



A G E N D A

PHOENIXVILLE REGIONAL COMPREHENSIVE PLAN UPDATE – COMMITTEE WORKSHOP PRPC-11 March 28, 2018

1. Economic Development Plan – Revisions per PRPC-11
 - a. Added objective for industrial viability
 - b. Reformulated tables to express percentages rather than numbers
 - c. Added pie charts
 - d. Corrected LERTA narrative re Phoenixville
 - e. Added narrative re WVT TDR program
 - f. Deleted Valley Forge EDA
 - g. Future Land Use Plan – Revised Schuylkill LU mapping and EDA; also chapter 3 text change
2. Community Facilities Plan – Initial draft
 - a. Goal and objectives
 - b. Sewer and water
 - c. Solid waste
 - d. Stormwater
 - e. Emergency services
 - f. Schools
 - g. Libraries
 - h. Social services
 - i. Pipelines
 - j. Electric and communications
 - k. Map- Institutions
 - l. Map - Infrastructure
3. Preparation for August PPW-2
 - a. Selection of date and venue
 - b. Advertising/publicity
 - c. Narrative for municipal newsletters/In Phoenixville magazine
4. Announce Next Workshop – April 25, 2018 – Draft Parks, Recreation, Open Space Plan
5. Adjournment

CHAPTER SEVEN – ECONOMIC DEVELOPMENT PLAN

Given the dramatic historic and anticipated shifts that the PRPC Region has experienced in business and employment, planning is essential to revitalization of depressed areas and creating a durable and dynamic economy. The Regional economy that once depended heavily on manufacturing and agriculture now is more based on current technologies, business/professional services, and health care. Growing and potential business sectors rely on integration of uses, place-making, lifestyle pursuits, and adaptability to sudden and dramatic changes.

7.1 ECONOMIC DEVELOPMENT PLAN GOAL AND OBJECTIVES

Support Phoenixville Borough as the economic center of the Region, while promoting economic development areas throughout the Region. This goal is to be advanced through the pursuit of the following specific objectives:

1. Continue to support revitalization of Phoenixville’s downtown as the cultural, entertainment, and retail hub for residents of the Region.
2. Promote cultural tourism within the Region.
3. Encourage adaptive reuse of vacant and underutilized non-residential properties throughout the Region.
4. Utilize principles of place-making to promote vibrant mixed use and commercial areas.
5. Encourage shopping enclaves and commercial services in mixed-use village settings.
6. Encourage businesses to emphasize services and the shopping experience not available through the internet to support long-term success.
7. Promote the Phoenixville Region for employment center opportunities.
8. Advocate innovation in practices to sustain the viability of agriculture in the Region.
9. Provide a diversity of housing types to assure the availability of an adequate workforce for area employers.
- 9.10. Promote economically viable industrial uses where appropriate.

7.2 REGIONAL ECONOMIC CONDITIONS

The PRPC Region is economically diverse and ~~overall~~ reflective of the relative affluence of Chester County. The population is overall highly educated and prepared for service in more lucrative businesses and professions of the modern workplace. In addition, there are of course a number of lower wage jobs on which the Region depends, and a sufficient local workforce for those jobs.

Income Characteristics

Despite the impacts of the [2007-2009](#) recession, the median household income in the four townships of the Region has remained above the median household income of Chester County, as summarized in the following table. While Phoenixville has a lower median household income than the County at 65 percent of the County median household income, this proportion remains comparable to the ratio of the 2000 Census, which was also 65 percent.

2016 ACS Median Household Income Summary		
Municipality	Total Households	Median Household Income
Charlestown Township	1,838	\$ 133,594
East Pikeland Township	2,951	\$ 95,798
Phoenixville Borough	7,444	\$ 57,769
Schuylkill Township	2,961	\$ 126,182
West Vincent Township	1,722	\$ 132,381
Chester County	186,721	\$ 88,995

Table 7.2-1 Median Household Income (Source: American Community Survey 2016)

Employment Data

The overall unemployment rate for the Region in 2015 was estimated at 5.7 percent, which was slightly higher than the Pennsylvania unemployment rate of 5.4 percent in June of 2015 and the national unemployment rate of 5.5 percent in March of 2015. The following table provides the breakdown of employment status by gender.

Municipality	Total population		In armed forces		Employed		Unemployed		Not in labor force	
	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female
Charlestown Township	2,043	2,163	-	-	70.9%	63.3%	4.6%	1.8%	24.5%	34.9%
East Pikeland Township	2,897	3,082	-	-	68.1%	65.9%	5.1%	3.9%	26.7%	30.2%
Phoenixville Borough	6,532	6,900	0.3%	-	75.0%	67.0%	5.2%	5.1%	19.5%	27.9%
Schuylkill Township	3,255	3,299	-	-	67.2%	64.6%	3.7%	2.4%	29.1%	33.0%
West Vincent Township	1,971	1,789	-	-	75.7%	56.0%	1.7%	4.2%	22.6%	39.8%

Regional Total	16,698	17,233	0.1%	-	71.9%	64.7%	4.4%	3.9%	23.6%	31.4%
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Table 7.2-2 Regional Employment Status (Source: American Community Survey 2016)

The following table provides the employment forecast for each of the municipalities of the Phoenixville Region from 2015-2045. The forecast estimates an additional 6,813 jobs in the Region during this time period.

2011-2015 ACS Employment Forecast										
Municipality	Emp 2010	2015 Estimate	2020 Estimate	2025 Estimate	2030 Estimate	2035 Estimate	2040 Estimate	2045 Estimate	Absolute Change 2015 - 2045	% Change 2015 - 2045
Charlestown Township	2,454	3,134	3,309	3,483	3,661	3,818	3,947	4,050	916	29.23%
East Pikeland Township	2,570	2,836	3,040	3,268	3,499	3,687	3,845	4,025	1,189	41.93%
Phoenixville Borough	6,781	6,835	7,419	8,119	8,823	9,378	9,835	10,456	3,621	52.98%
Schuylkill Township	3,837	4,530	4,706	4,840	4,977	5,124	5,197	5,247	717	15.83%
West Vincent Township	1,263	1,476	1,552	1,623	1,695	1,759	1,816	1,846	370	25.07%
Regional Total	16,905	18,811	20,026	21,333	22,655	23,766	24,640	25,624	6,813	36.22%

Table 7.2-3 Regional Employment Forecast (Source: American Community Survey 2016)

The following summary shows the occupational breakdown of each of the municipalities within the Region and the Regional totals. The top occupational categories include management, sales & office, education, computer/engineering/science occupations, food preparation, and health care.

2016 ACS Occupation Summary						
Occupation	Regional Total	Charlestown Township	East Pikeland Township	Phoenixville Borough	Schuylkill Township	West Vincent Township
Management, business financial	26.3%	32.6%	29.5%	19.6%	27.3%	36.5%
Computer, engineering, and science occupations	9.6%	10.2%	8.5%	9.7%	9.2%	11.1%
Education, legal, community service, arts, and media occupations	12.2%	10.6%	11.1%	13.3%	12.3%	12.1%
Healthcare practitioner and technical occupations	5.3%	4.6%	5.3%	5.0%	7.1%	4.6%
Healthcare support occupations	1.0%	0.5%	0.9%	1.4%	0.7%	1.0%
Protective service occupations	1.4%	1.0%	0.8%	1.0%	0.8%	2.4%
Food preparations	5.5%	5.3%	3.2%	7.4%	5.2%	3.6%
Building & Grounds Cleaning/ Maintenance	3.0%	0.5%	2.4%	4.5%	2.1%	3.2%

Economic Development Plan draft narrative: 3-6-18

Personal Care and service	2.8%	4.7%	2.5%	2.9%	3.3%	0.2%
Sales and Office	22.7%	25.3%	22.8%	24.3%	23.3%	12.4%
Occupation	Regional Total	Charlestown Township	East Pikeland Township	Phoenixville Borough	Schuylkill Township	West Vincent Township
Farming, fishing, forestry	1.0%	0.7%	-	0.4%	0.7%	5.9%
Construction and extraction	2.1%	0.9%	2.0%	1.6%	3.7%	3.0%
Installation, maintenance and repair	2.1%	1.2%	3.7%	2.4%	1.0%	1.0%
Production	2.4%	1.1%	2.9%	3.1%	2.5%	0.7%
Transportation	1.8%	0.5%	2.5%	2.6%	0.7%	1.1%
Material moving	0.5%	0.2%	1.9%	-	0.3%	1.2%
Total	100%	100%	100%	100%	100%	100%
2016 ACS Occupation Summary						
Occupation	Regional Total	Charlestown Township	East Pikeland Township	Phoenixville Borough	Schuylkill Township	West Vincent Township
<u>Management, business financial</u>	26.3%	<u>32.6%</u>	<u>29.5%</u>	<u>19.6%</u>	<u>27.3%</u>	<u>36.5%</u>
<u>Sales and Office</u>	22.7%	<u>25.3%</u>	<u>22.8%</u>	<u>24.3%</u>	<u>23.3%</u>	<u>12.4%</u>
<u>Education, legal, community service, arts, and media occupations</u>	12.2%	<u>10.6%</u>	<u>11.1%</u>	<u>13.3%</u>	<u>12.3%</u>	<u>12.1%</u>
<u>Computer, engineering, and science occupations</u>	9.6%	<u>10.2%</u>	<u>8.5%</u>	<u>9.7%</u>	<u>9.2%</u>	<u>11.1%</u>
<u>Food preparations</u>	5.5%	<u>5.3%</u>	<u>3.2%</u>	<u>7.4%</u>	<u>5.2%</u>	<u>3.6%</u>
<u>Healthcare practitioner and technical occupations</u>	5.3%	<u>4.6%</u>	<u>5.3%</u>	<u>5.0%</u>	<u>7.1%</u>	<u>4.6%</u>
<u>Building & Grounds Cleaning/ Maintenance</u>	3.0%	<u>0.5%</u>	<u>2.4%</u>	<u>4.5%</u>	<u>2.1%</u>	<u>3.2%</u>
<u>Personal Care and service</u>	2.8%	4.7%	2.5%	2.9%	3.3%	0.2%
<u>Production</u>	2.4%	<u>1.1%</u>	<u>2.9%</u>	<u>3.1%</u>	<u>2.5%</u>	<u>0.7%</u>
Occupation	Regional Total	Charlestown Township	East Pikeland Township	Phoenixville Borough	Schuylkill Township	West Vincent Township
<u>Construction and extraction</u>	2.1%	<u>0.9%</u>	<u>2.0%</u>	<u>1.6%</u>	<u>3.7%</u>	<u>3.0%</u>
<u>Installation, maintenance and repair</u>	2.1%	<u>1.2%</u>	<u>3.7%</u>	<u>2.4%</u>	<u>1.0%</u>	<u>1.0%</u>
<u>Transportation</u>	1.8%	<u>0.5%</u>	<u>2.5%</u>	<u>2.6%</u>	<u>0.7%</u>	<u>1.1%</u>
<u>Protective service occupations</u>	1.4%	<u>1.0%</u>	<u>0.8%</u>	<u>1.9%</u>	<u>0.8%</u>	<u>2.4%</u>
<u>Farming, fishing, forestry</u>	1.0%	<u>0.7%</u>	-	<u>0.4%</u>	<u>0.7%</u>	<u>5.9%</u>
<u>Healthcare support occupations</u>	1.0%	<u>0.5%</u>	<u>0.9%</u>	<u>1.4%</u>	<u>0.7%</u>	<u>1.0%</u>

<u>Material moving</u>	<u>0.5%</u>	<u>0.2%</u>	<u>1.9%</u>	<u>-</u>	<u>0.3%</u>	<u>1.2%</u>
<u>Total</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>

Table 7.2-4 Regional Occupation Summary (Source: American Community Survey 2016)

Education Characteristics

According to the 2011-2015 ACS Educational Attainment estimates, approximately 95 percent of the population 25 years and older has a high school diploma and 54 percent of the population has at least a bachelor’s degree. This is slightly above the 2016 estimate for Chester County overall, which estimates 93 percent of the County population has a high school diploma and 50 percent has at least a bachelor’s degree.

