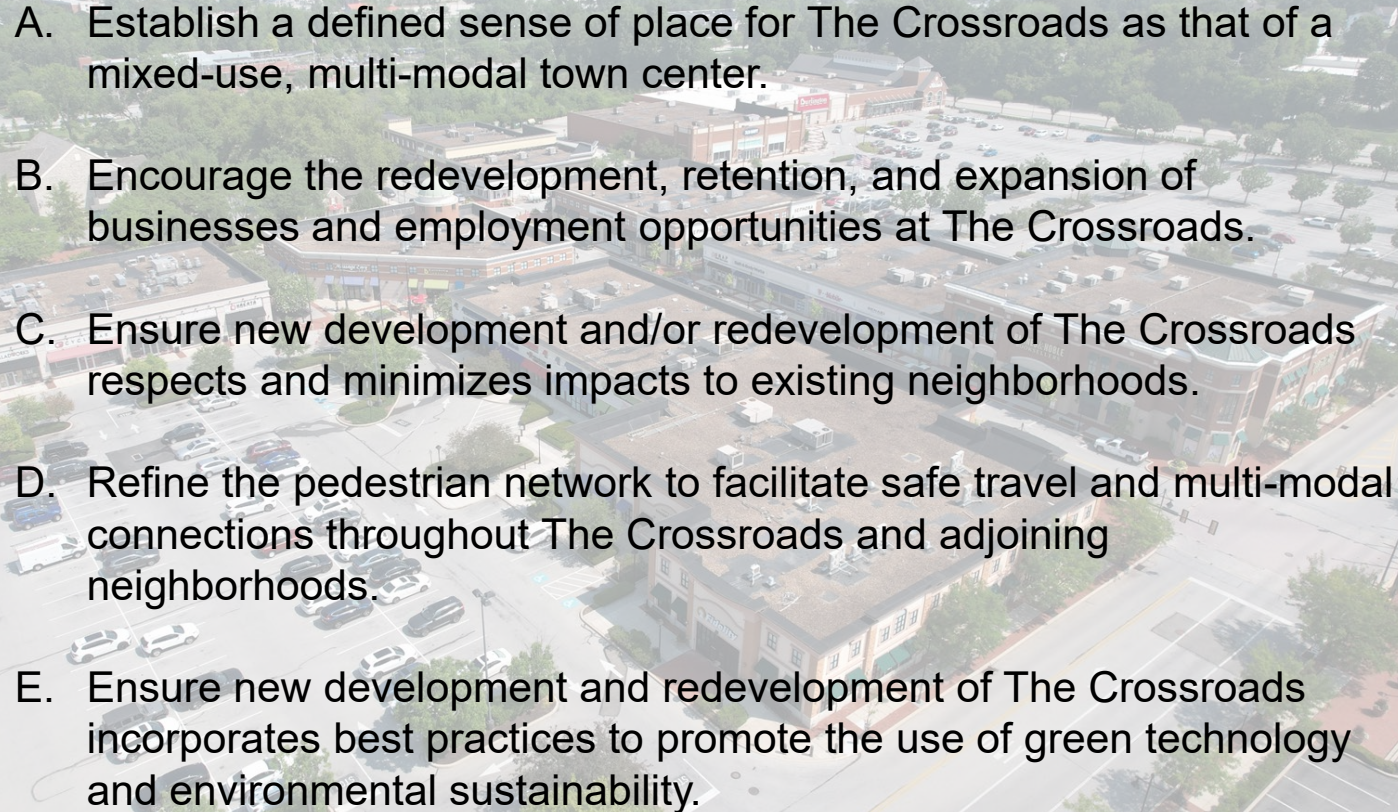
## Reliable & Efficient - Recommendations

Continue to support educational institutions and their provision of high-quality school facilities and programming to serve community members.



# The Crossroads

## Objectives

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- A. Establish a defined sense of place for The Crossroads as that of a mixed-use, multi-modal town center.
  - B. Encourage the redevelopment, retention, and expansion of businesses and employment opportunities at The Crossroads.
  - C. Ensure new development and/or redevelopment of The Crossroads respects and minimizes impacts to existing neighborhoods.
  - D. Refine the pedestrian network to facilitate safe travel and multi-modal connections throughout The Crossroads and adjoining neighborhoods.
  - E. Ensure new development and redevelopment of The Crossroads incorporates best practices to promote the use of green technology and environmental sustainability.

