

COMPREHENSIVE PLAN FOR THE BOROUGH OF WEST CHESTER  
CHESTER COUNTY, PENNSYLVANIA

November 28, 2000

Borough of West Chester  
401 E. Gay St.  
West Chester, PA 19380  
Ph: 610-692-7574

<http://pa-westchester.civicplus.com>

*This plan was funded in part through a grant from the Vision Partnership Program sponsored by the County Board of Commissioners. The Plan is prepared to achieve the goals and objectives of Landscapes, The Chester County Comprehensive Plan to manage growth.*

**RAY OTT & ASSOCIATES** • PLANNING AND LANDSCAPE ARCHITECTURE  
17 South Church Street • West Chester, PA 19382 • Phone: 610-429-9993

*This plan was also prepared with the assistance of West Chester Residents Steve Pitcharella, Roy Smith, David Sweet, and Jim Jones – who posted the plan draft on West Chester's web site.*

## TABLE OF CONTENTS

### SECTION ONE: WEST CHESTER COMPREHENSIVE PLAN

#### I. THE COMPREHENSIVE PLAN

- Comprehensive Plan Defined
- Adoption Process
- Chester County Comprehensive Plan: Landscapes (1996)
- Comprehensive Planning in West Chester
  - Development Policy Plan, 1965*
  - Growth Management Plan, 1986*
  - Open Space, Recreation and Environmental Resources Plan, 1992*
- West Chester Region

#### II. PUBLIC PARTICIPATION PROCESS

#### III. PLAN GOALS AND OBJECTIVES

- Character and Appearance
- Cultural Resources Protection
- Transportation and Circulation
- Parks, Recreation and Open Space
- Land Use
- Housing
- Economic Development
- Community Facilities and Services

#### IV. COMPREHENSIVE PLAN RECOMMENDATIONS

- Plan Format
  - Planning Context*
  - Recommendation*
- Overall Recommendations
  - Future Development Objectives*
  - A Plan for Land Use*
  - A Plan to Meet the Housing Needs of Existing and Anticipated Future Residents of the Borough*
  - A Plan for the Movement of People and Goods*
  - A Plan for Community Facilities and Utilities*
  - A Plan for the Protection of Natural and Historic Resources*
  - General Recommendations*
- Planning Area Recommendations
  - Planning Area #1: Northwest*
  - Planning Area #2: Northeast*
  - Planning Area #3: East*
  - Planning Area #4: Southeast*
  - Planning Area #5: Southwest*
  - Planning Area #6: West*
  - Planning Area 7-A: Town Center*
  - Planning Area #7: B-Commercial Service*
  - Planning Area 8: Industrial*
- Circulation and Parking
  - Recommendations for Traffic Management*
  - Recommendations for Alternative Modes of Transportation*
  - Recommendations for Parking*
- Community Facilities
  - Recommendations for Borough Administration*

#### V. PLAN IMPLEMENTATION

## **SECTION TWO: INVENTORY**

### **I. COMMUNITY FACILITIES AND SERVICES**

Borough of West Chester Administration  
Borough-owned Facilities  
Public Safety  
    *Police Protection*  
    *Fire Service*  
    *Ambulance Service*  
    *Emergency Management Operations Plan*  
    *Hazardous Materials Team (HAZMAT)*  
    *Infrastructure*  
Planning Implications

### **II. HISTORIC AND ENVIRONMENTAL RESOURCES**

Historic Resources  
Environmental Resources  
    *Hydrology*  
    *Soils and Geology*

### **III. DEMOGRAPHICS AND HOUSING**

Population and Growth Trends  
Household and Per-Capita Income  
Housing Characteristics  
Housing Tenure  
Housing Type and Density  
Housing Affordability

### **IV. LAND USE**

### **V. ECONOMIC CONDITIONS**

Resident Employment  
Borough Employers  
Non-Residential Properties

### **VI. CIRCULATION AND TRANSPORTATION**

Existing Conditions  
Traffic Studies  
    *Alternative Modes of Transportation*

### **VII. PARKING**

Residential Parking  
Town Center Parking

## **LIST OF MAPS**

[Map 1: Regional Context](#)  
[Map 2: Overall Recommendations](#)  
[Map 3A: Recommendations - Planning Area 1](#)  
[Map 3B: Recommendations - Planning Area 2](#)  
[Map 3C: Recommendations - Planning Area 3](#)  
[Map 3D: Recommendations - Planning Area 4](#)  
[Map 3E: Recommendations - Planning Area 5](#)  
[Map 3F: Recommendations - Planning Area 6](#)  
[Map 3G: Recommendations - Planning Area 7](#)  
[Map 3H: Recommendations - Planning Area 8](#)  
[Map 4: Community Facilities](#)  
[Map 5: Historic Resources](#)  
[Map 6: Carriage Houses](#)  
[Map 7: Environmental Resources](#)  
[Map 8: Rental Units](#)  
[Map 9: Housing Types](#)  
[Map 10: Existing Land Use](#)  
[Map 11: Transportation Analysis](#)  
[Map 12: Parking Facilities](#)

## **APPENDICES**

### **A. Historic Resources**

1. Carriage House Survey
2. 1981 Historic Resources Survey

### **B. Borough History**

1. "The Borough's History and Neighborhoods," Alice Kent Schooler, 1986
2. "African Americans in West Chester: Creating a Home," Penny Washington, 2000

### **C. Visioning Summary**

- D. [West Chester University Comprehensive Campus Facilities Plan - Executive Summary](#)