2011-2015 ACS Educational Attainment								
Municipality	Population ≥ 25 years old	Less than 9th grade	9th-12th grade - No diploma	HS graduate (includes equivalency)	Some college, no degree	Associate's degree	Bachelor's degree	Graduate or professional degree
Charlestown Township	3,437	0.1%	0.7%	8.5%	8.4%	4.9%	39.2%	38.2%
East Pikeland Township	5,443	1.4%	2.8%	24.9%	11.3%	4.5%	36.2%	19.0%
Phoenixville Borough	11,911	2.8%	5.1%	32.5%	13.6%	6.4%	27.8%	11.8%
Schuylkill Township	5,639	0.7%	1.6%	18.8%	10.0%	6.8%	34.1%	28.0%
West Vincent Township	3,358	2.7%	3.6%	12.4%	14.4%	5.6%	36.6%	24.7%
Regional Total	29,788	1.8%	3.3%	23.5%	12.0%	5.9%	32.8%	20.7%

Table 7.2-5 Regional Educational Attainment (Source: American Community Survey 2016)

Industry and Occupational Characteristics

Data from the American Community Survey (ACS) and Delaware Valley Regional Planning Commission (DVRPC) provide a generalized employment description of the area by sector and occupation. The largest employment categories in Chester and Montgomery Counties are as follows:

<u>Employment Sector</u>	<u>Share of Workforce</u>
Health/Social Services	15%
Manufacturing	12%
Retail	11%
Educational Services	10%
Professional/Scientific/Technical	10%
Financial Services/Insurance	8%
Food Services	5%

Construction

5%

The Chester and Montgomery County data is reinforced by DVRPC's September 2014 Regional Economic Cluster Analysis, wherein and Economic Cluster is defined as "a group of companies and institutions co-located in a specific geographic region and linked by interdependencies in providing a related group of products and/or services". In the greater Philadelphia Region, there is a significant Economic Cluster in Life Sciences and Health Care, which are represented locally in the pharmaceutical industry, hospitals, medical offices, and related supporting professions, services, and manufacturers. Economic Clusters in business services and education also are among the most prominent employers in the greater Philadelphia area, and are well represented in the PRPC Region.

Commuting

A central consideration of regional economic development planning is commuting behavior and patterns. This describes the extent to which Phoenixville area residents also work within the Region, and if not, where the significant area centers of employment are. In addition, it gives a picture of the environmental impact of the Regional economy, and how that impact can be mitigated by effective transportation planning.

Region wide, approximately three quarters of working residents leave the PRPC region for employment. Of those employed within the Region, nearly two thirds commute from outside of the PRPC municipalities. Overall, 1.78 times as many leave the Region for employment as arrive from elsewhere to work within the Region. In this sense, the PRPC provides a significant work force to employers outside of the Region. Although the PRPC Region functions more as a bedroom community than as an employment center, to a lesser but still significant extent PRPC employers create jobs for those living outside of the community.

Commuting behavior and patterns are described in the following tables:

Commuting Trip Destination	Number of Trips from Charlestown	Percent of Total
Charlestown Township	372	14%
PRPC, outside Charlestown	184	7%
Chester County, outside PRPC	1041	40%
Delaware County	149	6%
Montgomery County	398	15%
Philadelphia	165	6%
Other	312	12%
Total	2621	

Table 7.2-6 Work Commuting from Charlestown Township (Source: American Community Survey 2013)

Commuting Trip Destination	Number of Trips from East Pikeland	Percent of Total
East Pikeland Township	444	12%
PRPC, outside East Pikeland	547	15%
Chester County, outside PRPC	1438	39%
Delaware County	87	2%
Montgomery County	830	23%

Philadelphia	103	3%
Other	212	6%
Total	3661	

Table 7.2-7 Work Commuting from East Pikeland Township (Source: American Community Survey 2013)

Commuting Trip Destination	Number of Trips from Phoenixville	Percent of Total
Phoenixville Borough	1616	17%
PRPC, outside Phoenixville	705	8%
Chester County, outside PRPC	3128	34%
Delaware County	317	3%
Montgomery County	2882	31%
Philadelphia	380	4%
Other	296	3%
Total	9324	

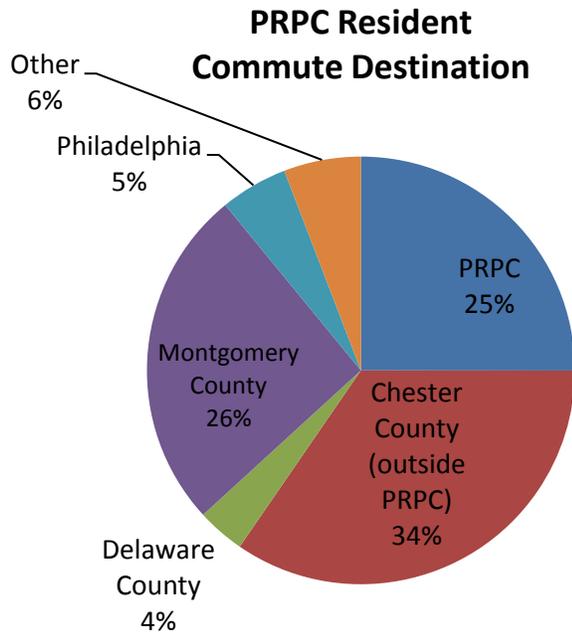
Table 7.2-8 Work Commuting from Phoenixville Borough (Source: American Community Survey 2013)

Commuting Trip Destination	Number of Trips from Schuylkill	Percent of Total
Schuylkill Township	606	15%
PRPC, outside Schuylkill	393	10%
Chester County, outside PRPC	1063	26%
Delaware County	136	3%
Montgomery County	1303	32%
Philadelphia	273	7%
Other	257	6%
Total	4031	

Table 7.2-9 Work Commuting from Schuylkill Township (Source: American Community Survey 2013)

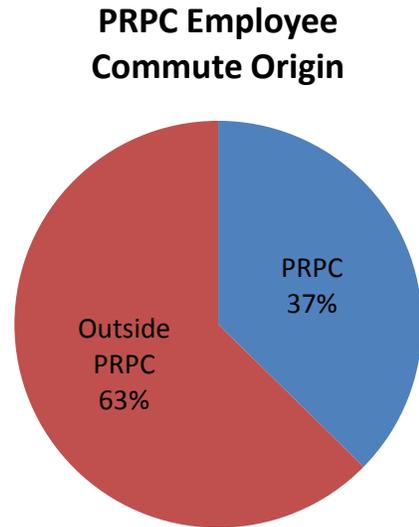
Commuting Trip Destination	Number of Trips from West Vincent	Percent of Total
West Vincent Township	517	24%
PRPC, outside Schuylkill	75	3%
Chester County, outside PRPC	874	40%
Delaware County	101	5%
Montgomery County	233	11%
Philadelphia	192	9%
Other	195	9%
Total	2187	

Table 7.2-10 Work Commuting from West Vincent Township (Source: American Community Survey 2013)



Commute Trip Destination	Number of Trips from PRPC Region
PRPC	5,459
Chester County (outside PRPC)	7,544
Delaware County	790
Montgomery County	5,646
Philadelphia	1,113
Other	1,272
Total	21,824

Table 7.2-11 Work Commuting from PRPC Municipalities (Source: American Community Survey 2013)



Commute Trip Origin	Number of Trips to PRPC Region
PRPC	5,459
Outside PRPC	9,158
Total	14,617

Table 7.2-12 Work Commuting to PRPC Municipalities (Source: American Community Survey 2013)

Commuting mode also is relevant to the discussion of economic development, and this topic will be explored in greater detail in Chapter 10. Overall, the Region is heavily car dependent, with nearly 85% of work trips in single passenger cars or car pools, and less than 3% relying on public transportation. However, over 8% of PRPC workers have home employment, and this figure could grow thanks to communication and information technology advances and evolving employer-workplace relationships.

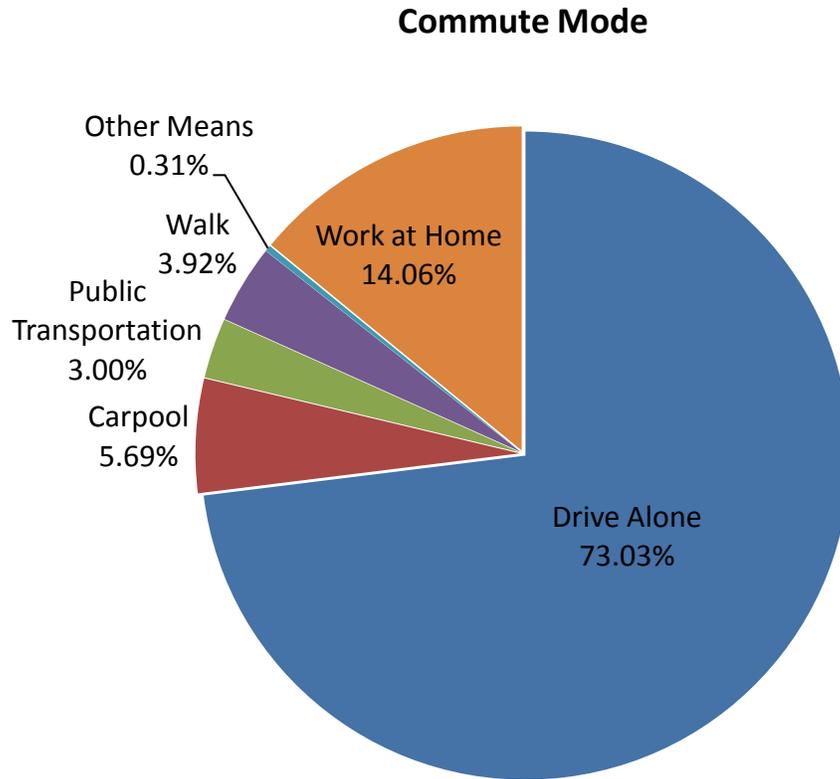


Table 7.2-13 Work Commuting Mode (Source: American Community Survey 2016)

7.3 CURRENT TRENDS IN ECONOMIC DEVELOPMENT

The early 21st century and the Great Recession of 2007-2009 have changed the Regional economic development picture drastically. Phoenixville has seen a remarkable resurgence following decades of decline with the loss of the steel industry, and is now the fashionable urban and economic hub of the Region built on dining, entertainment, services, and specialty retail. Commercial development in the PRPC Townships has changed as highway oriented business has fallen off, with some transitions from industrial and strip retail to mixed use and boutique centers, generally with a significant residential component. The Chester County Planning Commission (CCPC) has recognized these trends and authored the following series of reports including analysis and recommendations to promote revitalization of commercial/industrial brownfields and greyfields, as well as mixed use redevelopment for declining office parks:

- Stimulating Community Revitalization Through Brownfields, CCPC 2017*
- Transforming Greyfields Into Dynamic Destinations, CCPC 2017*
- Reinventing Office Parks for the 21st Century, CCPC 2017*

Commercial Development

Perhaps no sector of the economy has undergone a greater transformation than commercial use. With the exponential growth of on line business, traditional retail has declined in both downtown areas and

along highways, in many cases leaving vacant or underutilized buildings and a trend toward blight. In the broadest sense, traditional retail where people drive to commercial centers for their daily needs is no longer viable. In its place are diverse centers with a mixture of dining, specialized retail, entertainment, recreation, and personal/professional services focused on a holistic lifestyle experience. Some of the best examples also include a mix of residential types and high end office components interconnected with the broader community and environment with trails and natural greenways.

Phoenixville's renaissance built on dining, culture, and specialty trade has proven to be a Regional success story. Similarly, the commercial centers of the Region's townships now include greater emphasis on dining, specialty retail, and personal/professional services occupying space that decades ago would have been dedicated to consumer goods. Examples are gourmet and natural grocers, health and professional services, grooming services, and fitness clubs. Many of these occupy traditional strip retail centers, while others are located in mixed use commercial village settings, some with a residential component. In other locations, existing and approved commercial centers are being transformed to be mostly or wholly multifamily residential communities. It has been nearly two decades since the Region has seen an application for a traditional retail center or mall.

Industrial

The Phoenixville Region has seen a decline in traditional manufacturing-type industry for many decades, particularly with the closing of the Phoenix Iron & Steel Company in the early 1980s. The Chester County Landscapes² Comprehensive Policy Plan acknowledges the economic base in Chester County as a whole has shifted from one dominated by manufacturing enterprises to a retail and service based economy. Additionally, technological advances have resulted in major changes to the industrial sector with many light-industrial uses having little to no impact beyond what is typically associated with commercial or office uses.

The combination of less emphasis on traditional manufacturing and new technologies resulting in low-impact industrial creates an opportunity for certain light industrial-type uses to be integrated into mixed use developments or flexible developments that are open to a wider range of uses. While the current emphasis remains on commercial, retail and service uses within the Phoenixville Region, demand for space that can accommodate small-scale start-ups and business incubators of a variety of uses is growing. To accommodate these incubator/small business start-ups zoning flexibility could allow such uses to flourish in the Phoenixville Region.