## Goal

**Encourage targeted redevelopment of The Crossroads to integrate character defining features and incorporate a mixture of uses to sustain a diverse economic base.**

# The Crossroads - Recommendations

Continue efforts to transform The Crossroads into a vibrant, mixed-use town center serving both residents and visitors alike.



Create or enhance green and functional public spaces in commercial areas.



# The Crossroads - Recommendations

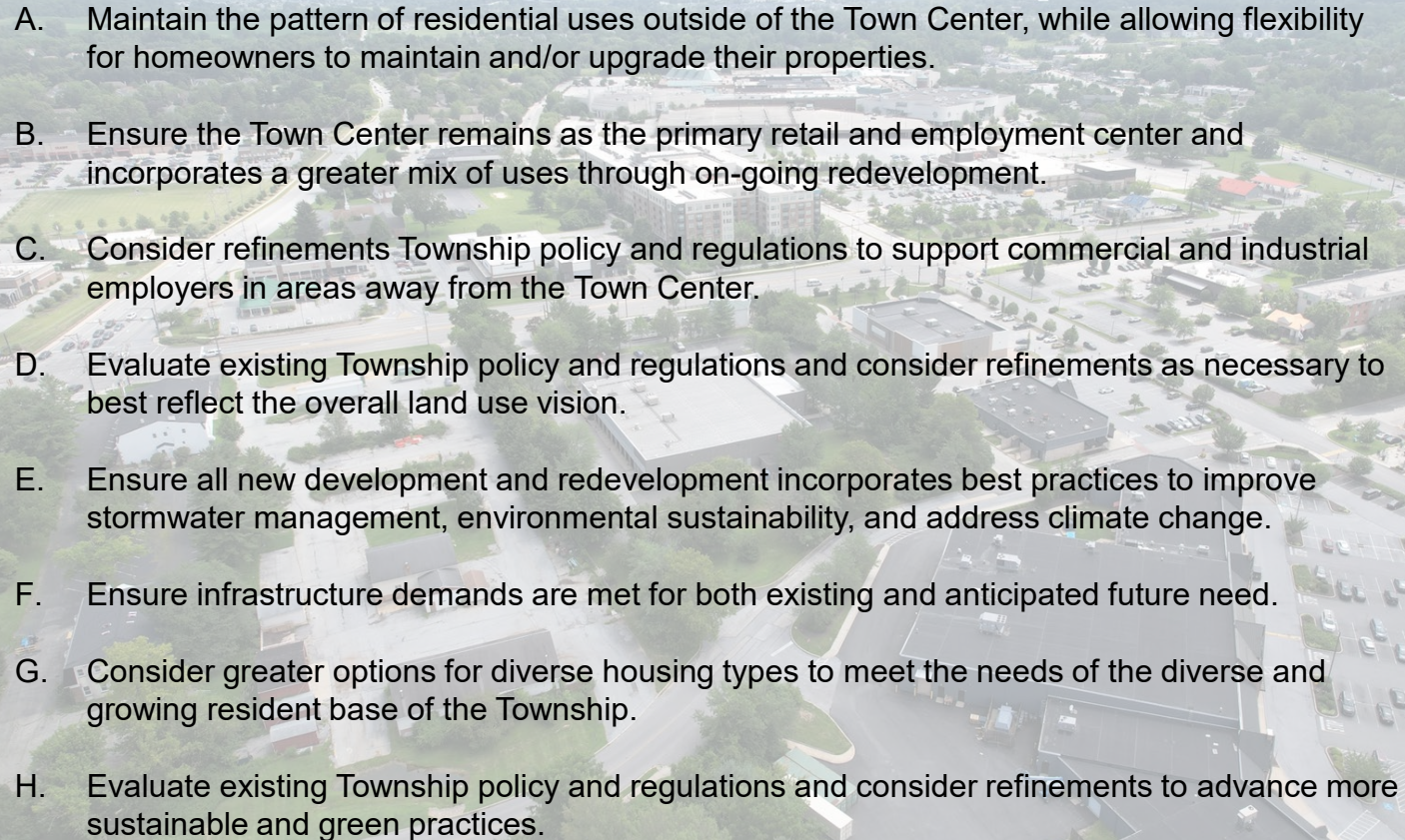
Ensure industrial/office uses continue to thrive with evolving preferences and needs.