An industrial base can help ensure diverse employment and economic growth opportunities within the Region. There continues to be a need in the Region for industrial uses that have higher-impacts such as heavy truck traffic. The Land Use Chapter addresses the need to preserve the remaining industrial areas for those industrial uses that may not be compatible with residential and other commercial uses. Providing continued support to these businesses is critical to retaining them in the Region and maintaining strong employment diversity. Preserving the industrial areas of the Region also provides opportunities for new and existing industrial businesses to grow and expand and stay within the Region.

Due to the expansion of online retail and other uses dependent on trucks and equipment, there is still significant demand for flex and warehouse space. Here, the critical issues are transportation access and locations that do not present use conflicts with residential, commercial, and high end office space. These facilities could bring life back to derelict and underutilized industrial sites.

Office

Office development has not historically been a significant component of the PRPC economy, as the demand has been met (or surpassed) by large employment centers beyond the Region, specifically in the Great Valley, Eagleview, and Pharmaceutical companies in Montgomery County. Throughout the Philadelphia suburbs and exurbs, the office market has been saturated for some time, and there are no new office parks with spec space being built. Instead, individual buildings or campuses are occasionally built for specific occupants. As in retail, the places in highest demand are those with walkability and an integration of residential, office, and commercial/lifestyle uses in a physically attractive environment either in an urban area or with natural areas and greenways.

Office use in the PRPC Region is largely comprised of health care and professional service practices in Phoenixville and around the Region. Common professional services include insurance, financial services, counseling, and law. The Phoenixville Hospital creates a locally significant Economic Cluster in health care, with medical offices, testing labs, and clinics located nearby.

As in retail, the successful office development relies on an integration of compatible residential and commercial/lifestyle uses within an attractive and walkable setting. For businesses to lure employees, it has become increasingly essential to offer them a setting that enhances their overall lifestyle. These ingredients can be found in successful urban environments and in suburban/exurban settings that offer good accessibility and a similar sense of a complete and fulfilling place.

A factor that may drastically alter the complexion of the office environment in the future is the self-driving vehicle. Automated buses and cars can drastically reduce the need for on-site parking, and combined with the decades-long trend to reduce office floor space per worker due to electronic records, telecommuting, and flex scheduling, the need to design office environments around copious amounts of parking could be greatly diminished. The result can be greener yet denser office campuses in both urban and exurban settings, with a greater emphasis on a high quality pedestrian experience.

Health Care

Health care plays a significant economic role in the Phoenixville Region. Within the Borough of Phoenixville, the largest employer is Phoenixville Hospital with 775 employees as summarized on the Borough of Phoenixville's website, which identifies the top ten employers in the Region. Including Phoenixville Hospital, four of the top ten employers within Phoenixville are associated with health care. Combining this with an aging population and an increase in the development of age-restricted communities within the Region it appears that the health care industry will continue to grow into the foreseeable future.

In 2008 the Phoenixville Hospital expanded to include a three-level parking garage and tower expansion which included emergency room improvements, surgery expansion, diagnostic imaging/cath lab expansion, women's services expansion, and a new central mechanical plant. The expansion increased the number of beds from 143 to 153.

In 2013 the Cancer Center located on the Phoenixville Hospital campus underwent an expansion, further strengthening the role of the health care industry in the Region. Surrounding the Phoenixville Hospital campus are many small businesses related to health care. Given the strong presence of Phoenixville Hospital in the Region and the potential for growth and impact on the economy, strategies for growing

this industry in a manner that blends with the community should be considered. The Borough could initiate a planning study in coordination with Phoenixville Hospital to look at the area surrounding the hospital for opportunities to support the growth of a healthcare district within the Borough. In addition to healthcare opportunities around the Phoenixville Hospital, the villages within the Region provide opportunities for small-scale health services being conveniently provided to communities.

Agriculture

Agriculture has maintained a key role in shaping the landscape of the Region, despite its decreasing economic importance in the last half century. Dairy and cattle operations that were once common have given way to horse farms, specialty crops and organic farming, and community supported agriculture (CSA). Along with this change, traditional agriculture supporting businesses including farm equipment and supply stores have left the Region.

According to Chester County's 2017 Local Farm Guide, the PRPC Region includes one CSA, two specialty farms with retail components, and the weekly in season Phoenixville Farmers Market. Numerous other CSAs and specialty farms surround the Region, making the area an Economic Cluster for these activities. In addition, horse farms are numerous in West Vincent and Charlestown Townships, and some facilities facilitate boarding, instruction, and trail rides. In addition, contract farmers from outside the Region actively lease lands for cash crop production including soybeans, corn, and small grain.

By promoting policies that maintain large areas of contiguous arable lands, the Region can help to assure that agriculture remains viable into the future.

Culture and Lifestyle

After decades of suburban development lacking a sense of place, demand is shifting back to development that offers an experience beyond just driving from business to business, which is often referred to as place-making. This shift has fueled the revitalization of ~~downtown~~ Phoenixville, which has a classic downtown form with buildings oriented to the street in a compact manner combined with wide sidewalks that encourage pedestrians to stroll up and down the streets. This shifting of priorities has also encouraged the appreciation of the uniqueness of existing historic villages. The ongoing revitalization of downtown Phoenixville and the villages contributes to the growing desirability of the Region.

As Phoenixville continues its revitalization it becomes more of a regional destination and the cultural center of the Region. The greater mix of retail, food and breweries combined with walkability, access to the Schuylkill River Trail, historic character, and entertainment resources creates a great opportunity for downtown Phoenixville to be a premier destination of the greater Philadelphia Region.

While the Phoenixville downtown continues to see redevelopment at a rapid pace, this has also given rise to certain challenges:

- Relatively high turnover in many smaller, older nonresidential spaces
- Low foot-traffic/customers on weekdays

- Increased competition from new large-scale development within a few miles of the Phoenixville downtown. Two noteworthy developments include Providence Town Center and the King of Prussia Town Center.
- Perceived parking inadequacy

In an effort to address the perceived parking problem, the Borough undertook a parking study titled Park Phoenixville to assess the existing conditions and development recommendations and strategies for the future. The study report was published in November of 2017 with a comprehensive range of short-term and long-term parking recommendations.

The Borough should continue to investigate solutions for parking adequacy, including the use of strategically located structured parking on the perimeter of downtown, possibly linked by shuttle service via taxi, Uber, trackless trolley, or bicycle/motorbike rickshaw service. This could solve the problem of parking adequacy and convenience, while simultaneously decreasing traffic on Bridge, Gay, and Main Streets, creating a more pedestrian friendly downtown.

To continue strengthening the downtown revitalization process, consideration should be given to conducting a study assessing the constraints and opportunities associated with the continued revitalization of the downtown. A document titled, *The 20 Ingredients of an Outstanding Downtown* published by the Destination Development Association in 2017 provides a summary of key elements associated with successful downtowns. The following table outlines the 20 elements that are considered to contribute to the success of downtowns. Many of these elements are already an integral part of downtown Phoenixville, but this document could be used as a resource to determine downtown priorities moving forward. This document is also a useful tool for communities wanting to support the vibrancy of villages within the Region.

The 20 Ingredients of an Outstanding Downtown	
1. Have a plan	2. Develop gathering places
3. Define a strong brand and retail focus	4. Create gateway signage
5. Recruit a critical mass of like businesses	6. Develop wayfinding system
7. Have anchor tenants	8. Create a unique district gateway
9. Lease agreements with defined hours and days	10. Have retail signage rules and regulations
11. Encourage people living/staying downtown	12. Encourage sidewalk cafes and intimate surroundings
13. Investors who are patient with return on investment	14. Invest in retail beautification
15. Focus on one or two blocks to start	16. Provide activities and entertainment
17. Solve the parking dilemma	18. Give the downtown a name
19. Public washrooms	20. Focus marketing on activities, not buildings.

Emphasis should continue to focus on attracting a variety of businesses and addressing any infrastructure deficiencies, such as parking, that may be discouraging people from choosing downtown Phoenixville or the villages. Downtown Phoenixville and the villages each have unique collections of businesses and organizations that contribute to their economies. Each municipality should encourage

the preservation of these villages and look at potential zoning amendments and other improvements that could enhance the vitality of these areas.

The following chart was prepared by Project for Public Spaces and it provides a useful breakdown of the four areas considered to make a great place. The key attributes are informed by intangible component characteristics whose positive influence can be ascertained through objective measurement. This chart can be beneficial for the municipalities of the Region looking for opportunities to support the villages and downtown areas.

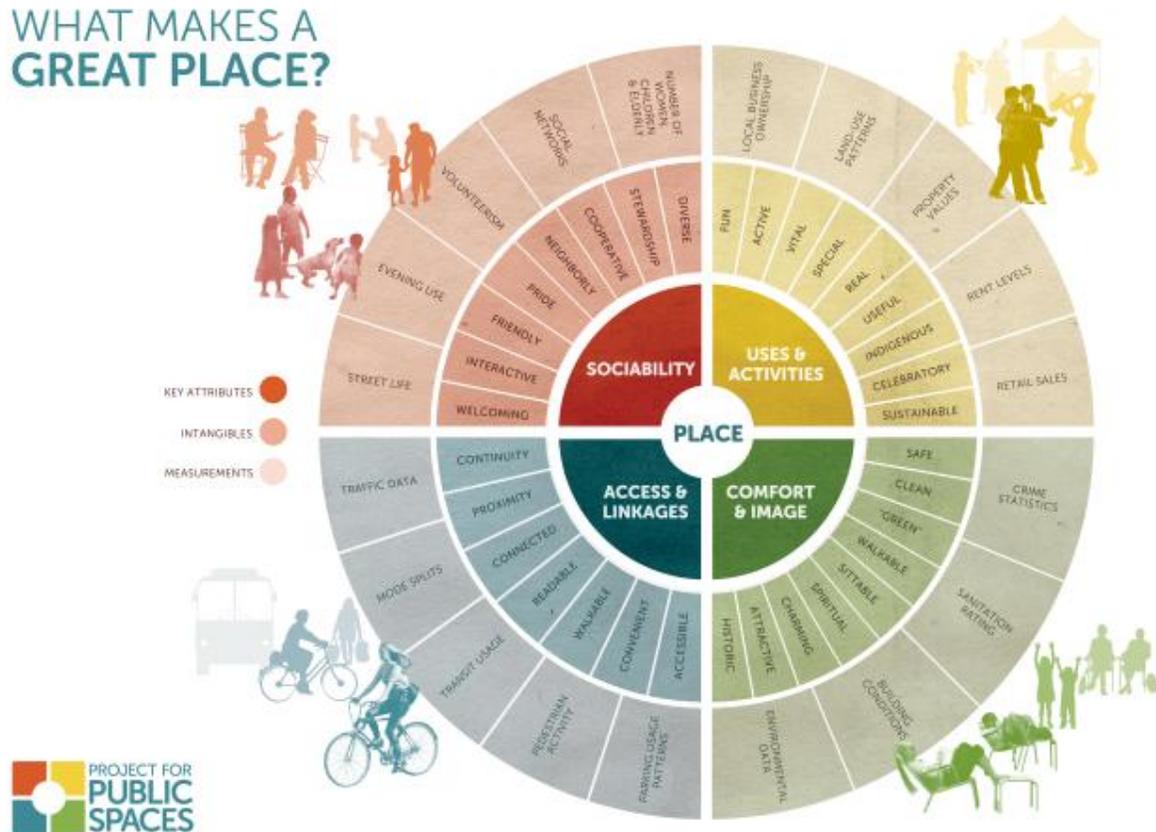


Figure 7.3-1 Attributes of a Great Place (Source: Project for Public Places)

7.4 INFRASTRUCTURE

Infrastructure is a necessary component of successful development and redevelopment. This includes public sewer and water service, road improvements, streetscape aesthetic enhancements, pedestrian accessibility, and accommodation of mass transportation.

In order to obtain the intensity of use to make extensive redevelopment viable, public sewer and water service is necessary. Existing service areas and recommendations for improvements and extensions are addressed in Chapter 8. Sewer and water service areas should be extended to all commercial

development and redevelopment areas, especially in areas where higher intensities of development are to be considered as catalysts to revitalization.

Coordinated road improvements should also be undertaken to facilitate economic revitalization and redevelopment. Specifically, Complete Streets should be created to combine pedestrian, bicycle, mass transit and automobile capacity within a context of landscaping and traffic calming measures. Sidewalks should be extended on both sides of streets in commercial areas, with well delineated crosswalks at intersections and a safe and comfortable setback from the cartway wherever vehicle speeds are high. Bike lanes should also be provided within a paved shoulder area, with clear pavement markings and signage, especially at street intersections and busy driveway entrances. Pedestrian and vehicular ways should be fully integrated with Regional and municipal trail plans to facilitate access between commercial areas and the recreation system, to encourage commerce by recreational users. Vehicular left turning movements can be accommodated in appropriate areas in the center lane, and controlled with a landscaped median where such turns would be unsafe. Bus stops with weather shelters should be provided at areas convenient to concentrations of employments and commercial development at intervals conducive to foot traffic. By creating truly multi-modal safe streets, the Region can create more lively commercial environments and calmer traffic speeds while actually increasing the road capacity in terms of the various ways by which visitors would enter the area to conduct business.

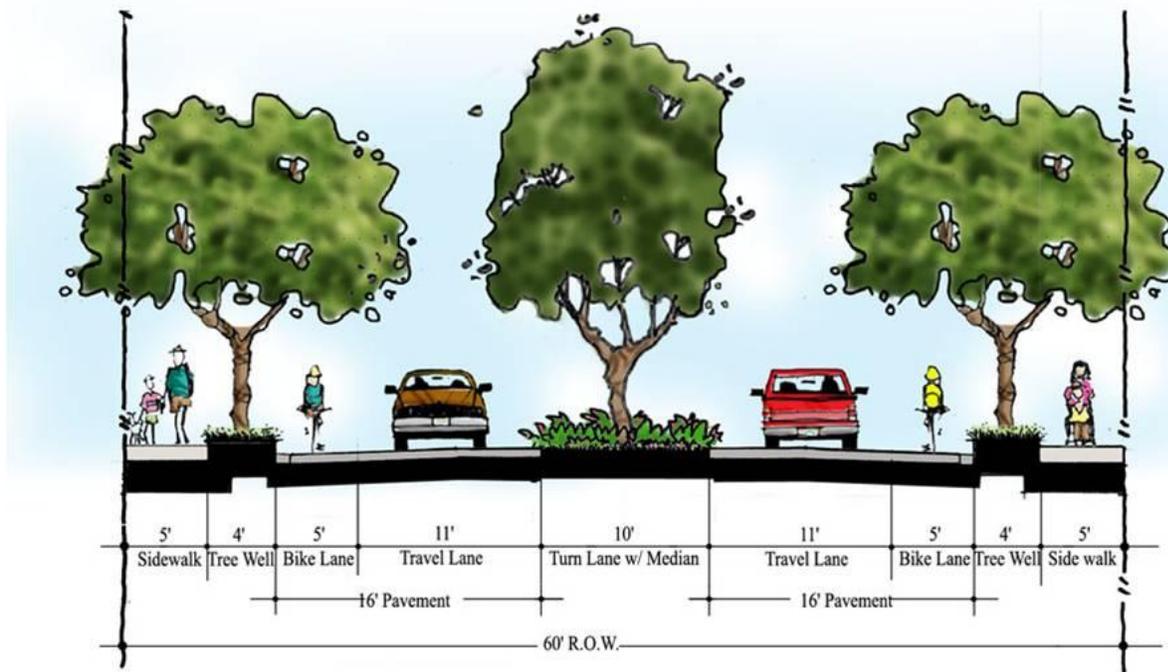


Figure 7.4-1 Complete Street Diagram (Source: Columbus, OH Blog Archives 2016)

Aesthetic standards for streetscape furnishings, including lights, signage, bus stops, bike racks, and curbing/sidewalk materials can be developed and placed into zoning or in land development ordinances as required design elements in commercial, residential, and mixed use economic growth areas. Streetscape elements should be used to create a defined visual character and richness of detail; to help in establishment of local identity and sense of arrival at a place worth visiting. Villages may benefit from unique design standards reflective of their historic ambiance. Consistent themes for signage within

commercial and village areas could also reduce clutter and thereby improve the visual presence of individual businesses.

In situations where there is insufficient incentive for private funding, infrastructure improvements could be financed by developers in exchange for increased development intensity, or through tax increment financing (TIF) on the part of the municipalities.

7.5 ECONOMIC DEVELOPMENT INCENTIVES AND FUNDING SUPPORT

There are a variety of funding, incentive, and support opportunities available. For municipalities that are willing to consider tax abatement programs for the revitalization of deteriorated areas, programs such as the Pennsylvania Local Economic Revitalization Tax Assistance (LERTA) and Tax Increment Financing (TIF) could be considered. There are limited funding opportunities such as the Redevelopment Assistance Capital Program (RACP) for large scale projects, such as a parking structure.

Local organizations such as the Chamber of Commerce and Phoenixville Area Business Association (PABA) provide networking and other support to new and existing businesses. The Chester County Economic Development Council (CCEDC) provides assistance with Small Business Administration and other loans, grants, attracting private and public investment, training, and industry partnerships.

Municipalities can also consider a variety of incentives such as density bonuses for certain amenities in villages and downtown, transfer of development rights, and reduced permit costs. Some programs are discussed in more detail as follows:

- **Local Economic Revitalization Tax Assistance Program (LERTA)** is a program intended for industrial, commercial, or business property owners who are contemplating repair, construction, or reconstruction of industrial, commercial, or other deteriorated business property. The portion of the assessment of a property attributable to new construction or improvements to deteriorated property as determined by the Assessment Agency is exempted from taxation each year for a given period of time. The Borough of Phoenixville established ~~the a LERTA Program on September 28, 2010 in 2010 with an expiration date of September 28, 2020. In Phoenixville the program can be~~ applied to properties in four designated areas of the Borough. ~~For those properties approved under the LERTA program real estate taxes to be exempted shall be in accordance with a schedule established by the Borough, but the program has served its intended purpose and is no longer open to applications.~~ East Pikeland Township also has a LERTA district along the Route 23/724 corridor that has helped to spur redevelopment.
- **Neighborhood Improvement District (NID)** is an area designated by a municipality to have an additional assessment to pay for needed programs, services, and improvements within the NID. In addition, the municipality may advance funds to the management association of the NID and issues bonds, notes or guarantees to finance needed improvements in the NID. Improvements within the NID may include streetscape enhancements, sidewalks, parking, and other traditional improvements, as well as recreation and open space facilities, sewers, water lines, and the acquisition, rehabilitation, or demolition of blighted buildings or structures. Funds can also be used to provide group advertising, public relations programs, NID maintenance and security services, and free or reduced-fee parking for business customers.

- **Transferable Development Rights (TDR)** is the practice of developers buying building rights from lands to be conserved to increase allowable density on areas targeted for development. The practice works best when development rights can be purchased for far less than the value of the additional improvements thereby facilitated. Under typical TDR programs, the developer has to find and negotiate directly with the owner of the conservation lands, which has resulted in low rates of participation in most areas that have tried this strategy.

To address this difficulty, East Pikeland ~~in-enacted~~ a Conservation Development Incentive (CDI) program whereby developers contribute dedicated fees to the Township’s conservation fund in exchange for increased development rights within a designated revitalization/mixed use area. Under CDI, East Pikeland can “bank” TDR funds to use where and when open space planning and opportunity dictate, thus creating much more flexibility in the program. To date, East Pikeland’s CDI incentives have not been employed by any developer.

West Vincent Township has a TDR program that includes density bonus provisions to encourage land preservation on conservation (sending area) tracts. According to the organization Smart Preservation, the Township has preserved approximately 400 acres of land through combinations of rights transfers and municipal purchases under its TDR program.

- **The Redevelopment Assistance Capital Program (RACP)** is a Commonwealth grant program administered by the Office of the Budget for the acquisition and construction of regional economic, cultural, civic, recreational, and historical improvement projects. RACP projects are authorized in the Redevelopment Assistance section of a Capital Budget Itemization Act, have a regional or multi-jurisdictional impact, and generate substantial increases or maintain current levels of employment, tax revenues, or other measures of economic activity. RACP projects are state-funded projects that cannot obtain primary funding under other state programs.
- **Business in Our Sites Grants/Loans (BOS)** is a Pennsylvania DCED program for speculative projects on properties planned or zoned for development. The funding covers all activities to make a project “shovel-ready”, but is not available to projects that are primarily residential or recreational. Funding of up to \$4,000,000.00 or 40% of the combined grant/loan amount is available to municipalities, municipal authorities, redevelopment authorities, or industrial development agencies. Private developers are eligible for loans only.

7.6 ECONOMIC DEVELOPMENT AND REVITALIZATION AREAS

Within the PRPC Region, there are a number of areas identified as suitable for economic development and revitalization. These are identified as Economic Redevelopment Areas (ERA) on Map 2, Future land Use:

- Charlestown, Devault – Remaining infill areas along Whitehorse and Morehall Roads, suitable for commercial and mixed uses. This formerly industrial zoned area has had significant recent residential growth, and is adjacent to extensive office, commercial, and apartment development in East Whiteland Township. It is also directly adjacent to the PA Turnpike slip ramp.

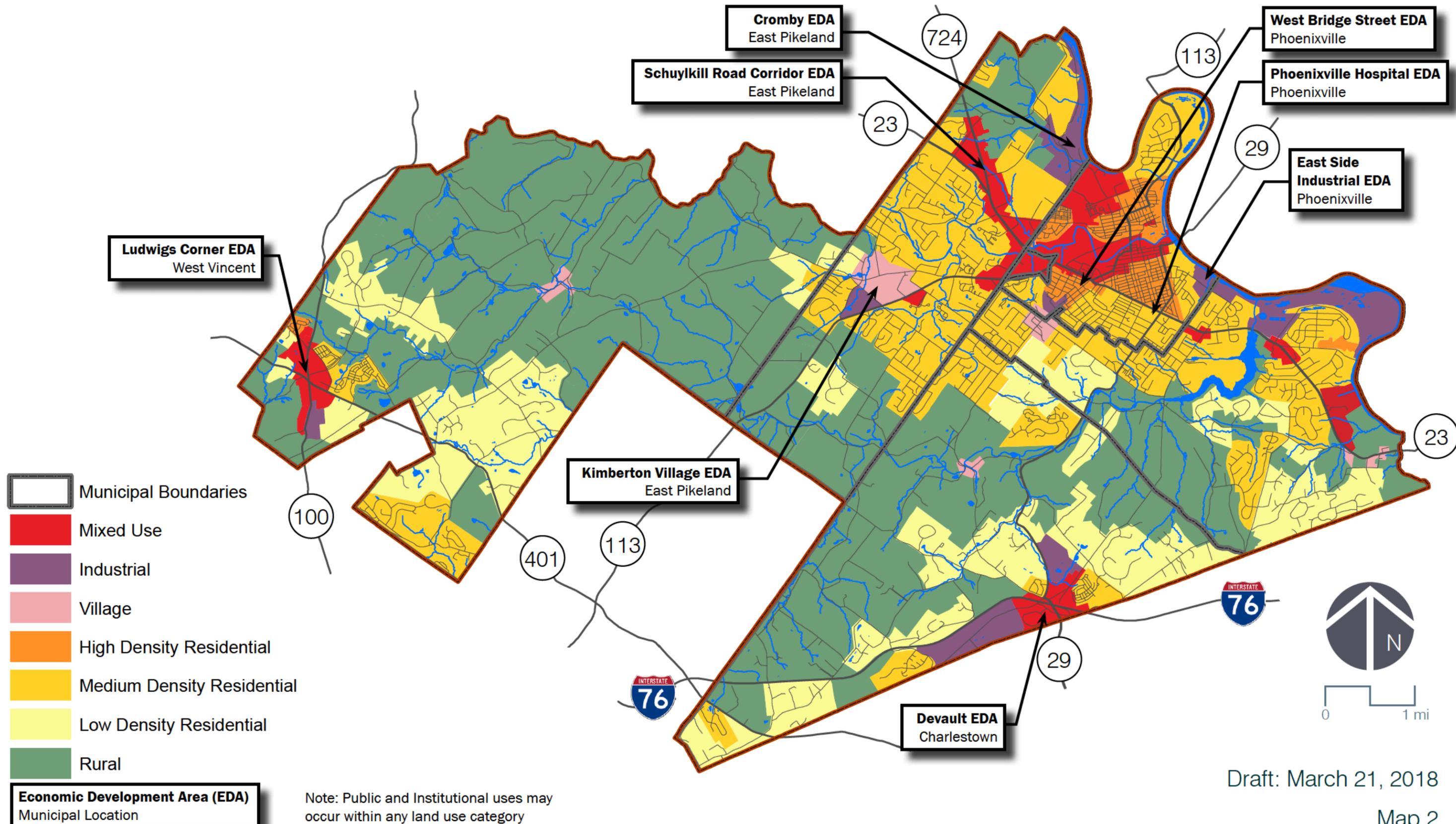
- East Pikeland, Schuylkill Road Corridor – Continued revitalization of blighted and underutilized properties, in concert with LERTA and recent zoning changes to promote redevelopment. This area is served by SEPTA bus service and is adjacent to large residential projects under construction in the northern part of the Township.
- East Pikeland, Cromby – The idle Cromby electric generating facility is zoned industrial presents an opportunity for re-use as a light industrial area or other compatible uses. This area has rail access, but is outside of the Township’s sewer and water service areas.
- East Pikeland, Kimberton Village – Long subject to planning efforts to promote mixed uses and walkability, recent zoning changes in Kimberton and surrounding lands are intended to implement these policies with context appropriate design standards. Residential, limited commercial, office, and cultural uses are permitted.
- Phoenixville, West Bridge Street – This area contains various commercial and residential uses, and includes a number of vacant and underutilized former industrial buildings and sites. It is the logical extension of the Borough’s revitalization process.
- Phoenixville, East Side Industrial – This area hosts some industrial type uses and the Borough sewer plant, but also includes 15 +/- acres of vacant/underutilized land.
- Phoenixville, Phoenixville Hospital – Health care complex to facilitate possible expansion of Phoenixville Hospital, medical offices, labs, and other supporting businesses.
- ~~Schuylkill, Valley Forge – There has been developer interest in lands occupied by Freedoms Foundation and Valley Forge University, comprising approximately 120 acres. These could be mixed use and residential communities integrated with the Valley Forge Post Office, historic Valley Forge Village, and Valley Forge National Historic Park with sidewalks, greenways, and trails.~~
- West Vincent, Ludwigs Corner – Possible reuse and revitalization of commercial/light industrial landscape into an integrated residential/commercial office mixed use area with pedestrian access and trail connectivity.