Support the successful creation of new businesses and retention of existing businesses through partner coordination, information sharing, and other means.



## Objectives

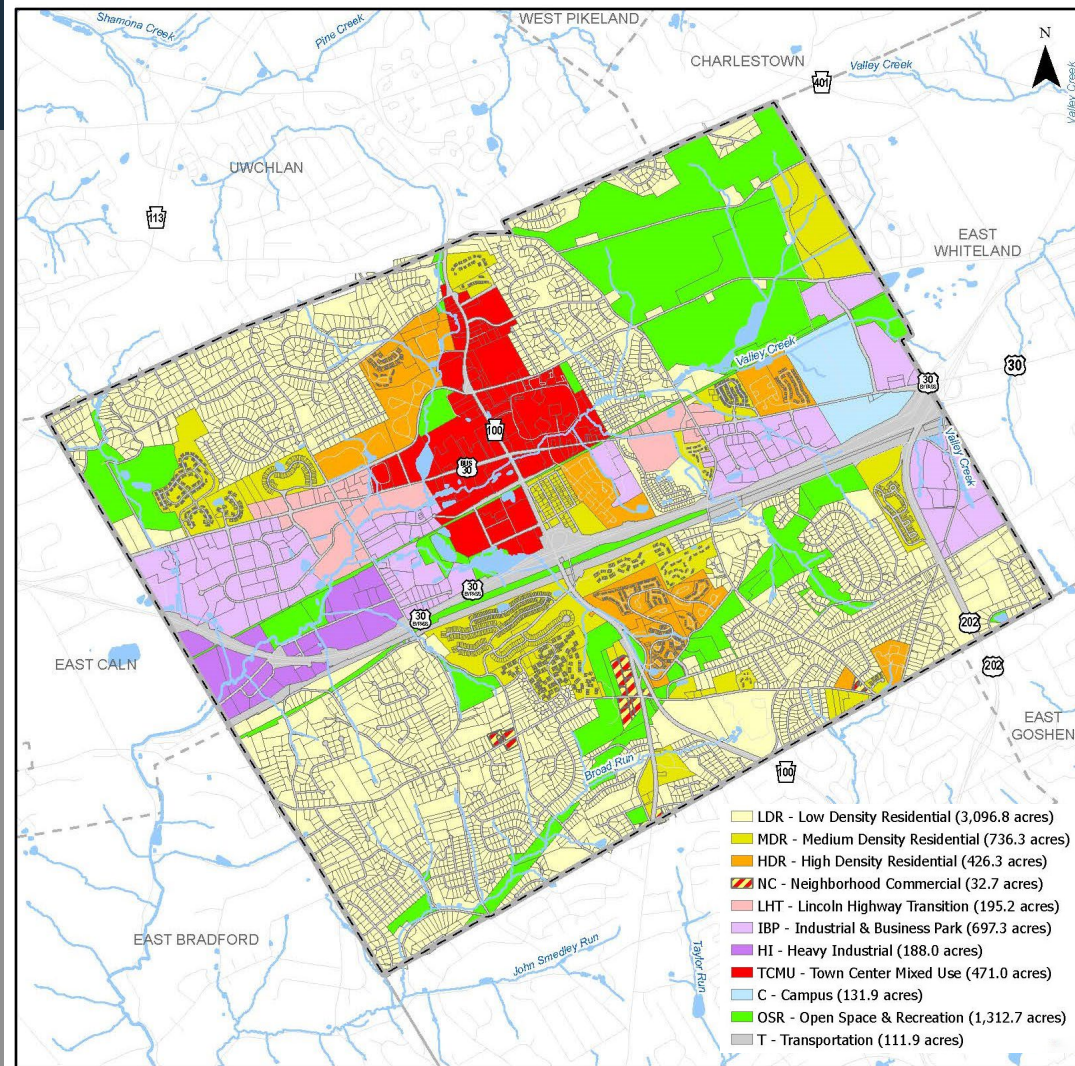
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- A. Maintain the pattern of residential uses outside of the Town Center, while allowing flexibility for homeowners to maintain and/or upgrade their properties.
  - B. Ensure the Town Center remains as the primary retail and employment center and incorporates a greater mix of uses through on-going redevelopment.
  - C. Consider refinements Township policy and regulations to support commercial and industrial employers in areas away from the Town Center.
  - D. Evaluate existing Township policy and regulations and consider refinements as necessary to best reflect the overall land use vision.
  - E. Ensure all new development and redevelopment incorporates best practices to improve stormwater management, environmental sustainability, and address climate change.
  - F. Ensure infrastructure demands are met for both existing and anticipated future need.
  - G. Consider greater options for diverse housing types to meet the needs of the diverse and growing resident base of the Township.
  - H. Evaluate existing Township policy and regulations and consider refinements to advance more sustainable and green practices.