7.7 IMPLEMENTATION STRATEGIES

The following policy recommendations will implement the goals and objectives of the Economic Development Plan:

- ED-1 Adopt mixed use economic redevelopment zoning that focuses on integration of high end office, lifestyle/commercial, and residential uses and employs pedestrian integration and the principles of place-making.**
- ED-2 Preserve the remaining industrially zoned areas for flex space and other industrial uses, with targeted growth initiatives in blighted and underutilized areas.**
- ED-3 Assure that zoning regulations contain sufficient flexibility to encourage incubator/start-up businesses and that can accommodate changes in the economic and workforce environment.**

- ED-4 Conduct a long-term assessment of the area immediately surrounding Phoenixville Hospital for development of a healthcare district.**
- ED-5 Encourage satellite healthcare in the villages to allow basic healthcare services to be convenient for residents throughout the Region.**
- ED-6 Support Regional Agriculture with favorable zoning, land preservation initiatives, and marketplaces for locally produced farm products.**
- ED-7 Utilize signage, identity branding, streetscape features, pedestrian enhancements, and other elements of place-making to create successful downtown, village, and exurban redevelopment centers.**
- ED-8 Promote cultural tourism as an element of place-making and a lifestyle-based economy.**
- ED-9 Encourage businesses oriented towards experiences, families, and children as components of a diverse and inclusive lifestyle economy.**
- ED-10 Coordinate sewer, water, roads, and public transportation infrastructure with development.**
- ED-11 Connect developers with outside funding support for revitalization/redevelopment projects, and when necessary investigate zoning and local tax relief incentives.**
- ED-12 Focus zoning efforts and other stimulus/incentives on identified economic redevelopment areas.**
- ED-13 Promote the adaptive re-use of historic, commercial, and industrial spaces as viable contemporary uses.**
- ED-14 Provide incentives to accommodate housing of different types and affordability suitable to a diverse and dynamic workforce.**



Draft: March 21, 2018

infrastructure, including any anticipated extensions of that infrastructure. Redevelopment is an important part of the plan's development strategy, and includes context appropriate adaptive re-use, infill and expansion of existing urban, commercial, and village settlements. Residential uses are proposed at appropriate density depending on adjacency to existing development and supporting infrastructure.

The future land use pattern for the Region is based on preserving the rural areas and improving the quality of the built environment in the areas with existing development and infrastructure. The Borough of Phoenixville will continue in its role as the Region's economic and residential hub. Although Phoenixville has little remaining vacant land, investments in the existing infrastructure and redevelopment parcels will continue to strengthen the Borough and regional economy while providing opportunities for desirable infill development. Other favorable locations for commercial and mixed use development and redevelopment include the 724 corridor in East Pikeland, Ludwigs Corner in West Vincent, and Devault in Charlestown. Smaller village areas exist in Kimberton, Wilmer, Birchrunville, Charlestown, and Valley Forge, offering opportunities for appropriate small scale uses within a historic resource preservation context.

Overall, the future land use policy strives to conserve the rural character and natural and historic resources of the Region. The goal of this plan is to direct growth away from the rural areas and into traditional economic centers such as Phoenixville and the supporting villages and commercial centers, each with its unique character and cultural and economic vibrancy.

3.5 FUTURE LAND USE CATEGORIES

Future land uses are expressed in generalized categories to reflect the essential qualities of designated areas in terms of allowable uses, intensity, aesthetics, etc. Within each category, a number of different uses could occur, provided that they support the landscape character of the category and do not create conflicts. Due to the scale of mapping and the scope of this plan, not all possible land uses are specifically called out in the descriptions, but this does not mean that they are prohibited. For example, public and institutional uses may occur within any land use category, provided they comply with municipal planning objectives and zoning. Map 2 illustrates future land uses and intensities as follows:

Mixed Use

Mixed Use areas include existing commercial development areas and adjacent lands where those uses may expand in the future. These areas may be developed as commercial retail, service, light industrial/small-scale start-up businesses or office uses, and may include a residential component as integral to the majority commercial use. They are within urbanized areas or oriented along major roadways and coordinated with supporting sewer and water infrastructure. Mixed use developments shall be walkable with well-integrated uses and interconnections between adjacent lots to ameliorate auto dependency and traffic congestion within the mixed use area. Design standards shall be incorporated to enhance the pedestrian friendly feel of these landscapes, while promoting environmentally sustainable techniques where practicable. These areas may include zoning provisions to enable adaptive re-use of existing underutilized buildings and developed sites as blight remediation and revitalization, which is discussed in greater detail later in this chapter. Intensity of development within mixed use areas shall depend on proximity within or adjacent to urbanized areas, so that commercial uses are adequately supported by residential neighbors. Infill development within mixed use areas shall adhere to design standards that promote compatibility with neighborhood context, particularly within historic settings.

CHAPTER EIGHT – COMMUNITY FACILITIES PLAN

Community facilities are the institutions and improvements that promote public health, safety, and welfare. These include systems for environmental protection, education, and emergency services, and can be operated by public and/or private entities. They must be thoughtfully coordinated with land uses, transportation systems, and environmental resources in order to function efficiently and equitably.

8.1 COMMUNITY FACILITIES PLAN GOAL AND OBJECTIVES

Ensure that infrastructure and public services meet the needs of the community and are coordinated with land use, economic development, housing, and resource protection goals and policies. This goal is to be advanced through the pursuit of the following specific objectives:

1. Provide efficient and environmentally sound sewer and water services that support Regional land use and development purposes.
2. Promote integrated stormwater management systems that protect surface and groundwater resources and provide for ongoing monitoring and maintenance.
3. Assure adequate facilities, equipment, and other resources for emergency service providers.
4. Recognize schools and libraries as essential community resources that can serve many public functions.
5. Provide necessary public services to special needs populations, including senior citizens, the physically disabled, and the economically disadvantaged.
6. Promote resilient and comprehensive electrical and communications systems consistent with public safety and community aesthetic character.

8.2 SEWER AND WATER INFRASTRUCTURE

While on lot wells and septic systems are generally acceptable for low intensity development and land uses, public sewer and water infrastructure is essential to any concentrated or intensive development. Therefore, sewer and water service areas should be coordinated with future land use plans and zoning. By limiting public service areas to locations designated for more intensive development, such developments can be restricted from low intensity areas. In this way, sewer and water infrastructure can simultaneously promote economic redevelopment and conservation.

In order to maintain hydrologic balance and groundwater resources, it is important that areas that are served by public sewers also be connected to public water service. Otherwise, groundwater is withdrawn from onsite wells and transported by sewers for treatment and stream discharge far down gradient, so that the groundwater within the local watershed is depleted. This is the case in part of the a number of the older developed neighborhoods in the Region, where there is public sewer, but no public water service. The PRPC should effect wastewater and water service plans that prohibit this condition for future land developments and correct any existing deficiencies.

Private on lot septic and water systems are the norm in West Vincent and Charlestown Townships, and in less densely settled parts of Schuylkill and East Pikeland Townships. For on lot systems, periodic inspection and/or maintenance are required and are the responsibility of the property owner. Municipalities should provide information to property owners and require that proper upkeep of in-ground septic systems to assure that failed systems do not result in environmental impairment and threats to public health. In addition, private wells should be periodically tested for contaminants so that remediation and/or water treatment can occur as appropriate. Chester County Health Department provides informational resources on septic system maintenance and well water testing that should provide the basis of municipal compliance programs.

Public or private community sewer and water services in the PRPC Region are described on Map 6 as follows:

Charlestown

Public sewer is provided by Valley Forge Sewer Authority. Areas served include three planned residential developments (PRDs), the University of Valley Forge and surrounding residential community, and the mixed use, industrial, and traditional neighborhood development (TND) areas in Devault and along Phoenixville Pike.

Aqua PA provides water service to the PRD and TND areas, as well as the mixed use and industrial areas along Phoenixville Pike and the University of Valley Forge. Service also extends to the Whitehorse development along Whitehorse Road, but not to the publicly sewered Bevin's Orchard community.

East Pikeland

As of 2018, the central area of the Township, essentially between Coldstream Road and Route 23, is served by Valley Forge Sewer Authority. Service is being extended to the northeast of Route 23 for ongoing construction of significant residential development.

Public water in the area east of Kimberton is provided by the Phoenixville Water Department. Other areas of the Township are served by PA American of Royersford. As previously noted, many of the older developed areas in the Township have public sewer, but no public water.

Phoenixville

Phoenixville provides municipal public sewer service to the entire municipality. An exception is a handful of single family residences along Township Line Road, which will be tied into the sewer extension when facilitated by planned development.

Public water is provided to the entire Borough by the Phoenixville Water Department.

Schuylkill

Valley Forge Sewer Authority provides service to approximately half the land area of the Township, in the area surrounding Phoenixville, along PA Route 23 and Country Club Roads, and around the village of Valley Forge. The Phoenixville Area Middle School is served by the Phoenixville municipal sewer system.

All sewerred areas of the Township have public water. Most of the Township is served by Aqua PA, except for small areas south and west of Phoenixville, which are served by the Phoenixville Water Department. Some non-sewerred areas have public water, most notably residences on Valley Forge Mountain.

West Vincent

In West Vincent's denser developments, sewer service is generally provided by systems dedicated to the specific development. The exception is Eagle Farms, which is connected to the Upper Uwchlan Township Municipal Authority. Stonecroft, Stephens Green, Mathews Meadows, Weatherstone, and Stone Rise Apartments each have their own sewer systems. A part of the older Valley Dell development and houses along Kimberston Road are served by Valley Forge Sewer Authority.

Aqua PA Uwchlan provides public water to larger developments in the western part of the Township, including Weatherstone, Stone Rise, and Eagle Farms. Saint Stephens Green, Weatherhill, and Camp Hill have private community water service. The Kimberbrae development adjacent to East Pikeland is served by PA American Royersford.

8.3 SOLID WASTE DISPOSAL

In Phoenixville, solid waste disposal is managed by the Borough Sanitation Department, which provides receptacles for trash and recyclables and a regular weekly pickup schedule. The Borough also offers bulk and yard waste pickup and operates a composting site.

One of the challenges of waste management in the Borough is the presence of waste and recycling receptacles on the streetscape. The Phoenixville Area Business Association has expressed a concern with Phoenixville Borough trash totes that continuously line the fronts of many businesses due to lack of rear alley access with many properties. They have suggested shared dumpsters (screened from view) that would serve localized sections of the business blocks that do not have the ability to store totes in the rear of their properties.

In the PRPC Townships, solid waste and recycling is by private haulers contracted by property owners. In accordance with PA Code §272.411, all municipalities with population of 5,000 or greater must provide for separate recycling collection. Thus, Charlestown, East Pikeland, and Schuylkill Township all have mandatory recycling collection. West Vincent Township requires registered waste haulers to offer recycling collection as an option to property owners. East Pikeland also operates a yard waste composting facility, and Schuylkill Township participates in the one operated by Phoenixville.

Hazardous waste and electronics are collected on scheduled drop-off days operated by the Chester County Solid Waste Authority (CSWA). Electronics can also be dropped off for recycling free of charge Mondays through Saturdays at the CSWA landfill in Narvon, PA. Finally, there are private recycling facilities in the area that will accept various items for a fee.

8.4 STORMWATER MANAGEMENT

All of the PRPC municipalities maintain Municipal Separate Storm Sewer Systems (MS4), wherein stormwater is managed to maintain water quality and promote infiltration, in addition to volume rate control. Each municipality maintains an MS4 program, which includes the following components:

- Public Education and Outreach – Municipalities inform residents and businesses of the benefits of effective stormwater management, how to maintain stormwater systems, and applicable regulations
- Public Involvement and Participation – Community activities to improve management of stormwater, reduce pollution of surface water, and repair impaired stormwater management systems (e.g. buffer planting programs, cleanups)
- Illicit Discharge Detection and Elimination – Monitoring, reporting, and enforcement
- Construction Site Runoff Control – Erosion & Sedimentation Control Plans and Permits
- Post Construction Stormwater Management – All Chester County municipalities have adopted the PA Act 167 model stormwater ordinance, which includes infiltration and water quality standards in addition to stormwater runoff volume control
- Pollution Prevention, Municipal Housekeeping, and Maintenance – Activities to assure municipally owned systems function in accordance with MS4 standards

Water quality and groundwater recharge are enhanced through a number of stormwater management strategies and practices, many of which are incorporated in the *Pennsylvania Stormwater Best Management Practices Manual (2006)*. This manual includes specific implementation strategies and methodologies, called Best Management Practices (BMPs), to quantify runoff, infiltration, and water quality benefits, to be incorporated in municipal stormwater ordinances. Different surface and subsurface strategies are best applied given specific environmental and development preconditions, and in general include:

- Minimal disturbance of wooded/forested areas
- Minimal impervious cover
- Use of pervious pavements, green roofs, rain gardens, etc.
- Natural meadow cover in place of lawns
- Decentralized infiltration measures rather than concentrated basins and conveyances
- Green areas for infiltration and temporary containment dispersed throughout developed areas
- Natural plant communities in basins and as stream buffers

When stormwater management facilities are integrated with other design aspects in planning and land development, they can become positive attributes with multiple functions, including recreation, parking, accessibility, habitat enhancement, food/crop production, and aesthetics. They can also add to community resiliency through superior function in terms of flood control, groundwater infiltration, and water quality.

Municipalities can implement the following strategies to promote effective stormwater management:

- Zoning Ordinance Provisions with BMPs
- Subdivision and Land Development Ordinance Provisions
- Standalone Stormwater Management Ordinance

- Official Map to Designate Existing and Planned Stormwater Facilities
- Municipal or Multi-municipal Environmental Advisory Council
- Monitoring Programs
- Stormwater Facilities Mapped and Monitored on GIS Database
- Easements
- Restoration and Remediation Projects
- Collaboration with Environmental and Watershed Protection Organizations
- Community Educational Events, Printed and Web Informational Resources, and Landowner Outreach

8.4 EMERGENCY SERVICES

Emergency services within the PRPC Region includes police, fire and ambulance. Four of the five municipalities have police departments in-house, and ambulance service in the region is provided by four different ambulance companies.

All municipalities are served by fire companies primarily composed of volunteer firefighters, and some of the fire companies have a limited number of career firefighters. For fire service, the PRPC Region is served by five different fire companies. These include Phoenixville Fire Company, Kimberton Fire Company, West End Fire Company, and Valley Forge Volunteer Fire Company.

A detailed breakdown of emergency services by PRPC municipality is provided as follows.

Phoenixville Borough

The Phoenixville Police Department has 28 full-time officers and 1.75 civilian employees serving the Borough and a fleet of 13 cars as reported in the 2016 annual report. The Phoenixville Police Department also includes bicycle patrol in the downtown area and a detective unit.

As reported on the Phoenixville Fire Department website, the Department is a multi-service department that provides fire and rescue services to Phoenixville Borough and surrounding communities. The Department is staffed by a combination of career and volunteer firefighters operating out of the Phoenix Hose, Hook & Ladder Co., No 1 on Church Street. Apparatus includes three pumper engines, a ladder truck, Ford F350 equipped with traffic control devices, EMS equipment and rescue equipment. Additionally, the Phoenixville Fire Department has an ambulance vehicle that is subcontracted and staffed by the employees of the Trappe Fire Company, which serves as the primary EMS response unit for the Borough of Phoenixville.

Schuylkill Township

The Schuylkill Township Police Department consists of 10 full time patrol officers and two part-time patrol officers that provide 24 hour service for the community. The Police Department is based out of the lower portion of the Township building at 111 Valley Park Road.

For fire service, Schuylkill Township is served by Valley Forge Volunteer Fire Company, which has its primary station in the Village of Valley Forge and a substation located on Pothouse Road. The Valley

Forge Volunteer Fire Company is an all-volunteer fire company serving all of Schuylkill Township, with approximately 60 volunteers. Major apparatus includes three engines with pumping capabilities, a rescue truck with extraction capabilities, a tanker truck, four smaller utility vehicles with varying EMS and traffic control capabilities and an ATV with brush firefighting capabilities.

The West End Fire Company primarily serves as an EMS/ambulance provider for Schuylkill Township and as a back-up EMS provider for Phoenixville Borough.

East Pikeland Township

The East Pikeland Township Police Department consists of 10 police officers and two administrative staff. The department has officers assigned to the Chester County Drug Task Force, Accident Investigation Team, and the Regional SWAT Team.

Fire service for East Pikeland Township is provided by Kimberton Fire Company. The Kimberton Fire Company apparatus includes an engine, a rescue truck, tanker and tower truck which includes a 105-foot tower ladder, all of which have pumping capabilities. The Company also has multiple utility and command vehicles, a mass casualty vehicle, an aftermath vehicle/pod (for keeping belongings not destroyed by a fire), a cargo trailer containing spill containment equipment, and two ATV vehicles for fires inaccessible by larger vehicles. Ambulance service is provided by the West End Fire Company.

Charlestown Township

Police service in Charlestown Township is provided by the Pennsylvania State Police, Troop J, Embreville Barracks. Charlestown is part of Zone 18 and State patrol cars are available to respond to Charlestown citizens 24 hours a day. If there is an extreme emergency, the State Police can contact a closer police department to respond until they arrive on the scene. Response time is typically less than 15-20 minutes.

Fire and ambulance coverage in Charlestown Township is divided into two service areas. The northern portion of the Township is covered for fire service by the Kimberton Fire Company and ambulance service is provided by West End Fire Company. The southern portion of the Township is covered by East Whiteland Fire Company for both fire and ambulance.

West Vincent Township

West Vincent Township has its own police department with nine (9) police officers. Service is provided by the West Vincent Police Department from 6 AM to 2 AM, and coverage is provided by the Pennsylvania State Police from 2 AM to 6 AM.

In West Vincent Township fire service is provided by three fire companies. These include Kimberton Fire Company, Ludwigs Corner Fire Company (LCFC), and Ridge Fire Company. The LCFC is located at 1325 Pottstown Pike in West Vincent Township and apparatus includes two engines, a rescue truck, a tanker, a brush vehicle and a traffic vehicle. Ambulance service is provided by Uwchlan Ambulance.

8.5 SCHOOLS

The Phoenixville Region is served by three school districts. The Phoenixville Area School District (PASD) serves Phoenixville Borough, Schuylkill Township, and East Pikeland Township. The Owen J. Roberts School District serves West Vincent Township, and the Great Valley School District serves Charlestown Township.

Phoenixville Area School District

PASD includes the newly constructed Phoenixville Early Learning Center and Manavon Elementary School along with two additional existing elementary schools including Barkley and Schuylkill, one middle school and one high school. The school district student enrollment is approximately 3,906 students and is estimated to be growing at an average rate of 2 percent per year. With the newly constructed schools it is estimated that there is adequate capacity in the existing buildings to accommodate student population into the foreseeable future.

Owen J. Roberts

The Owen J. Roberts (OJR) School District, serving West Vincent Township, is composed of five elementary schools, one middle school and one high school. The student population of the entire school district is estimated at approximately 5,317 students as reported in the 2016-2017 Annual Report. In addition to serving West Vincent Township, the OJR school district serves six additional municipalities outside the Phoenixville Region. The West Vincent Elementary School is the only school of the OJR School District located in West Vincent Township, with an enrollment of 575 students in grades K-6.

In 2017 the OJR School District redistricted students from West Vincent Elementary to the French Creek Elementary School to accommodate the anticipated growth in the West Vincent attendance area. West Vincent Elementary hosts two Autistic Support classrooms for elementary children in the district. The school district anticipates the completion of the new East Coventry Elementary School building in the summer of 2018.

Great Valley School District

The third school district serving the Phoenixville Region is the Great Valley School District, which includes Charlestown Township. According to data available on the Great Valley School District website 2016/2017 school year enrollment was 3,987 students with 296 students at Charlestown Elementary School, which is the only school located in Charlestown Township. According to historical and projected enrollment data available on the Great Valley website based on 2016 3rd day enrollment counts, enrollment projections show enrollment dropping slightly until the 2019/2020 school year and then slightly increasing back to 2016/2017 levels by the 2021/2022 school year.

The Charlestown Elementary School capacity is 378 students. With current enrollment at 296 students the school is at 78.31 percent of its capacity, which is lower than three of the other elementary schools. Redistricting may occur to balance out the number of students in each of the elementary schools.

8.6 LIBRARIES

PRPC has two libraries operated by the Chester County Library System. These include the Henrietta Hankin Branch Library near Ludwigs Corner in West Vincent Township, and the Phoenixville Public Library at 2nd Avenue and Main Street. In addition, the Chester Springs Library is nearby in the village of Historic Yellow Springs. Libraries are invaluable resources that provide public access to information, facilities, and programs free of charge. They receive funding from County and local government sources, as well as grants and voluntary contributions.

The Phoenixville Public Library includes approximately 69,000 items, including books, videos, CDs, periodicals, special collections, etc. It also has computer resources, meeting rooms, tutoring facilities, and offers passport, tax, and document services. The Phoenixville Public Library also has seasonal and year-round programs for children, teens, and adults.

The Hankin Branch Library opened in 2003 and includes 93,600 items. The library also serves as a community center providing work space, meeting rooms, homework and research help, and a wide variety of educational and cultural programs. The collection includes books, DVDs, audiobooks, magazines, eBooks, and eAudiobooks for early literacy, education, and the enrichment of residents. The Hankin library also provides programs for children, teens, and adults and includes computer facilities and a business center offering resources and workshops on small business, jobs and careers, and personal finance.

8.7 SOCIAL SERVICES

There are several social service organizations in the PRPC Region that provide a range of assistance and resources to residents of the Region. Those organizations whose primary function is to provide social services are typically based in Phoenixville, likely due to the higher density of jobs and residences, and lower median income of Phoenixville residents. In addition to the primary organizations discussed in the following section, there are also many churches and other organizations that contribute to the social service community helping those in need. Many social service organizations that provide housing assistance and other services were discussed in the Housing Chapter. The following organizations have a primary function of providing social services to those in need in the PRPC Region.

Municipalities within the Region can use their websites as a resource for people in need by including links and contact information for social services organizations available in the Region.

Phoenixville Community Health Foundation

The Phoenixville Community Health Foundation (Foundation) in Phoenixville was created in 2005 to help establish a health care safety net for low income people who are uninsured or under-insured. It helps eligible residents of the greater Phoenixville Area with access to a variety of health care needs including dental, vision, mammograms, emergency orthopedic, prescription assistance, and mammogram assistance. The Foundation also publishes a "Hep Book" every three years, in both Spanish and English, to help increase access to services for adults and children in the greater Phoenixville region.

The Foundation has a program where clients are referred to local dentists and eye doctors for needed care. These dental and vision providers provide a discounted fee for their services and the Foundation

reimburses the providers. The Foundation also assists clients in obtaining prescription medications from drug companies through the "Patient Assistance Programs."

In 2006 the Foundation began a program called The Ride for Health Initiative which has helped people with transportation barriers to medical and social service appointments. Transportation Partners include the Pottstown Cab Company and the Transportation Management Association of Chester County.

The Foundation also provides assistance to military veterans and military families in an effort to advance the health and quality of life of military personnel and their families. The primary emphasis of this program is to assist veterans and military families with finding and gaining easy access to resources available through a website created dedicated to such services. The website can be found at www.militaryfamilyinfo.org.