## Goal

**Responsibly guide future land use, while respecting the integrity of established land use patterns, to support responsible redevelopment, provide diverse housing options, support the business community, improve environmental sustainability, enhance multi-modal options, and provide recreational opportunities.**

# Livable & Vibrant – Future Land Use Map

- The future land use map illustrates an overall land use pattern for the Township.
- Areas are designated based upon where growth can be accommodated, where the current development pattern may be continued, and areas to remain preserved.

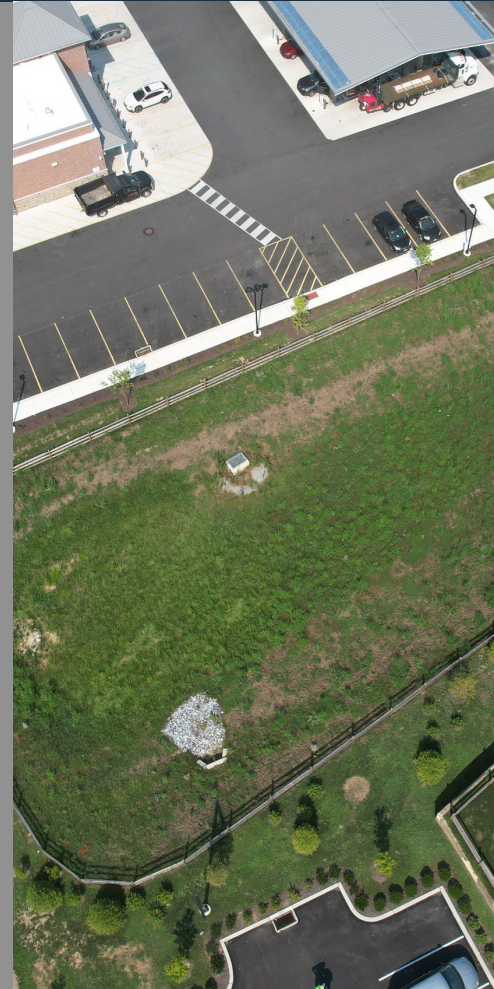


# Livable & Vibrant - Recommendations

Consider amendments to zoning ordinance to support adjustments for the Future Land Use plan.



Ensure that all new development and redevelopment projects implement the most impactful and effective measures to mitigate impacts of stormwater runoff.



# Livable & Vibrant - Recommendations

Continue to work with partners and outside providers to mitigate the impacts of development and redevelopment projects on existing infrastructure.



Continue to support a variety of housing choices throughout the Township.



## Livable & Vibrant - Recommendations

Develop strategies to ensure the long-term viability of institutional uses while minimizing their impacts on adjoining uses.



Develop strategies to better inform residents of homeowners associations (HOAs), their responsibilities, and when the Township may intervene to facilitate resolutions.



# Livable & Vibrant - Recommendations

Encourage sustainable practices and opportunities for residents, businesses, and Township operations.



# Next Steps



- **The Task Force will complete their review and advance the draft plan to the Planning Commission for their review.**
- **The Township will determine when to start the MPC mandated, 45-day review period, inclusive of directly requesting comments from contiguous municipalities, the WCASD, and County Planning Commission.**
- **When ready to make a recommendation, the Planning Commission will host a formal Public Meeting as required by the MPC to advance the draft plan to the Board of Supervisors.**
- **When ready to formally adopt the draft plan, the Board of Supervisors will hold a formal public hearing as required by the MPC.**



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**Thank you for attending tonight!**