Phoenixville Community Education Foundation

The Phoenixville Community Education Foundation (PCEF) is an organization in Phoenixville that secures and provides resources that enhance the overall educational experience within the Phoenixville Area School District, including learning initiatives, preparedness programs and out of the classroom activities. The PCEF provides funding for programs and projects not funded by the school district budget, such as after-school clubs and organizations, area pre-schools and community organizations providing educational enrichment programs.

Phoenixville Area Community Services

The Phoenixville Area Community Services (PACS) organization located in Phoenixville that was created in 1972 to offer support, aid and hope for residents in the Phoenixville community who need information and direction as well as emergency aid. PACS helps connect people in need with appropriate resources, helps people achieve economic self-sufficiency, provides emergency support for basic needs including food, housing and utilities. Through an information and referral program, PACS is able to provide more comprehensive services to clients by providing support and follow-up for those clients seeking help by providing guidance on courses of action, intervening in crisis situations and acting as advocates to help assure clients get the help needed.

Orion Communities

Orion Communities is a social service organization located in Phoenixville that provides assistance in an effort to fill in the gaps of services provided by other agencies by providing the following services.

- Interim Case Management- assistance to people by identifying resources and developing a plan of action to move forward,
- Technology Resource Center- computer availability to allow people to prepare resumes, conduct housing and job searches, complete on-line job applications,
- Community Emergency Fund- make funds available for those in need of assistance with utilities, rent or food,
- Community Outreach- strives to make connections in the community, raise awareness, identify needs for services and collaboratively address systematic service gaps in the community.

Phoenixville Area Senior Center

The Phoenixville Area Senior Center is a multi-purpose center serving residents 60 years and older of the PRPC municipalities, plus East Vincent, Spring City, and West Pikeland. The Senior Center provides breakfast and lunch, exercise classes, art classes, computer classes, a Tech support group, tax preparation, trips, health screening, and social and recreational activities. It is located at 153 Church Street in Phoenixville.

8.8 PIPELINES

The PRPC Region is crossed by eight different pipelines that transport natural gas and petroleum products. These are inventoried on Chester County's Pipeline Information Center (PIC), and are mapped by their alignments and a 100 foot "consultation zone" extending to each side of the center line. To prevent adverse impacts, development activities within the consultation zone should be discussed with the pipeline operator prior to initiation. In addition, municipalities can undertake measures to promote public safety in the vicinity of pipelines.

Chester County Planning Commission (CCPC) Pipeline Safety Policy

In 2014, CCPC produced recommended draft language pertaining to municipal rights and responsibilities as pertains to pipelines. In accordance with this recommendation, the PRPC recognizes the existence of a number of pipelines running through portions of the Region and acknowledges the potential for additional pipelines running concurrently with existing pipelines or in other areas. Such transmission pipelines are intended to meet the energy demands of the Atlantic seaboard but also pose tremendous risk for those communities potentially affected should a pipeline failure occur. Where emergencies such as failures do occur, varied threats to public health, safety and welfare can be significant, from direct impacts such as resident injury or death, severe property damage, debris management, contaminated soils and groundwater pollution to indirect impacts associated with cleanup (expanded access points, groundwater recovery and remediation facilities, expanded soil disturbance, etc.). As such, the municipalities of the Region should monitor existing and future pipeline activity and enact, where feasible, regulations complimentary to the Pennsylvania Oil and Gas Act, as amended, Pennsylvania case law, and the Federal Energy Regulatory Commission designed to protect the public health, safety and welfare and regulate land uses in conformance with the Pennsylvania Municipalities Planning Code, Act 247, as amended.

Among the needs to address are those surface land uses affiliated with transmission pipelines, appropriate access provisions for pipeline rights-of-way, and buffering and setback standards appropriate to reduce adverse impacts to residents of new development should a pipeline failure occur. In addition to buffers and setbacks, PRPC member municipalities should communicate with pipeline operators, particularly as related to new development proposals within proximity of transmission pipelines, and investigate measures to protect new land uses with high on-site populations. Regulations should also comply with other applicable policies of this plan, Chester County's Landscapes³, and applicable statewide planning goals designed to meet the needs of the citizens of the Commonwealth. PRPC municipalities should also coordinate their activities with those of the County and State when and if new pipelines are proposed and applications proceed through the permit review and construction phases.

Municipal Pipeline Ordinances

In recognition of municipal authority as regards aspects of environmental protection, the Pipeline Safety Coalition (PSC) has advocated a model municipal pipeline ordinance to complement applicable statewide regulations. Municipal authority over these matters was confirmed when in 2014, the PA Commonwealth Court ruled that any challenge to municipal pipeline ordinances must go before the municipal zoning board and not the PA Public Utility Commission. The PSC model ordinance includes a four prong municipal regulatory approach that addresses the following:

1. Surface land uses affiliated with pipelines (uses not otherwise permitted in most ordinances),
2. Street opening standards (regulation of street openings, installations and driveways),
3. Standards for new development in proximity to pipelines, and
4. Revisions to municipal comprehensive plans (providing the rational nexus between the comprehensive plan and code of ordinances).

Ordinances pertaining to surface land uses (e.g. pump stations) can contain requirements for use restrictions in certain zoning districts, setbacks, aesthetics, sound abatement, odors, lighting, parking, and landscaping. Setbacks should be based on safety standards consistent with a Potential Impact Radius (PIR) that is dependent on pipeline size and pressure.

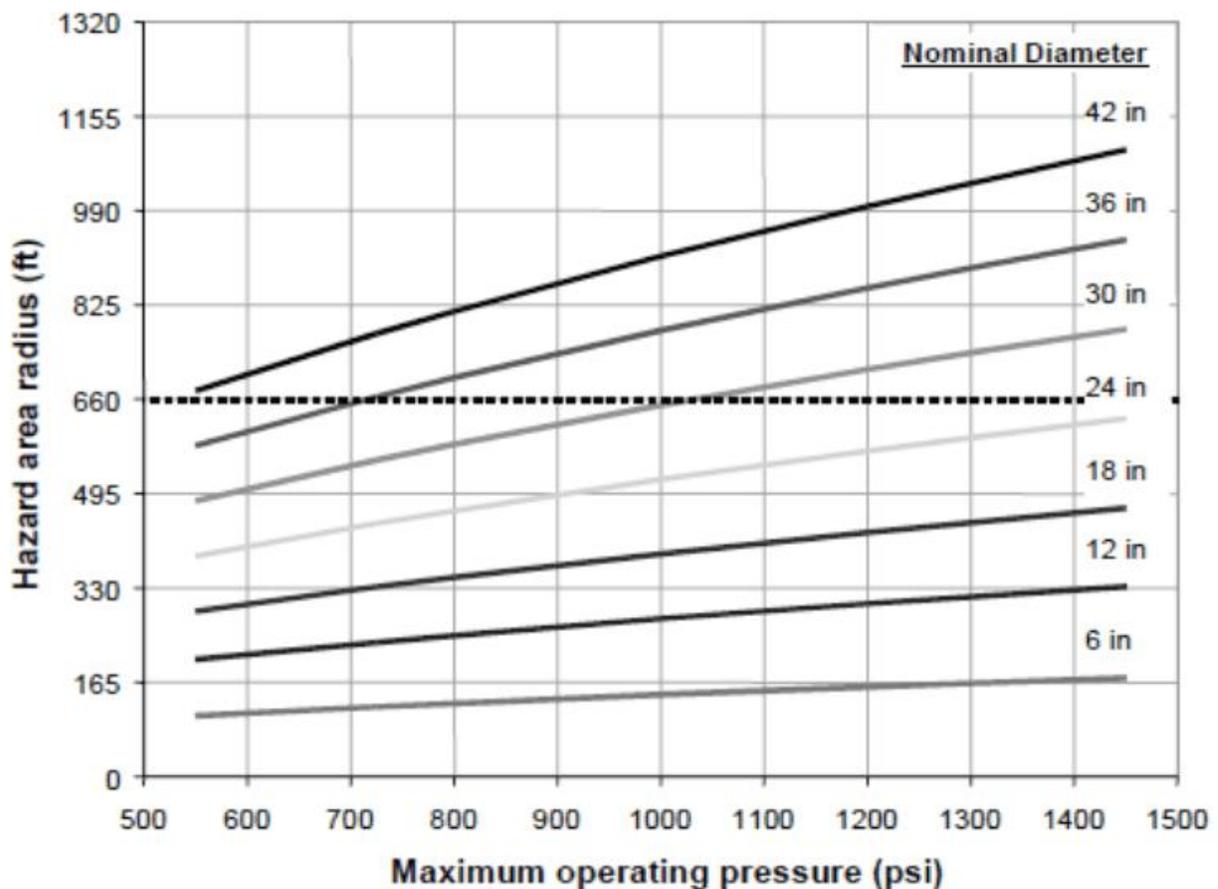


Figure 8.8-1 – Potential Impact Radius (Source: “A Model for Sizing High Consequence Areas Associated With Natural Gas Pipelines”, Gas Research Institute and C-FER Technologies, 2000.)

New development standards can also utilize PIR standards to assure that new subdivisions and land developments maintain safe distances from pipelines and pipeline facilities. These standards can also include landscaping and aesthetic requirements. In addition, emergency mitigation measures such as evacuation procedures for high occupancy uses may be required.

Street opening requirements can include procedures to assure continuous operation of thoroughfares, as well as restrictions against trenching as opposed to tunneling/horizontal boring beneath roadways. In addition, the ordinance can prescribe backfill, repaving, and detour procedures related to pipeline road cuts.

8.9 ELECTRIC AND COMMUNICATIONS UTILITIES

Advances in communications technology have dramatically altered the way people live and work, and with these advances an entirely new infrastructure has developed. Analog broadcast and cable networks have been replaced by digital fiber optics and wireless internet (Wi-Fi), and land line telephones have been largely replaced by cellular phones. The physical systems that support these technologies have accessibility, safety, and aesthetic implications that the Regions must take into account in policy and regulation.

High speed internet has become indispensable for business, education, domestic, and entertainment purposes. As the number of users and the volume/complexity of web content have increased, service providers have created higher capacity lines and improved wireless systems to keep up. It is reasonable to expect that there will be universal high speed internet service throughout the region in the not distant future. These technologies have physical manifestations including cables, antennae, and electronics that must be dispersed throughout the community.

Overhead Utilities

With increasingly extreme weather, it makes more sense to route electric and communications utilities underground and out of harm's way. Although new developments are required to place utilities underground, there is as yet no system to modernize existing above-ground systems. Thus, power and communications interruptions occur in the Region with a disturbing frequency, and vast sums of capital are expended clearing trees and patching the antiquated system until the inevitable next emergency. It is recommended that the Region work with utilities, state level regulators, and elected officials to devise the means to modernize and retrofit the electric and communications grid for greater resiliency.

Distributed Antenna Systems

With cellular communications, there has also been development and change in the physical infrastructure. In the region, the network of large cellular communications towers has been built out, but there are still pockets of poor or no service that providers will likely seek to fill. This and the increasing volume carried by wireless data networks has led to the emergence of so-called "mini cell towers", which are smaller, more targeted, and more numerous than the traditional cell tower, to form a Distributed Antenna System (DAS). Most often these are placed along public rights-of-way, and without local regulation, these can occur in undesirable locations, such as residential front yards.

The Telecommunications Act of 1996 states that local governments cannot “prohibit or have the effect of prohibiting wireless facilities,” but also preserves local zoning authority over the “placement, construction, and modification of wireless facilities.” Thus, PRPC municipalities have the ability to assure that installation of an effective wireless data/communications network does not have undue aesthetic or safety impact on the community. In order to do this, PRPC members should review current cellular communications ordinances and make changes as appropriate to:

- Apply to new wireless technologies, such as DAS networks
- Incorporate judicial and regulatory changes in federal and state law
- Include separate requirements for “tower-based” and “non-tower based” facilities
- Include separate requirements for wireless facilities inside and outside the ROWs
- Address co-location and other “second generation” facilities
- Protect residential neighborhoods
- Preserve the visual character of the community
- Establish or update zoning process for approval or denial of facility applications

8.10 IMPLEMENTATION STRATEGIES

The following policy recommendations will implement the goals and objectives of the Community Facilities Plan:

CF-1 Coordinate municipal sewer and water service areas with the land use plan and economic development areas, and to address environmental resource protection needs.

Assure that sewer/water utilities do not extend into rural/conservation areas, and extend public water service to any area that is served by public sewers.

CF-2 Establish municipal policies for regular inspection and maintenance on private on-lot septic systems and wells.

CF-3 Advance municipal recycling and composting programs to serve the entire Region.

Consider forming a Regional yard waste composting program.

CF-4 Improve Municipal Separate Storm Sewer Systems (MS4) with ordinances, monitoring, restoration/remediation, and community outreach/education.

Enact stormwater management regulations and programs at the municipal level to maximize protection of surface and groundwater resources.

CF-5 Utilize PRPC and member municipal resources to promote emergency services available in the Region, and encourage partnerships to achieve the maximum benefit of resources.

Encourage residents of the Region to consider volunteering with the local fire companies.

Promote community outreach programs and activities on the part of emergency service providers.

CF-6 Enhance the role of public schools as a community asset.

Invite school district representatives to participate in the PRPC and municipal meetings and provide updates on special projects that could affect student population.

Encourage educational projects that address community needs.

Promote use of school facilities for community functions.

CF-7 Enhance public knowledge and support of libraries as a vital community resource.

Utilize PRPC and member municipal resources to promote library services and facilities for use by the public.

Encourage enhanced municipal and public financial support of community libraries.

CF-8 Update municipal websites links and contact information for social services organizations available in the Region.

Provide information on social services to those in need of assistance, and advertise volunteer opportunities to those able to help.

CF-9 Adopt municipal pipeline ordinances consistent with the model ordinance by the Pipeline Safety Coalition.

Municipal regulations should cover use restrictions, setbacks, aesthetics, road and public way crossings, sound abatement, odors, lighting, parking, and landscaping.

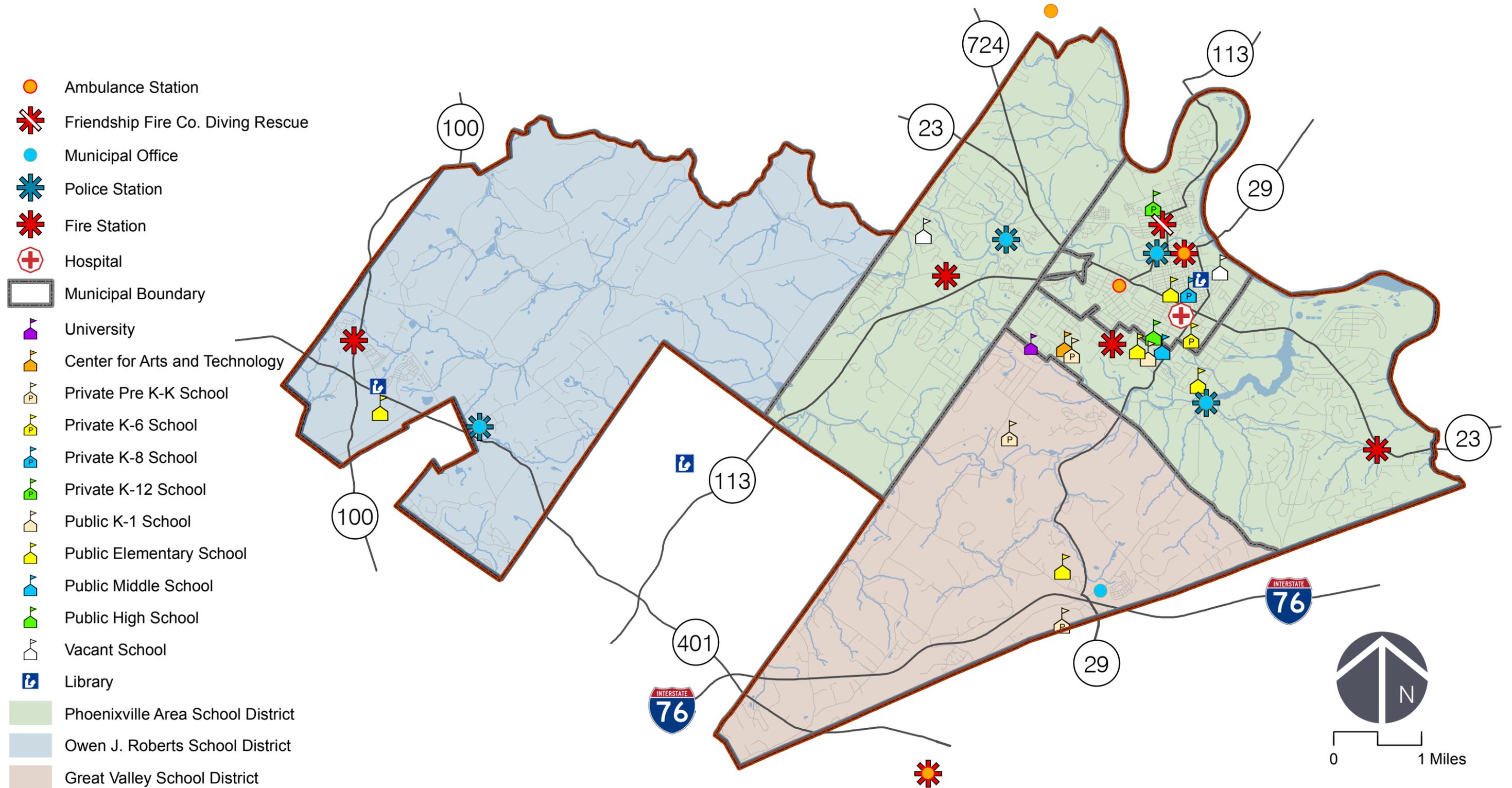
CF-10 Promote universal high speed internet access throughout the Region with municipal standards for Distributed Antenna Systems.

Promote public safety and consistency with community aesthetics with locational criteria and design standards for the new generation of wireless communications facilities.

CF-11 Work with utilities, state level regulators, and elected officials to devise the means to modernize and retrofit the electric and communications grid for greater resiliency.

Include standards and policies to replace existing overhead utilities with more durable in-ground services.

Community Facilities - Institutions



Draft: March 21, 2018

Community Facilities - Infrastructure

Utilities

Pipelines

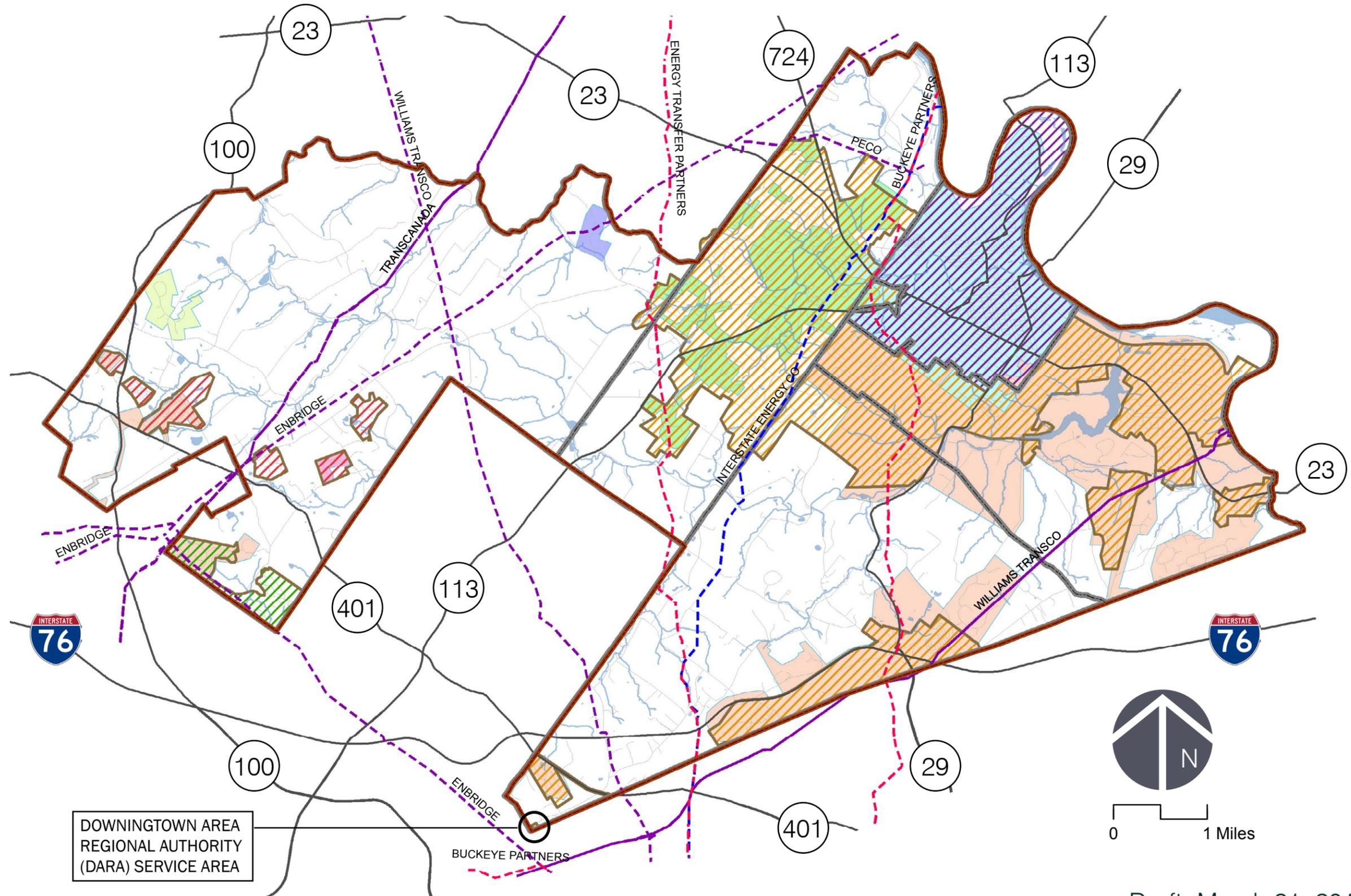
- NATURAL GAS
- NON-HVL
- OIL

Public Sewer Service Areas

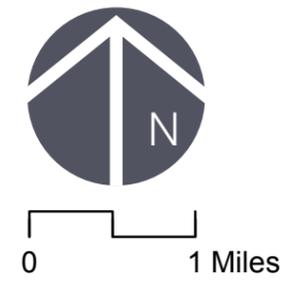
- DOWNINGTOWN AREA REGIONAL AUTHORITY
- PHOENIXVILLE BOROUGH PUBLIC WORKS
- UPPER UWCHLAN TWP MUN AUTHORITY
- VALLEY FORGE SEWER AUTHORITY
- WEST VINCENT TOWNSHIP

Public Water Service Areas

- AQUA PA
- CAMPHILL VILLAGE USA INC
- PA AMERICAN WATER
- PHOENIXVILLE WATER DEPT
- WEST VINCENT TOWNSHIP
- WETHERILL ESTATES HOA



DOWNINGTOWN AREA REGIONAL AUTHORITY (DARA) SERVICE AREA



PHOENIXVILLE REGIONAL PLANNING COMMITTEE
REGIONAL COMPREHENSIVE PLAN WORKSHOP – 7-9 pm, AUGUST 29, 2018

The Phoenixville Regional Planning Committee (PRPC) is updating the Comprehensive Plan for Charlestown, East Pikeland, Phoenixville, Schuylkill, and West Vincent, and is requesting the public's participation. All residents, business owners, employees, and visitors to the Region are invited to a community workshop to help create future plans and policies for:

Land Use and Development
Open Space and Natural Resource Protection
Parks, Trails, and Recreation
Traffic and Transportation
Community Services and Facilities
Historic Preservation
Housing

The PRPC is a coalition of municipalities coordinating efforts that advance regional common interests, and is comprised of Phoenixville Borough, Charlestown Township, East Pikeland Township, Schuylkill Township, and West Vincent Township. The PRPC operates within the parameters of a Regional Comprehensive Plan and Implementation Agreement to direct growth into the Region's older communities and designated growth areas, to maximize the efficient use of existing public infrastructure, and to preserve the Region's rural areas.

COME AND HELP SHAPE THE FUTURE OF YOUR COMMUNITY!

Covered Bridge Room, Kimberton Volunteer Fire Company, 2276 Kimberton Road, Phoenixville, PA

Help shape the future of your community!

The **Phoenixville Regional Planning Committee** (PRPC) is updating the Comprehensive Plan for Charlestown, East Pikeland, Phoenixville, Schuylkill, and West Vincent (Phoenixville Region).

All residents, business owners, employees, and visitors are invited to help shape future plans and policies for the Region during a **Public Workshop**.

When: Wednesday, August 29, 2018, 7-9 PM

**Where: Kimberton Fire Company, Covered Bridge Room
2276 Kimberton Road, Phoenixville, PA 19460**

The PRPC is a coalition of municipalities coordinating efforts that advance regional common interests. Learn more at

www.phoenixville.org/regional_planning



**PHOENIXVILLE
REGIONAL
PLANNING
COMMITTEE**

Charlestown Township, East Pikeland Township,
Phoenixville Borough, Schuylkill Township, West
Vincent Township